

FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

January / February 2011

President's Message

FAHRO Finishes Strong



William Russell

The last year was a strong one for FAHRO as we continued to stress participation and many of you responded to that challenge. We are striving to provide tangible benefits to members, such as timely and informative professional development (ED Forum, regional trainings, and the Annual Convention) and effective advocacy in Florida and Washington, D.C.

We have a solid, active board of directors. Our finances and budget are sound. Our levels of participation, thanks to you, are at historically high levels. Our advocacy continues to set us apart in Tallahassee and D.C. Case in point: Secretary Donovan made time to meet privately in Orlando with about half of our members. We are a respected, significant player in our industry, and our opinion matters on key policy decisions.

These are all things to be proud of as we move into the 2010-2011 year.

This coming year we will strive to put forward some original ideas in Washington to reduce our operating and expense levels. We hope to institute and offer a new commissioner certification training series. We expect to continue and even improve upon our successful ED Forum and Annual Convention. The ED Forum's location is still being determined, but will be May 10-12, 2011. The Annual Convention will be in Orlando again, but this time at the Disney Beach & Yacht Club, August 16-19, 2011. Members can stay at the conference location or at a less expensive option very close by. More information will be coming to you soon.

Thank you for participating, and I pray that each of you and your families have a blessed holiday and New Year. 🌿

E.D.'s Corner

Looking Back on a Great Year



Corey Mathews

As we close the books on our 70th year, we are an association that is strong, successful and evolving to meet the needs of our members. We have built on the theme "Participation Pays," and our members have responded

with record-breaking attendance at FAHRO programming as well as with engagement in our activities and leadership roles.

Thanks to our legislative affairs team in both Tallahassee and Washington, we con-

tinue to be an effective voice in shaping the policy that governs our industry, identifying needed resources for the fulfillment of our missions and even achieving a face-to-face meeting with HUD Secretary Shaun Donovan to discuss the state of the industry in Florida.

We are exploring and embracing new technologies that increase value and communication between members. We continue to grow and support the Florida Public Housing Authority Self Insurance Fund, which was formed

Calendar

January 26-28, 2011

FAHRO Region II North/Central Florida Training
Hands-On HVAC Electrical Systems Troubleshooting for Housing Maintenance Staff
Orlando Housing Authority
Hampton Park Facility, Orlando, Fla.

May 10-12, 2011

FAHRO Executive Directors Forum
Location TBA

August 16-19, 2011

FAHRO Annual Convention and Trade Show
Orlando, Fla.

Visit the FAHRO Website!



www.FAHRO.org

Internal Circulation

See E.D.'s CORNER on page 3

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We accept advertising relating to the housing and redevelopment profession. Our advertising rates are: back cover - sold; inside front cover - sold; inside back cover - \$175; full page - \$150; 1/2 page - \$100; 1/4 page - \$70; and business card size - \$50. There is a discount for multiple insertions. The next deadline for camera-ready art is 2/14/11. All articles, RFPs and classified ads must be received by 2/14/11.

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12/2010

Member Feedback



- FAHRO extends its condolences to the family and friends of former HUD Secretary James T. Lynn, who died Dec. 6. Secretary Shaun Donovan made these comments upon learning of Sec. Lynn's passing: "From the moment he arrived at HUD in February 1973, he began to work on what was to be his greatest legacy—changing the way the federal government invested in community development and affordable housing. That change became the Community Development Block Grant (CDBG) Program, which continues to be the primary vehicle to stimulate community development, public improvements and affordable housing."

- Congratulations to Executive Director Herb Hernandez and the Titusville Housing Authority, winner of a TD Charitable Foundation "Housing for Everyone" grant. For information about this grant competition, call 856/470-3228 or email Lauren.Sullivan@YesBank.com.

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

Participation Pays

Thanks to Our Board Members & Committee Chairpersons!

Along with the members of our FAHRO board of directors, our committee chairpersons work hard all year long to further the goals of the association. As we look back on a very successful year, please join us in thanking our board and committee members for proving that "Participation Pays."

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Avon Park Housing Authority

State Affairs
Marcus Goodson
Housing Authority of the City of Fort Myers

E.D.'s CORNER continued from page 1

by FAHRO to put housing agencies in charge of their own insurance needs and to conserve tremendous resources by eliminating the profit motive. We also continue to develop our governance process so that our leaders set policy and a vision for the FAHRO of the future.

I am honored to have the opportunity to continue to serve you into the next year and remain steadfast in my resolve that we can and will do more. As we pause to reflect on the success of the past year, I also look to the future, knowing we will meet the challenges of the next year and never lose sight of our mission to make our members successful in theirs. 

Membership in FAHRO Is a Great Value

Membership in FAHRO is getting more recognized for its value. The proof is in how members are voting with their feet. The number of regular members grew by 5 percent this year while associate members grew by 13 percent. Currently, 84 of Florida's housing authorities are members of FAHRO.

The association's strong membership ranks have contributed to member value and a robust financial reserve. Both the ED Forum and Annual Convention were expanded upon this year, and a federal lobbyist was re-engaged to regain FAHRO's federal voice.

This year FAHRO members demonstrated they are here to help when their peers are in need. Members volunteered their time to provide personal, on-site technical support to another agency in need of assistance. In October, members from Avon Park, Stuart and Broward counties travelled to provide direct assistance to a troubled agency with several compliance issues. 🌿



Communication Is Key to FAHRO's Success

This year President Russell launched the *Participation Pays* initiative to increase FAHRO members' participation in programming and leadership, as well as to get more people working toward success on industry goals and priorities. The theme, message and logos were integrated into all communication streams to increase members' awareness of just how much bang they get for their membership buck—and that the more you participate, the more you get!

We are working on the development of an overall policy manual and metrics for the association to increase awareness of FAHRO's strategic goals, measures and outcomes. Additionally, the board is considering several recommendations from the Technology Committee to ensure that FAHRO remains at the cutting edge of communications, including a possible new website system and opportunities related to web-enabled video for communications and training. 🌿



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FAHRO Strengthens Its Advocacy Program

This year marked the reinvigoration of FAHRO's Federal Affairs program, under the oversight of Chairman Pete Gamble, with the addition of federal consultant Scott Keller, whose extensive experience within HUD and Florida make him the ideal voice for us. The result has been our resurgence as a key industry voice in Washington's policy making.



At home, Florida's term limits and changing political tides require a constant process of cultivating understanding and champions of affordable housing. We continue to be fortunate to have the tireless work and support of our state consultant, Richard Pinsky, who advocates for you under the direction of State Affairs Chairman Marcus Goodson.



Not all advocacy attempts were made directly to the Legislature. During the year FAHRO became an active member of CAHP and worked diligently within its ranks to safeguard policies that give PHAs the ability to compete for tax credit dollars. 🌿

Key Member Benefits

- ✓ State and federal advocacy to champion new funding streams and pro-affordable housing policies that benefit PHAs
- ✓ Networking opportunities providing connectivity with your professional peers
- ✓ Opportunities to support education and to end the cycle of poverty through the Deborah L. Vincent /FAHRO Scholarship Fund
- ✓ Affordable statewide and regional educational opportunities catered to your training needs
- ✓ Centralized information clearinghouse/library of administrative information and forms to assist with state and HUD regulations
- ✓ Job posting and RFP/RFQ announcements to targeted professionals
- ✓ Access to affordable insurance regardless of where you are located in the state



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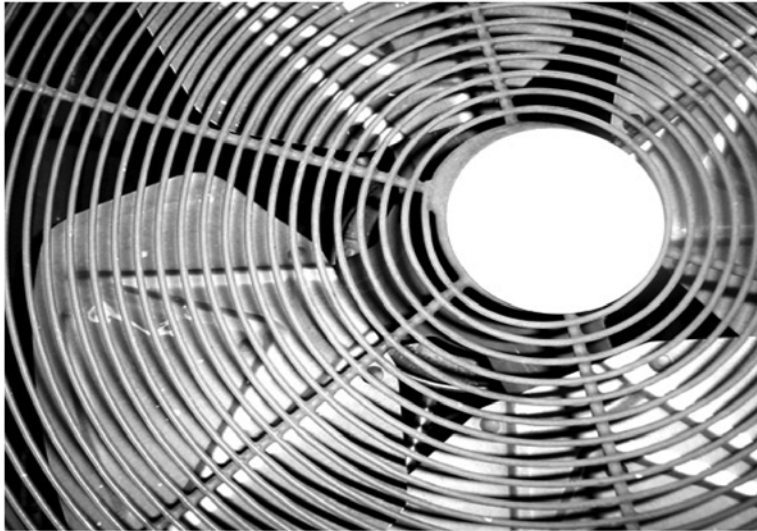
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FAHRO REGIONAL EDUCATION: REGION II – NORTH/CENTRAL FL

HANDS-ON HVAC ELECTRICAL SYSTEMS

TROUBLESHOOTING FOR HOUSING MAINTENANCE STAFF



ORLANDO HOUSING AUTHORITY

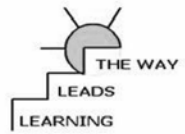
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January 26-28, 2011

FEATURING:

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Association**

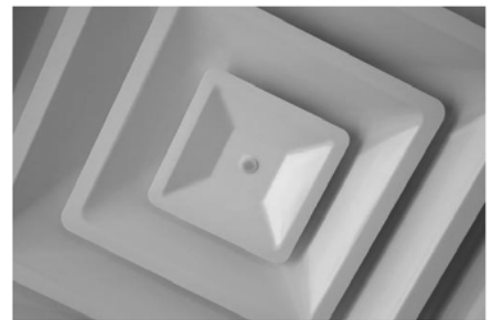


FAHRO is pleased to announce a high-quality, hands-on training for housing maintenance staff. The knowledge taught in this course regarding basic electronic systems can save you money on unnecessary service calls. It is designed for maintenance individuals who maintain or have a desire to maintain air conditioning/refrigeration and heating units and furnaces. Many of these appliances require constant maintenance. The majority of service problems related to air-conditioning systems, heat pumps and gas and electric furnaces are related to electrical situations, which don't require an HVAC specialist.

Workshop instruction utilizes a commonsense approach to troubleshooting HVAC electrical systems, which begins with a look at the various types of circuit breakers and fuses that protect HVAC systems. Using multimeters provided as a training guide, participants will troubleshoot fuses and breakers, with the emphasis on what to do if there is no electrical power to the HVAC system. The workshop will cover electrical diagrams for central air and heating systems, room air conditioners and heating units and self-contained central systems. Workshop participants will learn how to read diagrams so any trouble can be determined quickly and correctly. As each item on the diagram is covered, workshop participants will be able to hold the part, determine what to check and how to check it, and then find out what meter reading indicates that it is defective. This clear and concise training session is about what to do and how to do it with HVAC electrical troubleshooting.

Participants at this workshop will learn electrical troubleshooting from the ground up as they work with actual real-life testing situations. They will also learn how to use a digital multimeter.

EACH WORKSHOP PARTICIPANT WILL BE GIVEN A DIGITAL MULTIMETER TO WORK WITH.



Participants are encouraged to bring their own diagrams so they can receive individualized assistance from the workshop leader regarding their own equipment.

This training is being offered through FAHRO to be specifically affordable for you, with less required travel. The cost is \$455 per person for members! Call FAHRO if you have questions at 850/222-6000.

Online registration is available at www.FAHRO.org.

HANDS-ON HVAC ELECTRICAL SYSTEMS TROUBLESHOOTING FOR HOUSING MAINTENANCE STAFF



MAJOR TOPICS THAT WILL BE COVERED DURING THIS TRAINING:

1. Electrical safety, test instruments and safe work practices
2. Electrical power distribution within a facility
3. Electrical voltage, amperage, resistance and work
4. Troubleshooting fuses and circuit breakers
5. Testing hot, neutral and equipment grounded conductors
6. HVAC electrical diagrams - schematics and ladder types
7. How electrical loads such as motors, compressors and heaters use electrical energy
8. How electrical relays and contactors pass power in a circuit
9. The art of troubleshooting

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HVAC SYSTEM ELECTRICAL PARTS THAT WILL BE TESTED:

1. Electrical circuit breakers
2. Compressor contactors
3. Electric heating element sequencers
4. Compressor starting contactors
5. On-off delay timers
6. Space thermostats
7. Control transformers
8. Starting and running capacitors

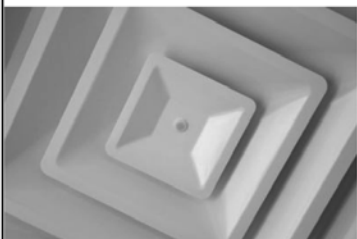


UPON COMPLETION OF THIS WORKSHOP, PARTICIPANTS WILL BE ABLE TO:

1. Demonstrate how to safely check electrical circuits using a multimeter
2. Determine if a circuit breaker has tripped open or is operating properly
3. State two conditions that cause an over-current device to open the circuit
4. Understand why amperage is a measure of work and voltage is a measure of potential to do work
5. Explain how a ladder diagram is used to troubleshoot a HVAC system
6. Determine if a motor is loaded or overloaded.

ADDITIONAL TOPICS THAT WILL BE COVERED DURING THE WORKSHOP:

1. Recording data so that replacement parts can be ordered
2. The information on the unit's nameplate and why it is important
3. Why on-off delay timers may be needed on single-phase compressors
4. How to select a replacement fan or blower motor
5. Air distribution systems components
6. Thermostat types' placement and adjustment



CLASS TIMES: 8 a.m. – 5 p.m.; last day: 8 a.m. – 12 noon

SUGGESTED HOTEL (if needed): Comfort Suites Downtown
2416 N. Orange Ave., Orlando 407/228-4007

Construction Begins on Broward County's East Village Development

Broward County Housing Authority and Carlisle Development Group are starting construction on East Village, a \$33 million development in Davie featuring townhomes targeting very low and low income families. Located at 7481 NW 33rd Street, the development includes 155 units. A groundbreaking ceremony took place on Nov. 12.

“We are pleased to partner with Carlisle Development Group on another much needed affordable housing development in Broward County,” says Kevin Cregan, CEO, Broward County Housing Authority. “Housing that is innovative, environmentally friendly and includes the industry’s finest amenities can also be affordable.”

As part of their ongoing commitment to sustainability, Carlisle Development Group and Broward County Housing Authority are seeking to build the first LEED for Homes-Gold Certified affordable housing development in the state of Florida.

“Building LEED-certified developments allows us to minimize the environmental impact and reduce operating costs, but even more important, it improves the well-being of our residents and contributes to a better quality of life, something that everyone deserves regardless of income level,” says Matthew S. Greer, CEO, Carlisle Development Group.

Designed specifically for the needs of families, East Village’s 155 units average more than 1,000 sq. ft. and include a mix of



Artist's rendering of East Village

one bedroom/one bath, two bedroom/two baths, three bedroom/two baths and three bedroom/two and a half baths.

Approximately \$33 million in financing was provided by a variety of funding sources including federal stimulus funds, Low Income Housing Tax Credit (LIHTC) equity, a Town of Davie SHIP loan, a Broward County HOME loan and conventional financing from Citi Community Capital. East Village will use 83 non-local dollars for every dollar of local contribution. 🌿



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LHA's Colton Meadow to Open in January

Lakeland Housing Authority's renovated 72-unit apartment tax credit development, formerly known as Paul Colton Villas, will be ready for occupancy by January 2011. This public housing property was originally built in 1981 and is being extensively renovated with construction hard costs around \$120,000 per unit or \$8,888,592 in total. LHA was awarded both Low Income Housing Tax Credits (LIHTC) in late 2008 and exchange credits (TCEP) for its rehabilitation. All residents of the site were given the choice of another public housing apartment or a housing choice voucher. Approximately 60 relocation vouchers were received, which offset the loss of the 72 public housing apartments. (When complete, the site will no longer be public housing.)

The improvements are contained in 36 one-story duplex buildings. The property has a mix of two-, three- and four-bedroom apartments. The development is located on a 9.65 acre site and has a density of 7.5 units per acre. All apartments are one story, which is quite different from the three-story walkups typical in Florida tax credit developments. The renovated common areas include an exercise room, community center, playground, car care area, volleyball court, library and computer lab. High-efficiency washers and dryers are included as an incentive to attract renters, given the tight rental market.

This development will have income restrictions, with 10 percent of the units set aside for tenants with incomes at or below 40 percent of the Area Median Income (AMI) and 90 percent for tenants at or below 60 percent of the AMI. 🌿



Paul Colton Villas in Lakeland near completion.



A newly renovated kitchen in Paul Colton Villas

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Partnerships Strengthen Our Association

It has long been a goal of FAHRO to provide a face-to-face meeting with the HUD secretary. Despite a last minute commitment that made it impossible for him to attend our convention, Secretary Shaun Donovan took time from his busy schedule to meet in Orlando with approximately half of our members.



In fact, FAHRO has been actively fostering its relationship with HUD at all levels. We were excited to see our own Ed Jennings become the HUD regional director for our area. At the state level, we are holding a monthly teleconference with senior field office staff to increase communication and collaboration, which has been tremendously valuable to us all.

FAHRO also forged an alliance with the United Negro College Fund (UNCF) to avail ourselves of its fund-raising and scholarship administration expertise for the benefit of our Deborah L. Vincent/FAHRO Scholarship Fund. 🌿



FAHRO Offers Professional Development Around the State

Now in year five of its Regional Training program, FAHRO held 13 regional trainings delivered by premium national experts on topics in demand by our members. These events provided a wide assortment of trainings and included three "Section 3" workshops that were free to members. Members have now fully embraced the program, seeking out the conveniences and discounts that come from working through our professional development department to schedule training events.



The Executive Director Forum was revamped this year with the addition of sponsorships, a national keynote speaker (Ed Moed, a media relations consultant from Peppercom) and a networking event. The result was a truly valuable and informative event that generated lots of positive benefits and feedback.

The Annual Convention and Trade Show was one of the most successful events in FAHRO's history, with the highest level of participation in over a decade. Specifically, we had 78 vendors and 185 registrants, representing a combined 118 organizations. Educational tracks were expanded to three breakouts, including a much requested track geared toward commissioners. 🌿



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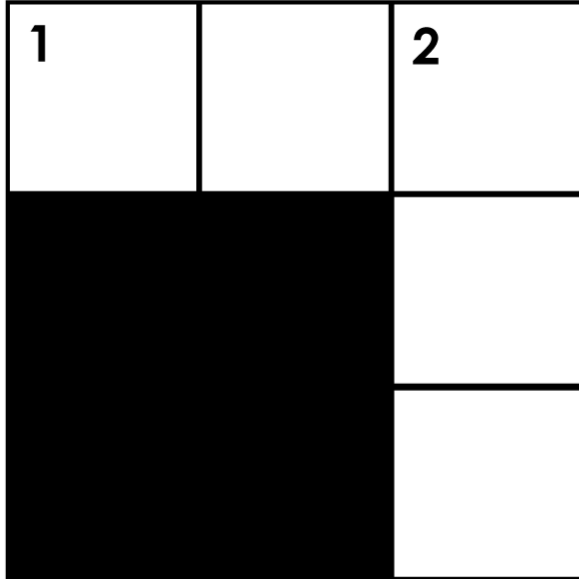
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Mission Statement

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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