

# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

March / April 2010

## President's Message

### NEWS: HUD Budget, Federal Consultant, FAHRO Events



William Russell

I want to update you on a few topics.

First, as you may have seen, President Obama has released his FY2011 budget. The biggest thing in the HUD budget for us is the concept of transforming public housing to Section

8 in order to leverage more rehab funds to modernize certain public housing assets, to give current PH tenants more "mobility" and also to eventually consolidate the administration of vouchers into 50 regional agencies.

Obviously, this proposal has sparked much reaction from various industry groups and even more questions. As a result, it sounds like HUD is rethinking how to roll out this transformation policy. FAHRO will

stay on top of this issue and report to you what happens as it moves forward at HUD and on the Hill.

Which leads me to another update. FAHRO has been able to retain a very good federal consultant who knows our issues and has great contacts at HUD and on the Hill, and even in Florida. Scott Keller has been retained, and we were able to do this within our current budget. We are confident Scott will be very helpful to us on a number of fronts in Washington. It also gets us back to a unique and important position of being a trade group able to influence policy.

The third update is about our two major events this year. Our Executive Directors' Forum will be held May 18-20 at the TradeWinds Island Grand Resort on St. Pete

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

## State Legislative Affairs

### Session Has Begun, FHFC Faces Reauthorization

by Richard Pinsky, FAHRO State Affairs Consultant

The Florida Legislature kicked off its 2010 Regular Session on Mar. 2, and because it's an election year, will almost certainly finish its 60-day session on time, on Apr. 30.

The Florida Housing Finance Corporation is facing its reauthorization review this year, which means if the Legislature does not reauthorize Chapter 420, F.S., the FHFC will cease to exist. It's not a very likely scenario, but stranger things have happened. During

the review, the Legislature will be examining all aspects of the FHFC's operation. In addition, Rep. Gary Aubuchon (R-Cape Coral) has filed HB 665, which makes new changes to the FHFC. Also, as reported earlier, Governor Crist has recommended to the Legislature that another \$1 million be allocated to continue the rehabilitation of public housing units that fall under Chapter 421, F.S.

See **SESSION** on page 5

## Calendar

March 29-31, 2010  
Washington, D.C.  
NAHRO Legislative Conference

April 14-16 and April 19-20, 2010  
Lauderdale Lakes, Fla.  
FAHRO Region IV  
HCV Rent Calculation Training  
Presented by Gail Gillispie  
Broward County Housing Authority

May 18-20, 2010  
St. Petersburg, Fla.  
FAHRO Executive Directors' Forum  
TradeWinds Island Grand Hotel

August 10-13, 2010  
Orlando, Fla.  
FAHRO Annual Convention  
& Trade Show  
Hilton in Walt Disney World Resort

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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 Andrew T. Libby, Jr., of the Tampa Housing Authority, finalist for *Tampa Bay Business Journal's* 2010 CFO of the Year.
- Chairman Joseph Triolo of the Pinellas County Housing Authority Board of Commissioners has joined the Homeless Leadership Network board as an ex-officio member.
- The Housing Authority of the City of Fort Myers cordially invites you to a ribbon cutting and open house for the Dr. Carrie Robinson Center, 2990 Edison Avenue, Fort Myers, FL 33916, on Mar. 26, 2010. The ribbon cutting will be held



at 10 a.m., followed by the open house from 10:30 a.m. to 5 p.m. Refreshments will be served.

- Congratulations to Levy County Housing Authority Executive Director Bob Williams, Greater Chiefland Area Chamber of Commerce's 2009 Person of the Year. Williams was recognized for his professional accomplishments and his work on behalf of children and community organizations in the Chiefland area and elsewhere.

If you would like to contribute to Sounding Off, please send your comments to Susan Trainor, FAHROgram editor, by email, editor@ctf.nu, or by fax, 850/878-7760. 🌿

## PRESIDENT'S MESSAGE continued from page 1

Beach. We will have a very strong program for our EDs this year, including significant professional development topics and presenters. Debbie Johnson in Pinellas will chair the event, and we will get out the details very soon. Please mark your calendars to attend this forum. We are working hard to keep prices low and to offer high-value training. Don't miss it!

Our Annual Convention and Trade Show will be held August 10-13 at the Hilton in the Walt Disney World Resort. Please mark your calendars for this flagship event. We are working to bring in some special guests and to offer attendees a high-value experience. Again, we are keeping prices low and are purposely holding the convention in a central location.

Participation Pays, and the events this year will truly pay off for each of you and for your agency's other attendees.

I am very excited about these developments, and we will provide you with more information as we have it.

Keep up your committed efforts. 🌿

## RFP: COMPREHENSIVE HOUSING AUTOMATION SOFTWARE PACKAGE

The Palatka Housing Authority is soliciting written, sealed proposals from qualified firms to provide Comprehensive Housing Automation Software Package services. One original and five copies of the proposal must be received no later than 12 noon, Eastern Time, on Thursday, Apr. 22, 2010. Proposals should be directed to Palatka Housing Authority, Comprehensive Housing Software Solution, Attention: Willie Mae Thomas, Procurement Officer, 400 North 15<sup>th</sup> Street, Palatka, FL 32177, 386/329-0132, ext. 215. Proposal information packages may be obtained from the Palatka Housing Authority beginning Mar. 22, 2010. The last date for any inquiries to the proposal must be submitted in writing to the above address or via email, [wmtbomas@palatkaha.org](mailto:wmtbomas@palatkaha.org), no later than by 6:30 p.m. on Apr. 8, 2010. The PHA reserves the right to reject any and all proposals and to waive any informality thereto and to select the proposal that is in the best interest of the PHA. The PHA has a goal and policies encouraging participation of small, minority and women-owned businesses in the provision of goods and services. EOE, DrugfreeWorkplace.

## Silly Season



Corey Mathews

As the bitter cold starts to subside (this year especially!), the sun comes out and the birds start to chirp, the winter gives way to what most of Florida calls spring, but in Tallahassee, we call it the Silly Season.

Truth be told, that nickname has nothing to do with the weather, but rather with the gathering storm that is the legislative session. It's a 60-day cycle that causes legislators and interested parties from around the state to descend on what is typically still a sleepy little town to devise the policy and funding imperatives for the coming year.

This year promises to be very difficult, and I am reminded of the saying "I was

told to cheer up because things could be worse. Sure enough, I cheered up and things got worse!" The hole in our state budget is growing; and a bill to halt a massive unemployment insurance rate hike was heard, passed in both chambers and signed by the governor—all on the first day of session! Of course, that and the budget may be the only two bills they pass this time around.

In reality, a number of issues will be addressed. We are moving toward the November elections, the final test on which incumbents will be evaluated. Accordingly, these incumbents will seek important policy changes to improve the lives of their constituents while at the same time, due to the ongoing budget crisis, they will (and have) passed language they have opposed for years because of personal beliefs.

Much of what incumbents may do will be blatant pandering as they court the votes that will return them to office next year; however, the results will have lasting implications. That is why it is critical that you have your association, your leadership and your professional advocate working to ensure that the laws that directly impact your business are closely monitored and managed. Our team is dedicated to working toward the collective good and will continue to keep you apprised of new developments.

We need your support by keeping your dues current, your minds open and your team informed and by standing ready to assist if we need your help in driving our message home. With your help, we can and will be successful again this year ... no matter how silly it gets! 🌿

## HUD and Social Media: Now You Can Follow HUD on Twitter!

by Armando Fana, HUD Miami Field Office Director

HUD headquarters and a few select HUD field offices, including Miami, are using Twitter as a pilot program to provide timely information that has both national and local interest. Yes, HUD Miami is Tweeting. It is not yet a full spring chirp as much as it is an exploration of alternative ways to communicate directly with the public. The Miami Twitter site is being used to provide information on important HUD program initiatives, local and national grant announcements and other topics of local interest.

Until recently, HUD's communication had been very structured, according to the target audience it intended to reach. Therefore, "HUDisms" became well-known in the housing industry because we were addressing a population familiar with the regulations, the law, the programs and the acronyms. There were, and still are, press releases and plain language booklets for the general public, but day-to-day information has been mainly technical and regulatory in nature.

The first introduction to "new media" came in 1997, when HUD's website started offering answers to the public and its intranet was recognized as one of the top 50 in the nation. It became the main way to communicate with different audiences. HUD could still differentiate what was said to various audience segments, and if members of the general public wanted to explore the industry side, they could; however, they knew they were getting into the intricacies of an arid topic intended for subject matter experts.

Facebook, Twitter and other social media have changed the playing field. Those seeking information may be industry experts, a first-time homebuyer, an elected official, a media outlet or just someone looking for generic information. They may be searching for an interactive experience where they can get the information they need instantly. Evolving with the needs of the population, HUD has entered the world of social media through the use of technologies such as web-feeds, blogs, photo sharing and video sharing. All of these are defined under the umbrella terms Web 2.0, social media and new media.

Using these communication tools, HUD provides Americans with information about housing policies and programs that are important to them. The main objective is to educate and to keep the American people informed about the department's mission to sustain homeownership, to support community development and to increase access to affordable housing that is free from discrimination. Current updates to Facebook, Flickr and You Tube are being made from HUD's headquarters office in Washington, D.C. The social interaction component is being actively used on the HUD Facebook page, and there has been activity with some of the HUD-posted You Tube videos.

Working in line with the directive to increase transparency and to foster citizens' participation in the agency's decision making, HUD invited all of its stakeholders to a discussion forum (powered by a tool called UserVoice) to share ideas on HUD's policies, practices and programs; to discuss those ideas; and to vote on the ones each visitor liked most. HUD's policymakers will then take the most popular ideas as per vote count and consider them for possible action. In this case, the tool is being used to get ideas on HUD's FY 2010-2015 strategic plan and how HUD can fulfill its vision of being a partner for residents, organizations, employees and the public over the next five years. If successful, HUD may consider this form of communication for future actions, such as public comment on proposed rule changes.

In the near future, Twitter and other social media sites may very well rival HUD's website in terms of users as more people become comfortable with the technology, realize the benefits of getting timely information and consider the possibility of an interactive experience. Florida can expect plenty of activity, judging by the volume of information requested from HUD's Florida website. Currently, in terms of unique visitors to HUD, [www.HUD.gov/florida](http://www.HUD.gov/florida) is the most visited in the Southeast and the second most visited in the nation. As the number of users grows on HUD's social media sites, so will the challenges of providing timely information to the public. To witness this evolution, follow us on [www.Twitter.com/HUDMiami](http://www.Twitter.com/HUDMiami). 🌿

The following is an overview of some of the more important issues we are following this session:

**HB 0077 Relating to Florida Energy and Climate Commission by Gibbons**

Requires commission to prepare report on energy efficiency with respect to low-income households and rental housing properties to be submitted to Legislature by specified date; provides report requirements. Effective Date: July 1, 2010

**HB 0665 Relating to Affordable Housing by Aubuchon**

Provides housing finance authority with additional purpose for which it may exercise its power to borrow; revises allocation of certain proceeds distributed from excise tax on documents that are paid into State Treasury to credit of State Housing Trust Fund; provides additional policy guidelines under state housing strategy for development of programs for housing production or rehabilitation; includes needs of persons with special needs in strategy's periodic review and report; requires certain rates of interest to be made available to sponsors of projects for persons with special needs; provides additional powers of corporation relating to receipt of federal funds; limits reservation of funds within each notice of fund availability to persons with special needs tenant group; includes persons with special needs as tenant group for specified purposes of State Apartment Incentive Loan Program; requires specified review committee to include projects that reserve units for persons with special needs in its evaluation and competitive ranking of applications for such program; prohibits funds from State Housing Trust Fund or Local Government Housing Trust Fund that are appropriated for specified programs from being used for certain purposes. Effective Date: July 1, 2010

**SB 1432 Relating to State Housing Trust Fund by Wilson**

Revises provisions governing the distribution of a portion of the proceeds of the excise tax on documents to the State Housing Trust Fund. Provides for the annual appropriation of a portion of the taxes distributed to such trust fund for specified uses conforming to the purposes for which the fund was created. Effective Date: July 1, 2010



*Richard Pinsky*

**SB 1528 Relating to Affordable Housing for Seniors by Deutch**

Revises provisions relating to the elements of local comprehensive plans to include an element for affordable housing for seniors. Provides for the disposition of real property by a local government for the development of affordable housing. Effective Date: July 1, 2010

**SB 2524 Relating to Impact Fees by Deutch**

Authorizes counties, municipalities and special districts to exempt certain affordable housing from payment of impact fees under certain circumstances. Effective Date: July 1, 2010

**SB 2566 Relating to Regional Workforce Boards/ Employment Eligibility by Alexander**

Requires each regional workforce board to verify the employment eligibility of any job applicant who is referred to an employer. Requires the use of certain specified federal verification processes. Requires that the board issue a certificate of such verification. Clarifies that such verification does not release the employer from certain obligations regarding the employment of authorized persons. Effective Date: July 1, 2010

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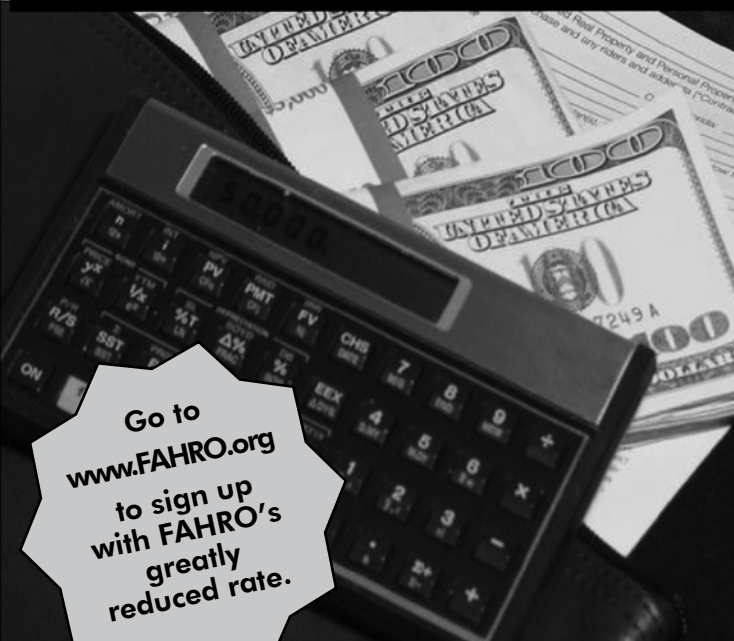
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**8 a.m. to 5 p.m.**

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*Nan McKay*  
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Thanks to Kathryn Haynes at Broward County Housing Authority, FAHRO is proud to announce two three-day trainings aimed at improving the rent calculation performance of your staff so you may improve your scores on SEMAP indicators and Rental Integrity Monitoring visits by HUD. The trainings are designed to be targeted to the provision of Section 8 housing. The three-day curriculum is being offered twice (beginning April 14 and April 19) to offer flexible scheduling options. Sign up now to ensure your staff members have the knowledge and skills necessary to make fewer errors and to improve overall quality of services. These trainings are being offered through FAHRO to be specifically affordable for you, with less required travel. **The cost is \$595.00 per person for members!** An optional certification exam and certification are available for an additional \$125. A real bargain! Call us if you have questions at 850/222-6000.

### **Training Destination**

Broward County Housing Authority (BCHA)  
4780 North State Road 7  
Lauderdale Lakes, FL 33319  
**8 a.m. to 5 p.m.**

**Directions:** I-95 to Exit 32 Commercial Blvd. OR Fla. Turnpike to Exit 62 Commercial Blvd. From I-95 go West on Commercial Blvd. OR from Turnpike go East on Commercial Blvd. to NW 40<sup>th</sup> Avenue (State Road 7 or U.S. 441); turn South onto U.S. 441. At the first signal light, turn left into Headway Office Park, turn left at first intersection and proceed through parking lot. BCHA is behind Catholic Health Services.

If you require lodging, LaQuinta, located at 5070 North State Road, Tamarac, FL 33319, 954/484-6909, is the closest.

### **Key objectives of this training:**

- Identify the types of income that must be included in or excluded from annual income using 24 CFR 5.609, Section 7 of the 50058.
- Calculate and track the earned income disallowance (EID) using 24 CFR.
- Identify assets and calculate income from assets using 24 CFR, Section 6 of the 50058.
- Calculate adjusted income by correctly deducting HUD-defined allowances and expenses from annual income using 24 CFR, Section 8 of the 50058.
- Recognize the requirements for verification of income, allowances and expenses using the HUD verification guidebook and narrative instruction.
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# Florida Partnership Links Statewide Workforce and HUD Resources

The Florida Agency for Workforce Innovation (AWI), the Florida Department of Community Affairs (DCA) and FAHRO joined with HUD in October 2009 to form the *Florida Workforce Opportunities Partnership*. The purpose of the partnership is to leverage the unprecedented public investment made by the federal American Recovery and Reinvestment Act (ARRA or Recovery Act).

The partnership is a result of the May 2009 challenge made by U.S. Labor Secretary Hilda Solis and HUD Secretary Shawn Donovan, who jointly encouraged local public housing authorities (PHAs) and regional workforce investment boards (RWBs) to “work together to bolster pathways to training and employment for residents of public housing.”

The partnership involves the state’s 24 RWBs and more than 100 PHAs that manage and oversee job training programs, construction contracting and employment outreach opportunities.

The partnership aims to create or to foster existing PHA/RWB partnerships. The

intention is to better ensure federal funds are used efficiently to provide training and career opportunities to some of Florida’s most economically deprived residents, with the following tangible and attainable goals:

- Increase the number of public housing residents who are trained and employed by greater use of RWB partner services;
- Increase employment and business growth opportunities for existing RWB clients through HUD-funded (capital fund) construction projects and ongoing operations of PHAs; and
- Foster institutional statewide and local frameworks to support the continued development and expansion of such partnerships at the RWB and PHA level.

Plans are to include the Department of Labor’s (DOL) “Pathways Out of Poverty” program in the local coordination efforts. This program is a “green job” training program that was awarded to training providers around the state last November. The program anticipates helping 2,500 Flo-

ridians in disadvantaged areas by providing training and creating jobs in energy-efficient and renewable energy industries.

The partnership will be contacting PHAs and RWBs to encourage coordination and to provide assistance where necessary. For information on how to get more involved with the Florida Workforce Opportunities Partnership, a local PHA or an RWB, please contact one of the partners listed below or visit the online references provided.

Another way you can participate is to contact your local RWB to post your job announcements. You can access their job boards by going to [www.WorkforceFlorida.com/boards](http://www.WorkforceFlorida.com/boards).

## Why are the stated goals more achievable now than in the past?

- Over \$127 million in HUD construction and rehabilitation funding is in the process of being awarded in communities across Florida to potentially revive a stagnant construction industry;
- Florida’s Weatherization Assistance Program, funded through DCA under ARRA to increase energy efficiency in housing, is being matched with workforce training grants for the many jobs needed to complete the weatherization work within ARRA deadlines;
- More than 129,575 households reside in Florida’s public housing communities or are assisted by HUD; companies that employ them or certain neighboring residents may qualify for priority contract ranking under HUD’s Section 3 program;
- Since November 2009, \$15.8 million in green, energy efficiency and weatherization training grants have been awarded by the Department of Labor;
- By partnering, the more than 14,800 able-bodied heads of household receiving TANF who reside in public housing or receive housing assistance through HUD could be placed in jobs that increase the participation rate by which RWBs are evaluated.

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Florida Recovery Funds for Jobs	<a href="http://FlaRecovery.com/about/state-and-local-projects/jobs">http://FlaRecovery.com/about/state-and-local-projects/jobs</a>	
U.S. Government Recovery Portal	www.Recovery.gov	
HUD Section 3	<a href="http://www.HUD.gov/offices/ftheo/section3/section3.cfm">www.HUD.gov/offices/ftheo/section3/section3.cfm</a>	
HUD Recovery Act programs	www.HUD.gov/recovery	
Florida Department of Community Affairs	www.DCA.state.fl.us	
DOL Recovery Act and Green programs	www.DOL.gov/recovery; www.DOL.gov/dol/green	



# Stimulus Money Saves Jobs, Improves Affordable Housing

On Feb. 19, housing officials from Tampa, Sarasota and Lakeland joined with government officials, businesspeople and local citizens to mark the one-year anniversary of the \$862 billion American Recovery and Reinvestment Act. The legislation has brought \$609 million and 590 jobs to Hillsborough County; \$272 million and 168 jobs to Pinellas County; and \$119 million and 71 jobs to Pasco County, according to the website [www.Recovery.org](http://www.Recovery.org).

The Tampa Housing Authority (THA) has been awarded \$62 million in stimulus money, including \$38 million to begin work on a 28-acre community near downtown Tampa that will hold 667 affordable rental units, 600 market rate units as well as a grocery store, hotel and offices. Called Encore, it's on a site that once held a crumbling public housing complex.

"We couldn't have done the things we're doing without those dollars," says Jerome Ryans, THA president and chief executive.

The celebratory event was held at the Young Apartments, a Tampa public housing complex for senior citizens, where more than \$4 million in stimulus money is being spent on renovations. The project created 14 jobs.

Muquit Usama, one of the special guests at the event, owns a commercial painting business, and he says he was about to close his business eight months ago because there wasn't enough work to continue to pay his 15 employees. Now, thanks to the stimulus money, Usama and his employees have been busy rehabilitating public housing throughout Tampa. 🌿

(Source: *The St. Petersburg Times*, Feb. 20, 2010.)



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# Residential Methamphetamine Contamination Sampling

by Michael B. Collins, CIH, CIEC

GLE Associates Inc. was contracted by an insurance company to perform a Post-Remediation Assessment following cleanup activities at an identified methamphetamine laboratory using the red iodine method within a residential structure located in Florida.


During interior site activities, on-site personnel used full-face negative pressure air purifying respirators equipped with combination high efficiency particulate air (HEPA) and organic filters. Additionally, on-site personnel wore full-body Tyvek body suits, nitrile gloves and foot coverings.

The project site consisted of the assessment of residential structures associated with a methamphetamine laboratory. GLE performed a visual assessment for damage associated with the production of methamphetamine in accessible interior areas of the residence. VOC screening was conducted using a MiniRAE 2000 photo ionization detector (PID). Carbon monoxide (CO), oxygen, hydrogen sulfide and lower explosive limit (LEL) measurements were obtained with a portable/hand held Honeywell MicroMaxPro, Model MPro-4ABCD digital multigas monitor.

Areas that were reportedly involved directly with methamphetamine manufacturing activities were sampled after cleanup. Because every methamphetamine manufacturing site is unique, GLE

developed a site-specific sampling plan for this site. The EPA recommends when conducting sampling for methamphetamine contamination that personnel follow an authoritative sampling approach that targets areas suspected to have the highest levels

of contamination. For this project, GLE sampled the worst-case scenario locations at the site. Sampling at locations that are highly suggestive of contamination (e.g., cook sites, spill sites) helps identify the maximum levels of contamination expected to be present at the site. Wipe samples were obtained in general accordance with the EPA-recommended wipe sampling collection technique and quality assurance/quality control (QA/QC) guidelines to assess the presence of methamphetamine, amphetamine, ephedrine and 3,4-methylenedioxymethamphetamine (MDMA or ecstasy).

For more information, you may call B.J. Ryan at GLE Associates Inc., 813/241-8350. 



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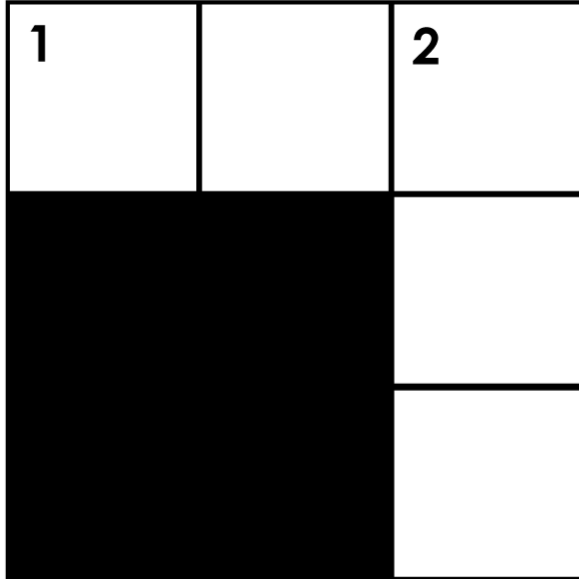
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***Mission Statement***

*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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