

# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

March/April 2013

## President's Message

### All That Is Good With FAHRO



Marcus D. Goodson

Greetings!

As I begin the final year of my presidency, we must attempt to address together the many housing issues we face on the national and state levels. While we put our collective weight behind major housing initiatives, we must not lose sight of the small things that oftentimes get missed. We must take the 30,000-foot view as well as the ground-level view.

From a national housing perspective, I think we all are aware of the ramifications of sequestration in the event Congress does not reach a debt limit deal by Mar. 1, 2013. (The deadline has not passed as I write this message to you.) If sequestration happens, housing authorities, along with other affordable housing agencies funded by the federal government, will face a reduc-

tion of approximately 9 percent in federal subsidies. Needless to say, we cannot afford across-the-board cuts of up to 9 percent on top of the budget cuts we are currently working through.

These are the very challenges that place a greater importance on peer-to-peer collaboration and the sharing of ideas that can benefit all housing authorities, regardless of size or location. During the upcoming NAHRO Legislative Conference in Washington, D.C., Mar. 17-20, 2013, apart from the conference agenda, FAHRO is planning a roundtable discussion with senior HUD officials, and we have invited Senators Bill Nelson and Marco Rubio to speak with our group.

From a statewide perspective, I would like to solidify FAHRO's role as the

**See PRESIDENT'S MESSAGE on page 10**

## State Legislative Affairs

### First Look at the 2013 Session

by Richard Pinsky, FAHRO State Affairs Consultant

The 60 days known as the Florida Legislative Session are about to begin. Here is a look at what we can expect.

Gov. Rick Scott recently proposed a \$74.2 billion budget, which, if adopted by the Florida Legislature, will be the largest budget Florida has ever seen.

Among the governor's most notable budget proposals: more than \$300 million in incentive raises and bonuses for state employees; \$289 million for the regional Workforce

Florida boards and an additional \$14 million for targeted and specific job training programs; \$8.3 billion for transportation work programs, which include new road projects, seaport projects, rail projects and public transit grants; and an additional \$1.2 billion dollars in K-12 education, for a total public education funding proposal of \$10.7 billion, the largest in our state's history.

**See STATE LEGISLATIVE AFFAIRS on page 6**

## Calendar

March 13-14, 2013  
**Hearing Officer Workshop**  
Fort Myers HA

March 17-20, 2013  
**NAHRO Legislative Conference**  
Washington, D.C.

May 7-9, 2013  
**FAHRO Executive Directors' Forum**  
Deauville Beach Resort  
Miami Beach

July 18-20, 2013  
**NAHRO Summer Conference**  
Denver, Colorado

August 6-9, 2013  
**FAHRO Annual Meeting & Trade Show**  
Loews Portofino Bay Hotel  
Orlando

October 24-26, 2013  
**NAHRO National Conference**  
Cleveland, Ohio

Online registration for FAHRO events available at [www.FAHRO.org](http://www.FAHRO.org)!

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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 Delray Beach HA on the ground breaking for Village Square Community on Jan. 15.
- Best wishes to Karen Cato-Turner, HUD regional director of public housing, who retired on Dec 31, 2012.
- FAHRO also bids farewell and offers best wishes to longtime staff member Jan Hendricks. Jan is taking a yearlong sabbatical to travel and spend more time with family and friends. Congratulations, Jan!
- Anthony Cariveau, Broward County HA's purchasing director, has earned the prestigious credential of Certified Public



Procurement Officer from the Universal Procurement Certification Council. BCHA's purchasing assistant, Cheryl McCalla, has earned the credential of Certified Professional Public Buyer. Congratulations to both!

- FAHRO associate member HD Supply Maintenance Solutions offers free online professional training classes. Call 800/431-3000 for details.

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 FAHROUp-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 [Jon@FAHRO.org](mailto:Jon@FAHRO.org), call 850/222-6000 or fax 850/222-6002.

Thank you!



# Understanding Lobbying by Housing Authorities

by Ricardo L. Gilmore, Esq., Saxon, Gilmore, Carraway & Gibbons PA



Ricardo L. Gilmore

We are lucky to have an organization like FAHRO that takes up the causes of housing authorities through the use of our excellent and active lobbying consultants, both in our state and nationally. However, in these times of reduced subsidy from HUD and increased competition among housing authorities for federal grant and/or program funds, each housing authority must consider how it might individually increase

its chances to capture some of the dollars that are available to enhance services to its residents. The restrictions on housing authorities engaging in lobbying activities directly are generally not well understood. In short, housing authorities and/or their instrumentalities may engage in lobbying activities and not violate applicable federal laws or regulations, but there are some considerations and disclosures that apply. I will attempt to give a useful overview in this article.

A housing authority is barred from using any federal funds to pay lobbyists. *See* 24 C.F.R. § 87.100(a). HUD's Conditions on the Use of Funds state in pertinent part:

(a) No appropriated funds may be expended by the recipient of a Federal contract, grant, loan, or cooperative agreement to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

Because the prohibition against lobbying runs with the federally appropriated funds, both a housing authority and its instrumentalities would be barred from using federal funds to pay lobbyists.

Lobbying is not barred, however, where a housing authority uses nonfederal funds to pay for it and discloses the lobbying arrangements to HUD. *See* 24 C.F.R. § 87.100(b)-(c). If a housing authority or its instrumentalities that receive federal funds do not make any payments related to lobbying activities, the housing authority or its instrumentalities must file a certification to that effect. *See* 24 C.F.R. § 87.100(b). To the extent that a housing authority or its instrumentalities that receive federal funds use nonfederal funds to pay for lobbying, the housing authority or its instrumentalities must file a disclosure form to that effect. *See* 24 C.F.R. § 87.100(c).

These limitations on lobbying and disclosure requirements apply equally to both housing authorities and their instrumentalities. 24 C.F.R. § 87.105(l) defines "person" to include local governments. 24 C.F.R. § 87.105(j) defines "local government" as follows:

Local government means a unit of government in a State and, if chartered, established, or otherwise recognized by a State for the performance of a governmental duty, including a local public authority, a special district, an intrastate district, a council of governments, a sponsor group representative organization, and any other instrumentality of a local government.

Because HUD defines "person" to include both a housing authority and any of its instrumentalities, they must both disclose whether or not they pay for any lobbying activities, even if the federally appropriated funds are only received by the housing authority. It is worth noting, however, that HUD does permit a "person" to pay reasonable compensation to its own officers or employees for "agency and legislative liaison activities not directly related to a covered Federal action." *See* 24 C.F.R. § 87.200(a). "Covered Federal action" is defined to mean:

1. The awarding of any Federal contract;
2. The making of any Federal grant;
3. The making of any Federal loan;
4. The entering into of any cooperative agreement; and,
5. The extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement. *See* 24 C.F.R. § 87.105(b).

Additionally, last year NAHRO issued some clarity on this subject that serves to substantiate and clarify the information above. NAHRO stated that some or all PHA directors and board chairpersons received a letter concerning lobbying activities, dated Feb. 24, 2012, from HUD Deputy Assistant Secretary for Field Operations Donald J. Lavoy. The letter begins: "As you [PHAs] may be aware, we [HUD] have recently been asked about the expenditure of funds by public housing authorities (PHAs) for lobbying of Congress and the Department of Housing and Urban Development (HUD)." The letter goes on to state that "... no federal funds may be used for such lobbying by PHAs or any recipients of federal funds, and such lobbying is permissible only if non-federal funds are used and if accurate disclosure forms are filed under 31 U.S.C. 1352 ... ."

NAHRO stated that it has received clarification from HUD that the letter is intended to remind PHAs of the disclosure requirements for hiring lobbyists and is not intended to prevent housing authorities from engaging in their usual activities to



educate and advocate concerning the budget and other issues. NAHRO indicated that it has encouraged the department to clarify further this intent. With respect to the substantive requirements, NAHRO observed:

The citation to federal law in the letter is to the so-called "Byrd Amendment." This law, as HUD's letter points out, applies not only to recipients of HUD funding but to all recipients of federal funding, government-wide. This law was enacted in 1989 under the formal title "Limitations on Use of Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions." The HUD letter thus does not reference new requirements, but rather requirements that have been in effect for many years.

The Byrd Amendment prohibition applies specifically to the Federal actions enumerated in the statute: i.e., contracts, grants, loans, cooperative agreements, or renewals or amendments to them. It has not been, and should not be, read as a generic prohibition applicable to general advocacy or informational activities that do not involve a particular Federal action enumerated in the statute.

Although the HUD letter contained no mention of it, the Byrd Amendment is implemented by long-standing HUD regulations codified at 24 C.F.R. Part 87 and by the Office of Management and Budget in Circular A-87, which contain cost standards for state and local governments that are applicable to housing authorities. Housing authorities may familiarize themselves with the specific regulatory requirements relating to expenditures of federal funds for "lobbying" by consulting these materials.

I will conclude with a warning to be noted in regard to the above stated information. If you have any questions or need any further clarity about your housing authority's specific situation regarding lobbying, please consult FAHRO, NAHRO or your attorney. The HUD inspector general has indicated that lobbying activities by housing authorities will be one of the department's focuses this year. It has been reported that if you call HUD seeking guidance on lobbying, you may receive a call soon thereafter from HUD or the inspector general asking why you were inquiring about lobbying. This warning in no way changes the analysis that if you follow the procedures outlined above, there is nothing wrong with lobbying activities by a housing authority and/or its instrumentalities. 🌿

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In the area of affordable housing and community redevelopment projects serving low-income residents, the governor's recommendations include:

- \$50 million for Affordable Housing/State Housing Initiatives Partnership program (SHIP); provides funds to local governments on a population-based formula as an incentive to produce and preserve affordable housing to very low-, low- and moderate-income families
- \$30 million in Small Community Development Grants to fund a series of programs focusing on low- and moderate-income persons, improving housing and supporting infrastructure improvements that lead to job growth
- \$18 million in Weatherization Grants to assist low-income families to permanently reduce their energy bills and make homes more energy efficient
- \$1.45 million for Technical Assistance to Local Governments for innovative planning and development strategies to promote a diverse economy and vibrant communities

The 2013 Regular Session of the Florida Legislature is scheduled to run from March 5 through May 4. Hundreds of pieces of legislation have already been introduced, with hundreds more yet to come prior to the start of the session. Included in the list of bills yet to be introduced is FAHRO's proposed legislation, which will cover a wide range of clean-up issues to Chapter 421 as well as last year's attempt to ensure PHAs our exemption from ad valorem taxes for any commercial

enterprises operated on public housing authority property.

In the meantime, FAHRO is tracking several bills that have a potential impact upon public housing authorities. Here are a few of the proposals we are watching closely:

### **HB 437 Relating to Community Development**

Revises powers of the Florida Housing Finance Corporation; revises provisions relating to state apartment incentive loans to provide for a competitive evaluation and selection process with respect to loan applications; requires a corporation to develop a strategic business plan that is not inconsistent with the long-range program plan relating to affordable housing; requires a corporation to develop such long-range plan in coordination with the Department of Economic Opportunity (DEO).

### **HB 415 Relating to Brownfields**

Revises definition of "housing project" for purpose of tax exemptions relating to building materials used in redevelopment projects; authorizes tax exemptions for substantial rehabilitation of affordable housing in a designated brownfield area; revises procedures for designation of brownfield areas by local governments.

### **SB 740 Relating to Tax Exemptions for Property Used for Affordable Housing**

Deletes an ad valorem tax exemption for property owned by certain Florida-based limited partnerships and used for affordable housing for certain income-qualified persons, etc.

### **HB 89 & SB 348 Relating to Urban Infill & Redevelopment Assistance Grant Program**

Establishes an Urban Infill & Redevelopment Assistance Grant Program; provides a program for grants to counties and municipalities with urban infill and redevelopment areas; authorizes the DEO to adopt rules establishing grant review criteria.

### **SB 84 & SB 238 Relating to Public-Private Partnerships**

Provides legislative intent relating to the construction or improvement by private entities of facilities used predominantly for a public purpose; provides for comprehensive agreements between a public and a private entity and for financing sources for certain projects by a private entity.

### **HB 307 & SB 684 Relating to Preference in Award of State Contracts**

Expands provisions that require an agency, university, college, school district or other political subdivision to provide preferential consideration to a Florida business in awarding competitively bid contracts to purchase personal property to include purchase of construction services.

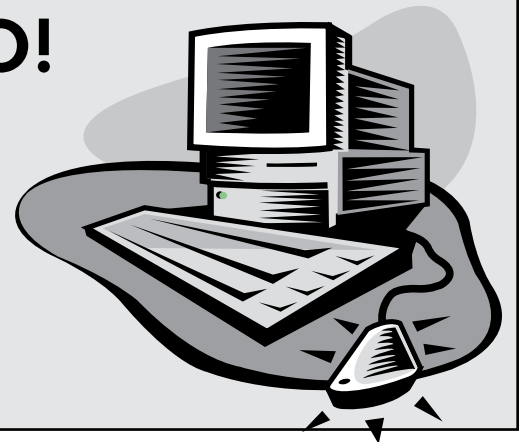
### **HB 157 & SB 262 Relating to Delivery of Insurance Policies**

Authorizes an insurer to electronically transmit an insurance policy to an insured or other person entitled to receive the policy; provides that the electronic transmission of the policy does not require the insured's consent.

See you in Tallahassee! 

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## HUD/REAC Issues UPCS Protocol Changes

by John Emery, U.S. Inspection Group

HUD/REAC has issued numerous UPCS protocol changes over the past several months. What better way to start 2013 than to summarize all these changes in one article? A printable version is available at [www.USInspectionGroup.com](http://www.USInspectionGroup.com).

Let's start with the PASS 4.0 changes. I have split these changes into two categories; changes that alter the inspection criteria and changes that are informative only.

### PASS 4.0 Changes That Alter Inspection Criteria

#### Site

- Grounds: Ponding now must affect at least 100 square feet before you cite the defect.
- Non-security fence defects are now Level 2 only, and the damage must affect more than 25 percent of any single fence before citing.
- Security fence (perimeter, playground, maintenance shop, gas main, etc.)
  - Level 1 - Damage smaller than 12"x12" in less than 25 percent of any one fence
  - Level 2 - Damage smaller than 12"x12" in more than 25 percent of any one fence
  - Level 3 - Missing section or any large area of damage (larger than 12"x12")
- Summary - Just about any damage to a security fence will be Level 3.
- Paved area (parking lots, driveways and roads) - At least 10 percent of the total must be damaged (cracked, potholes, loose material, etc.). Keep in mind, a small pothole probably won't be enough to constitute a "paved area" defect, but it would still be considered a "tripping hazard."
- Dumpster enclosure (wall/gate) must be "falling," not just damaged, to be cited.
- Building exterior - No inspection changes
- Building system - No inspection changes

### Common Areas

- Four square inches of water staining is now a defect (walls, ceilings or floors).

### Units

- Mold must be at least 1 square foot to be cited as a health and safety issue.
- Four square inches of water staining is now a defect (walls, ceilings or floors).

### PASS 4.0 Changes That Are Informative Only

- Scoring Caps - No single defect can deduct more than the following:
  - Site: 7.5 points
  - Exterior: 10 points
  - System: 10 points
  - Common area: 10 points
  - Unit: 5 points
- Inspectors will have the option to record "location" and "comments" for each defect (not just for Level 3).
- Windows are now "scorable" only when recorded on the interior (units and common areas).
  - We will still record building exterior window defects; points are not deducted until we record them on the interior as well.

### REAC Updates

Here are some additional updates that REAC has issued:

- Resident owned window A/C units are to be inspected; if the unit is inoperable it is recorded as "HVAC inoperable."
- Any unpainted door is a Level 3 defect (even if it's just a small portion of the door that is unpainted).
- All windows that have installed locks MUST lock properly regardless of accessibility from the ground.
- Paint on an escutcheon of a sprinkler is NOT a defect; a damaged/missing/rusted escutcheon IS a defect.
- Laundry areas - Lint trap boxes are acceptable IF the box is properly con-

nected and filled with water; these trap boxes are for electric dryers only.

- REAC has clarified that the mechanical stopper of a sink/tub MUST be inspected. In the past, if a mechanical stopper was present, it was acceptable; now the functionality of that stopper must be verified.
- The defect "missing" in outlets/switches also pertains to "damaged" or "inoperable." If REAC notices a "damaged" outlet/switch, it will be recorded as a defect.
- New Rule on Flammable Materials:
  - 1) Butane, lighter fluid, etc. (stored in the original container) is NOT a defect (so long as it is stored in a safe location and not near a heat source).
  - 2) Gas powered equipment (lawnmower, etc.) within the unit: There must be gas or oil in the tank before it would be considered a defect.
  - 3) Gas, oil or propane stored in an exterior closet (even one attached to the building) is no longer a defect.
- Resident-owned items - The following "defects" will be recorded as "Health & Safety-Hazards/Other." This is important because "Hazards/Other" is a non-scoring category.
  - Resident-owned fire extinguishers (if damaged, missing, undercharged, etc.)
  - Resident-owned broken glass (mirrors, picture frames, glass-top tables, etc.)
  - Resident-owned play equipment (if damaged, deteriorated or unsafe)
  - Resident-owned fans (if damaged or cover is missing)
- Infestation: One dead roach is no longer "infestation," but will be recorded as a "Hazard/Other." Two dead roaches (or one live roach) IS infestation. 🦋



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# It Could Never Happen to Me ...

by Corey G. Mathews, CAE

And then it does. It struck me recently how much we all think this way. We are comfortable in our blissful ignorance of just how easily change can happen, even to us. I guess it is because if we spent our time focusing on everything that could happen, we would either be complacent in our hopes of winning the lottery or paralyzed by our fear of something dreadful. Either way, that is when the news trucks roll in and catch yet another one of us saying, “I never thought it could happen to me!”

For me, this wake-up call came on New Year’s Day this year as I took my turn at the flu. You have to understand, I almost never go to the doctor outside of the routine appointments, and I haven’t been ill for more than a day in 15 years. I guess I was waiting for a particularly nasty strain, because that’s what I got. I have never had a flu shot because ... “I never thought it could happen to me!”

After a week I made it back into work just in time to learn that after seven years of working with me, Jan Hendricks was leaving for a sabbatical. As most of you know, Jan was married last year. Over the holidays the couple decided that Jan would benefit from being able to travel to see family and friends, as well as spend more time with her new husband, who travels extensively for work. As a recent empty nester, this will be a great experience for her as she decides what will be written in the next chapter of her life. Meanwhile, it has meant big changes for us here at FAHRO as we lost a valued team member who knew what needed to be done, and when, based on her extensive amount of experience. And—you guessed it—“I never thought it could happen to me!”

Nonetheless, the good news is I survived the flu, and the even better news is Cherie Robson, who many of you met last year at the annual conference, has stepped up to a full-time position and has done a great job, together with Jon Shiver, of filling the void. As an industry, we stand on the precipice of several potentially huge changes and challenges, such as sequestration, implementation of the Patient Protection and Affordable Care Act (PPACA), drastic cuts or elimination of the tax credit program, pressures to consolidate or—let us all pray not—a major hurricane. Any one of these could put us in that boat of “I never thought it could happen to me!”



At FAHRO, we are committed to preparation. We have advocates working hard in Tallahassee and in Washington to make our case and to protect us from horrendous policy changes or revenue shifts; we are preparing to educate members on PPACA and how it might affect their agency; we are ready to help with voluntary consolidation while steadfastly opposing any mandates on the matter; and we have built a rock-solid insurance program in the Florida Public Housing Authority Self-Insurance Fund (FPHASIF) that is growing and adapting to meet every insurance need of Florida’s public housing agencies. Through our efforts, it is our mission to ensure that when “it” happens, you will say, “Thank goodness FAHRO was there and ready so I was prepared when it happened to me!” 🌿

## FAHRO Offers Exclusive Forum for Executive Directors

The FAHRO Executive Directors’ Forum is the prime event of the year for executive directors of Florida’s housing authorities. The forum is designed to hone your executive skills, to keep you current on federal and state events and to provide you with the knowledge and skills you need to successfully run your agency in the current economic environment. Register today and engage in up-to-date, meaningful discussions with your colleagues and PIH field office officers. You cannot afford *not* to attend this year!

The ED Forum is designed to help you:

- Meet with colleagues to discuss threats to and opportunities for your agency;
- Share and receive information on effective policies and procedures;
- Discover the secrets of the industry’s top executive directors; and
- Enjoy relaxed conversations with your peers.



The 2013 FAHRO ED Forum will be held at the Marriott South Beach, 161 Ocean Drive, Miami Beach, FL 33139. Reservations can be made at 305/536-7700. For more information or to register, visit [www.FAHRO.org](http://www.FAHRO.org). 🌿


premier affordable housing member organization in Florida. Our role as affordable housing providers and our importance in every jurisdiction in Florida must be made apparent to all decision makers in Tallahassee. Because questions have centered on how housing authorities are perceived in Tallahassee, we must tell the FAHRO story. For example, FAHRO members must be willing to attend state meetings where affordable housing initiatives and, what is more important, funding opportunities are discussed.

During the most recent Florida Housing Finance Corporation (FHFC) board meeting held in Jacksonville, only three housing authorities were represented by housing authority staff, along with two other housing authorities that had developer representatives present. Although I spoke on behalf of FAHRO members concerning what we need as housing authorities, when it comes to FHFC awarding tax-credits for housing authority redevelopment projects,

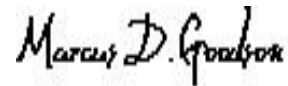
a greater physical presence at its board meetings is needed. I recognize that only a small percentage of housing authorities are active in major redevelopment projects that require tax-credit financing, but as affordable housing providers of the neediest families in Florida, we should be afforded this funding option on an annual basis to be used by those housing authorities that are currently active in redevelopment efforts. If a particular housing authority is not currently active in redevelopment efforts, that does not mean it will not soon become active in the redevelopment of its housing units. We must establish a seat at the funding table to meet our future goals and aspirations.

FAHRO is a well-respected member organization, and it is incumbent upon all of us as members to uplift this organization through our support and the sharing of ideas. As president, it is incumbent upon me to keep the light shining on our agency and not to allow FAHRO to be misrepresented in Tallahassee or in Wash-

ington, D.C. We have established a bit of momentum that we cannot afford to lose. These are difficult times for us all, and it will take all of us to work through these challenges. We have so many success stories that must be shared with others that aspire to duplicate our success in their communities. We should never be selfish with our ideas, especially when they can benefit others.

We had a tremendous turnout for our 2012 ED Forum, which was held in Daytona Beach, and we are expecting an even greater number of attendees for our 2013 meeting in Miami Beach. We look forward to seeing you during our Florida caucus in Washington in March and during our ED Forum in May. Come and be part of all that is good with FAHRO. 

Sincerely,



Marcus D. Goodson

President

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# Inspired Youth Inspires Others in Fort Myers

A recent board of commissioners meeting for the Housing Authority of the City of Fort Myers (HACFM) included a special presentation to 13-year-old Joshua Mowatt: a new bike in recognition of his selfless acts of kindness as well as his motivation to excel and setting an example for his younger brothers and sisters.

Joshua and his family reside in the newly renovated Renaissance Preserve Family Apartments (formerly Michigan Court Public Housing site) in Fort Myers. Joshua is a member of the community's on-site Boys and Girls Club facility, where elementary, middle and junior high school youth engage in after-school tutoring and other educational activities five days a week. An eighth grade college preparatory student at Fort Myers Middle Academy, Joshua is also a member of the National Junior Honor Society and A.V.I.D (Advancement Via Individual Determination) programs.

Joshua submitted an essay earlier this year to the NAACP Inspired Image Awards committee, which recognizes outstanding and exemplary accomplishments of local youth. In the essay he writes, "Being one of six kids raised in a single parent home, college is not something my mother can afford to pay out of her pocket." On Oct. 17, 2012, during a money management/budgeting seminar titled



*Joshua and his mother, Lakisha Facey (center), pose for a picture with Joshua's new bike. Also pictured with Joshua are the HACFM Board of Commissioners; Interim Director Shannon Lane, Boys & Girls Club of Lee County; HACFM Executive Director Marcus D. Goodson; and HACFM Client Services Director Twaski Jackson.*

"Financial Fitness Day," Joshua received an internship offer from a local bank. Joshua's goal is to complete high school and continue his education at a four-year university. What makes Joshua an exemplary model for other youth is his ability to incorporate creativity and knowledge into his learning experiences as well as

his ability to demonstrate leadership skills while being a team player.

"Joshua stands out as a true leader, and we appreciate him very much! He is always helpful, and we can trust him to do the right thing," says Shannon Lane, interim director of the Boys and Girls Club of Lee County. 🌿

# HACMB Receives Innovation Award

The American Planning Association Gold Coast Section has awarded the Steven E. Chaykin Apartments and the Housing Authority of the City of Miami Beach its Award of Merit in the category Innovation for Sustaining Places. The Steven E. Chaykin Apartments project consists of 30 units of quality affordable housing for disabled seniors in the South Point neighborhood of Miami Beach.

Awards in the Innovation category celebrate density, diversity and revitalization. The Chaykin Apartments achieves all three of these goals. The building is integrated into the surrounding neighborhood in a way that preserves the neighborhood's medium density scale and walkability. The project provides opportunities for seniors in Miami Beach to age in place in the South Point Neighborhood.

Also noteworthy is that \$4.8 million of public funds was leveraged in a project that made the housing authority's vision a reality. 🌿





## Sarasota Housing Opens New Townhomes for Low-Income Residents

The Sarasota Housing Funding Corporation, a nonprofit affiliate of the Sarasota Housing Authority, hosted a ribbon-cutting ceremony on Jan. 23, 2013, for the new King Stone Townhomes Community. With funding from the Sarasota Office of Housing and Community Development through a HUD Neighborhood Stabilization 2 Grant, Sarasota Housing demolished an old property and built 28 new environmentally friendly townhomes. An additional three townhomes were built with approval of a loan from the City of Sarasota Commission.

“King Stone is a fulfillment of Sarasota Housing Authority’s vision,” says SHA Executive Director William Russell. “It is a dramatic expression of the housing authority’s vision for transforming blighted properties in Sarasota while maintaining them as affordable for low-income families.”

One of the highlights of the project included hiring local, low-income workers from the community. This was a result of a partnership between the housing authority, Tandem Construction and the Suncoast Workforce Board. The development used more than 75 percent local subcontractors and 35 new hires from the Newtown community to help build it.



SHA Board of Commissioners member Veavie DeLaughter, SHA Board of Commissioners member Duane Finger, SHA Board of Commissioners Vice-Chair John Colón, City of Sarasota Vice-Mayor Willie Shaw, City of Sarasota Mayor Suzanne Atwell, SHA Board of Commissioners Chair Michael Carlson, SHA Board of Commissioners member David Morgan, SHA Executive Director William Russell and SHA Board of Commissioners member Valerie Buchand gather for the King Stone Townhomes Community ribbon cutting.

Rent at the new King Stone Townhome Community will remain affordable for low-income families. Half of the 28 townhomes will be restricted to very low-income families earning less than 50 percent of the area’s median income. The other half of the 28 townhomes will be restricted to families earning up to 80 percent of the area’s median income. 🌿

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## Like Mother, Like Child(ren) ...

The Franklin family resides in the Housing Authority of the City of Daytona Beach's (HACDB) Northwood Village Community. LaDonna Franklin, her daughters, Amber and Allorie, and her son, Duan, have something special in common: They are willing to pull themselves up by their own bootstraps.

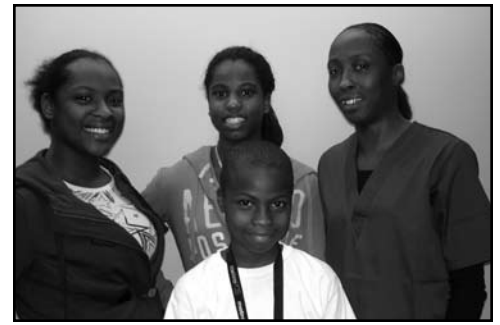
Ms. Franklin, a recent graduate from Keiser University with an associate's degree in medical billing, is often found in the Neighborhood Network Center (NCC), completing homework and studying in an effort to improve the quality of life for herself and her children.

Ms. Franklin is an active participant in the HACDB's public housing Family Self-Sufficiency Program (FSS). She entered the program on Jan. 1, 2009, and works very diligently toward achieving her established goals. She is scheduled to graduate from the program by Jan. 1, 2014. So far she has completed 75 percent of her goals. She has

successfully completed a computer basics class, has paid off her student loan and has earned her college degree. Her final goals of pursuing employment that will pay higher wages and achieving homeownership are well within her reach.

Ms. Franklin's youngest daughter, Allorie, has also reached a few milestones. She has twice been on the Volusia County Schools' honor roll, and she is enrolled in college preparatory courses in the Upward Bound program at Daytona State College. Like her mother, Allorie can also be found at the NNC on a daily basis, studying and completing her homework. Additionally, she won 2<sup>nd</sup> place in the HACDB's Father's Day Initiative essay contest in the middle school category.

Another remarkable young lady in the Franklin household, Amber, is also on the rise to the top. She visits the NNC regularly to study, to complete homework and to perfect her skills. With the assis-



*LaDonna Franklin with daughters, Allorie and Amber, and son, Duan*

tance of the on-site NNC staff, Amber passed all of her Florida Comprehensive Achievement Tests. Additionally she has been hired as a lifeguard at Daytona Lagoon, an amusement park, and she is enrolled in the Daytona State College's Upward Bound program.

Last, but certainly not least, is Duan. This rising star is known for one thing: He is extremely focused on his school work. He is on Volusia County Schools' honor roll each and every grading period. He is very bright, and future success awaits him. 🌱

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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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