

# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

July/August 2014

## President's Message

### Don't Miss FAHRO HOT! Annual Convention to Address 'Housing of Tomorrow'



Maria A. Burger

With only weeks left until the 2014 FAHRO Annual Convention & Trade Show, we are getting our sunscreen ready for FAHRO HOT "Housing of Tomorrow" at Disney's Yacht Club Resort in Orlando. The 2014 convention will feature both a development track and a resident track to expand our offerings to members. After hosting a development session last year, we have expanded it into a full track in order to prepare housing authority executives for the

Housing of Tomorrow. Additionally, we will be offering a session geared toward housing authority residents that will allow them to better advocate for public housing and better understand how agencies operate.

We are also hosting the second annual FAHRO Statewide Invitational Basketball Tournament in conjunction with the 2014 convention. We return to the Orlando Sports Complex as we challenge our housing authority youth to compete against other agencies. Given the success of the 2013 tournament,

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

## State Legislative Affairs

### Money, Money, Money

by Oscar Anderson, FAHRO Legislative Consultant

The 2014 Legislative Session was a big year for anyone who cares about budget issues. The House and the Senate passed a budget that totaled \$77 billion and sent it to the governor for his signature. Once the governor is "presented" the budget, he has 15 days to act, and the debate in Tallahassee focuses on how much and what projects the state's executive will veto. Over the course of the last three years, the governor vetoed over \$1.1 billion in projects combined. This year was historic—but not in the way you think. According to a former budget staff member in the Office of Policy and Budget, this year saw the second lowest number of

vetoed in history, at only \$69 million. If you were able to get money in the budget this year, you had a really good chance of it surviving the veto pen. State dollars for affordable housing were able to survive.



Oscar Anderson

The House and the Senate fully funded the Local Housing Trust Fund—the primary source for SHIP (State Housing Initiatives Partnership) program dollars—at \$100 million, and the governor did not veto

See **LEGISLATIVE AFFAIRS** on page 3

## Calendar

July 7-11, 2014 • Ft. Myers  
**HCV Specialist Training**  
Housing Authority of the City of Fort Myers

July 21-25, 2014 • Ft. Myers  
**Public Housing Management**  
Housing Authority of the City of Fort Myers

August 8-10, 2014 • Orlando  
**Statewide Basketball Tournament**  
Orlando Sports Complex

August 12-14, 2014 • Orlando  
**FAHRO Annual Convention & Trade Show**  
Disney's Yacht Club Resort

September 9-10, 2014 • Punta Gorda  
**Hearing Officer Workshop**  
Punta Gorda Housing Authority

September 24-25, 2014 • Fort Myers  
**UPCS Inspection Protocol**  
Housing Authority of the City of Fort Myers

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

## Internal Circulation

---

---

---

---

---

---



# I SAVED \$100 ON MY NEW INSULATION.

Plus, I lowered my electric bill.

You can too. Duke Energy can help with rebates for insulation upgrades. It's easy – and can make a real difference in your bill.

Visit [duke-energy.com/save](http://duke-energy.com/save) or call 888.456.7652.

#### Insulation Upgrades:

- Average rebate: \$100
- Average improvement cost: \$300
- Annual energy savings: Up to \$130

**Insulation** Upgrade



Estimated yearly savings are based on a single-family 1,800 sq. ft. home with 15,316 annual kWh calculated at \$.13/kWh and on engineering approximations from Duke Energy Base Study, DOE and ENERGY STAR®. Actual savings may vary due to weather, energy use habits and home characteristics. Requirements for incentives: must be a Duke Energy customer, must use a Duke Energy prequalified contractor who will provide estimate, must have Home Energy Check with qualifying recommendations within 24 months prior to installation, must have whole house electric heating or cooling. Other restrictions may apply. ©2013 Duke Energy Corporation

## FAHRO Board of Directors 2013-2015

### President

Maria Burger, Executive Director  
Housing Authority of the City of Stuart  
611 Church St., Stuart, FL 34994  
Phone: 772/287-0496 • Fax: 772/287-4084  
Email: maria611sh@aol.com

### President-Elect

Miguell Del Campillo, Executive Director  
Housing Authority of the City of Miami Beach  
200 Alton Rd., Miami Beach, FL 33139  
Phone: 305/532-6401 • Fax: 305/674-8001  
Email: mdelcampillo@mbha.org

### Immediate Past President

Marcus D. Goodson, Executive Director  
Housing Authority of the City of Fort Myers  
4224 Renaissance Preserve Way, Fort Myers, FL 33916  
Phone: 239/344-3220 • Fax: 239/332-6695  
Email: mgoodson@hacfm.org

### Vice President/Treasurer

Debra Johnson, Executive Director  
Pinellas County Housing Authority  
11479 Ulmertown Rd., Largo, FL 33778  
Phone: 727/443-7684 • Fax: 727/443-7684  
Email: djohnson@pin-chs.org

### Vice President/Secretary

Abe Singh, Executive Director  
Area Housing Commission  
P.O. Box 18370, Pensacola, FL 32523  
Phone: 850/438-8561 • Fax: 850/438-1743  
Email: excedir@areahousing.org

### Commissioner at Large

David Morgan, Commissioner  
Sarasota Housing Authority  
40 S. Pineapple Ave., Sarasota, FL 34236  
Phone: 941/361-6210 • Fax: 941/366-3731  
Email: davelmorgan@hotmail.com

### Member at Large

Pamela Brewster, Executive Director  
DeFuniak Springs Housing Authority  
120 Oerthing Dr., DeFuniak Springs, FL 32435  
Phone: 850/892-2823 • Fax: 850/892-2823  
Email: defuniakspringsha@yahoo.com

### Member at Large

Lisa Landers, Executive Director  
Winter Haven Housing Authority  
2653 Avenue C SW, Winter Haven, FL 33880  
Phone: 863/294-7369 • Fax: 863/291-0266  
Email: llanders1@tampabay.rr.com

### Member at Large

Catherine Reddick, Executive Director  
Bartow Housing Authority  
P.O. Box 1413, Bartow, FL 33831-1413  
Phone: 863/533-6311 • Fax: 863/533-0655  
Email: catherine.bha@verizon.net

### Member at Large

Laurel Robinson, Executive Director  
West Palm Beach Housing Authority  
1715 Division Ave., West Palm Beach, FL 33407  
Phone: 561/655-8530 • Fax: 561/832-8962  
Email: lrobinson@wpbha.org

### Member at Large

William Russell, Executive Director  
Sarasota Housing Authority  
40 S. Pineapple Ave., Sarasota, FL 34236  
Phone: 941/361-6210 • Fax: 941/366-3731  
Email: wrussell@sarasotahousing.org

### Member at Large

Jerome Ryans, Executive Director  
Tampa Housing Authority  
1529 W. Main St., Tampa, FL 33607  
Phone: 813/253-0551 • Fax: 813/367-0778  
Email: irenew@thaff.com

### Member at Large

Anthony Woods, CEO  
Daytona Beach Housing Authority  
211 North Ridgewood Ave., Daytona Beach, FL 32114  
Phone: 386/253-5653 • Fax: 386/255-2136  
Email: woods@dbhaaff.org

### Executive Director (Non-Voting Member)

Corey Mathews, CAE, Executive Director  
FAHRO Headquarters  
1390 Timberlane Road, Tallahassee, FL 32312  
Phone: 850/222-6000 • Fax: 850/222-6002  
Email: corey@fahro.org

FAHRO GRAM is published bimonthly by the Florida Association of Housing and Redevelopment Officials. Statements of fact or ability by the authors or advertisers do not necessarily reflect the opinion or endorsement of the officers, directors or editorial staff of the organization. FAHRO reserves the right to accept, reject, edit or modify any and all advertising and editorial material.

We accept advertising relating to the housing and redevelopment profession. Our advertising rates for members are: back cover - \$250; inside front cover - \$225; inside back cover - \$200; full page - \$175; 1/2 page - \$125; 1/4 page - \$95; business card size - \$75. There is a discount for multiple insertions. Non-member rates: add \$50 to member rates. The next deadline for camera-ready art is 8/8/14. All articles, RFPs and classified ads must be received by 8/8/14.

Professionally managed by

**Membership Services, Inc**  
www.HelpMembers.com

7/2014

## 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.*

- The Housing Authority of the City of Cocoa was managed by HUD Receiver Karen Jackson-Sims with the help of Bob Lambert, executive director of Titusville Housing Authority, for the period from April 2013 through December 2013. Beginning Jan. 1, 2014, HACC was returned to local control. In the history of HUD, this was the fastest takeover and return to local control by any receiver. As we continue to grow and improve our operations, we at HACC appreciate the assistance of those who have helped us this past year, especially Sonia Colon and other members of the Miami



HUD Field Office. We look forward to future opportunities to learn through the FAHRO workshops and events. —Herb Hernandez, Executive Director

- Congratulations to the Tampa Housing Authority on receiving its sixth consecutive High Performer designation from the U.S. Department of Housing and Urban Development. The THA's overall score was 94 out of a possible 100.

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

we look forward to continuing this tournament and enriching the lives of our residents both young and old. We encourage all members attending the convention to come out and watch the games, which begin on Friday, August 8, at 4 p.m. and conclude on Sunday, August 10, when we will crown the

2014 King of the Court. Visit [FAHRO.org](http://FAHRO.org) for more information.

If you haven't done so already, please visit [FAHRO.org](http://FAHRO.org) to register for both the 2014 convention and the 2014 basketball tournament. See you in Orlando! 🌿

## LEGISLATIVE AFFAIRS continued from page 1

those funds. The House and the Senate only partially funded the SAIL (State Apartment Incentive Loan) program, at the amount of \$67 million, but the good news is that the governor left those dollars alone as well.

The only housing related issue that fell victim to the governor's pen was a \$505,000 item in proviso that created a statewide

Homelessness Advocacy and Affordable Housing Campaign. Overall, it was a very good year for affordable housing in the state budget. Regardless of the outcome of the governor's race, the general sentiment is that the Legislature will continue to fund affordable housing programs at or close to the amount provided in the trust funds. 🌿

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

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

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

Thank you!

# Need More Hours in Your Day?

by Corey G. Mathews, CAE, FAHRO Executive Director

Like all of you reading this, I wish there were more hours in my day to get everything done. Between sleep, kids, work, meal prep and other work that needs to be done around the house, I can't imagine fitting anything else in! Last issue we talked about task management and how it has helped the FAHRO headquarters stay on top of tasks and make sure things don't fall through the cracks. Now we are going to take it a step further and plan out the rest of our day—or even our week.



Corey G. Mathews

Simple things such as planning meals for the week, waking up a few minutes earlier to get chores done before you head to the office or even just mapping out your workday to plan how much time to spend on each thing can make a big difference. After you have everything planned out, look at what didn't make your list and ask yourself, do I really need to do these things? Are these things important to me? A lot of the time you will find that you do many things that aren't needed or that won't make a difference.

See **COREY'S COMMENTS** on page 11

# 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).

# Michael Brady Inc.

## Housing Services

- \* Architecture
- \* Green Physical Needs Assessment
- \* Energy Audits
- \* Agency Plans
- \* Environmental Reviews
- \* Utility Allowances
- \* Construction Administration
- \* Relocation Assistance
- \* Management Services
- \* Applications
- \* Reinvestment Master Planning
- \* Redesign and Reconfiguration of Older Housing
- \* Developments to Meet Today's Market Demands

# MBI

michael brady inc.

---

Architecture Interiors

For more information about the services MBI offers, please contact us at 407-585-0330 or email at [mbifla@mbiarch.com](mailto:mbifla@mbiarch.com)  
[www.michaelbradyinc.com](http://www.michaelbradyinc.com)  
AA260000828, IB260000665





# Take Every Public Records Request Seriously

by Ricardo L. Gilmore, Esq.

I sent many of you a memo concerning a public records request you may have received from [ask4records@gmail.com](mailto:ask4records@gmail.com) that asked for email addresses and a copy of the minutes of your last board meeting. I also discussed this during FAHRO's recent Executive Directors' Forum in St. Petersburg. In this article I want to revisit this matter for those who may not have received the memo or did not attend the Forum, because I think it is that important. I also want to update you with some new information.

The reason I became aware of this matter is because several of you asked my opinion concerning responding to this request. First, I indicated that whether or not it was spam or a phishing attempt was irrelevant. The request came as an email and looked like the type of mail that is usually spam. In fact, some executive directors or presidents/CEOs indicated that it was or may have been caught in their spam filters. I indicated during the Forum that this may have been done on purpose. Since it was couched as a public records request, no matter how it looked or how you got it, it needed to be treated as such. Timely response to these requests is always merited.

Second, I suggested some strategies for responding to this type of request. The request for board minutes was clearly a matter of public record and should always be produced in a timely manner. If you've had a recent board meeting and the minutes have not yet been finalized, I suggest that you provide the last meeting's finalized minutes. An explanation of what you are supplying is a courtesy; it is not required as you respond to the request.

Third, it was unclear what email addresses were being requested by the emailed request. Based on the experience of two of your colleagues, Rob Rogers and Debbie Johnson, executive directors of the Manatee County Housing Authority and the Pinellas County Housing Authority, respectively, I recommended that only copies of email addresses of employees of your housing authorities be provided, as a PDF document. It was hoped that using a PDF format would avoid the email addresses being lifted from your response and pasted into future emails for spam purposes. I also recommended that when the email information was provided, you indicate you were providing the email addresses pursuant to the public records request and if additional information was needed the requestor should contact you to so indicate. As you know, if any of you did not have such a list of employee email addresses, you did not have to create one to respond to this request pursuant to Florida public records laws. However, in this instance, for reasons stated below, I did recommend creating a list in a PDF format if you did not have one.

The recommendations made above allowed for compliance with the public records request in a timely manner and forced the requestor to provide further clarification, if the requestor so desired. In fact, the requestor did respond to Rob and Debbie that the information provided was sufficient. Receiving this response also meant that the request was real and not spam.

I also indicated that I had confirmed that this exact same public records request had gone to other governmental agencies in Florida, not just housing authorities. It was my supposition

that this was an effort by the requestor to send the public records request to as many governmental entities as possible, disguised as spam, and to identify those governmental entities that did not comply. Upon noncompliance the requestor would have grounds for litigation and ultimately attorney's fees. Again, this was simply my supposition at the time.



Ricardo L. Gilmore, Esq.

After the Forum, thanks to Corey Mathews and Susan Christophel, executive director of Columbia County Housing Authority, my supposition was confirmed. Susan sent a newspaper article from the *Union County Times* concerning a public records lawsuit brought against Union County about this very request. The lawsuit named the Florida company behind this request as Consumer Rights LLC located in Lake City, Florida, and managed by attorney Robert Earl Case, Jr. After the initial request, the clerk of the court for Union County indicated that the county had no further contact or follow-up from the requestor until it was slapped with a noncompliance lawsuit. The clerk said that because "It was very, very, very odd ... it was thought to be an attempt to hack or a phishing scam or one of those dozens of attempts to somehow create problems ... in some way, shape or form ... which is why it was disregarded."

On May 21, 2014, Circuit Judge Stanley H. Griffis III ruled against the requestor and awarded no attorney's fees or costs. His ruling was based on the facts that 1) the request was not directed to the proper custodian of records for the county, but to a generic email address, 2) it seemed to be an attempt at phishing and 3) the requestor failed to establish that the county refused to produce the records requested.

Let's all take note of the favorable result of this lawsuit, which most likely was brought only to place the plaintiff in a position to recover fees and costs. By the way, the day the county's attorney contacted the requestor after the lawsuit was filed, the requestor offered to settle out of court for \$4,800. Luckily, the county refused! But let's all take every public records request seriously. 🌿

## 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!**



# Officials Celebrate Grand Opening of Pinellas Heights Senior Apartments

Approximately 200 officials and guests attended the Pinellas County Housing Authority's ribbon cutting and grand opening celebration for the beautiful new Pinellas Heights senior apartments in Largo. In addition to all of the partners that made Pinellas Heights possible, other attendees and participants in the ribbon cutting included State Senator Jack Latvala; representatives from Congressman David Jolly's office and State Representative Larry Ahern's office; Mayor Pat Gerard of Largo; HUD Region IV Administrator Ed Jennings; and PCHA board members Joseph Triolo, Angela Rouson and Alan Swartz. Jennings praised the efforts of a well-run housing authority that spends public funds wisely with the objective of creating community. Many of the speakers heralded the organization's efficiency and called Pinellas Heights "a shining example of how private-public partnerships work."

Pinellas Heights is a mixed-finance community providing 153 one- and two-bedroom units of affordable housing with income-based rents for low-income seniors ages 62 and older. Each unit has Energy Star appliances, emergency assistance pull cords and walk-in showers. The entire community is accessible, and the building has controlled access. On-site amenities for active senior



*Pinellas Heights opens its doors to low-income seniors.*

living include Angela's Library, named for Vice Chair Angela Rouson who named the new community, as well as touch-screen computers and internet access, arts and crafts and card rooms, a fitness center and TV lounges and laundry facilities on every floor. A large veranda overlooks the pond with views of the picnic gazebo, grilling area and shuffleboard court. 🌿



***"Our clients are part of the HAB family from day one."***

For over 29 years, HAB software has been helping some of the best-run housing authorities work more effectively.

HAB's on-site personalized training and exceptional 'first-name basis' customer service is admired among our longtime loyal customer base that have been with us on average – 10 years, and many over 20 years!

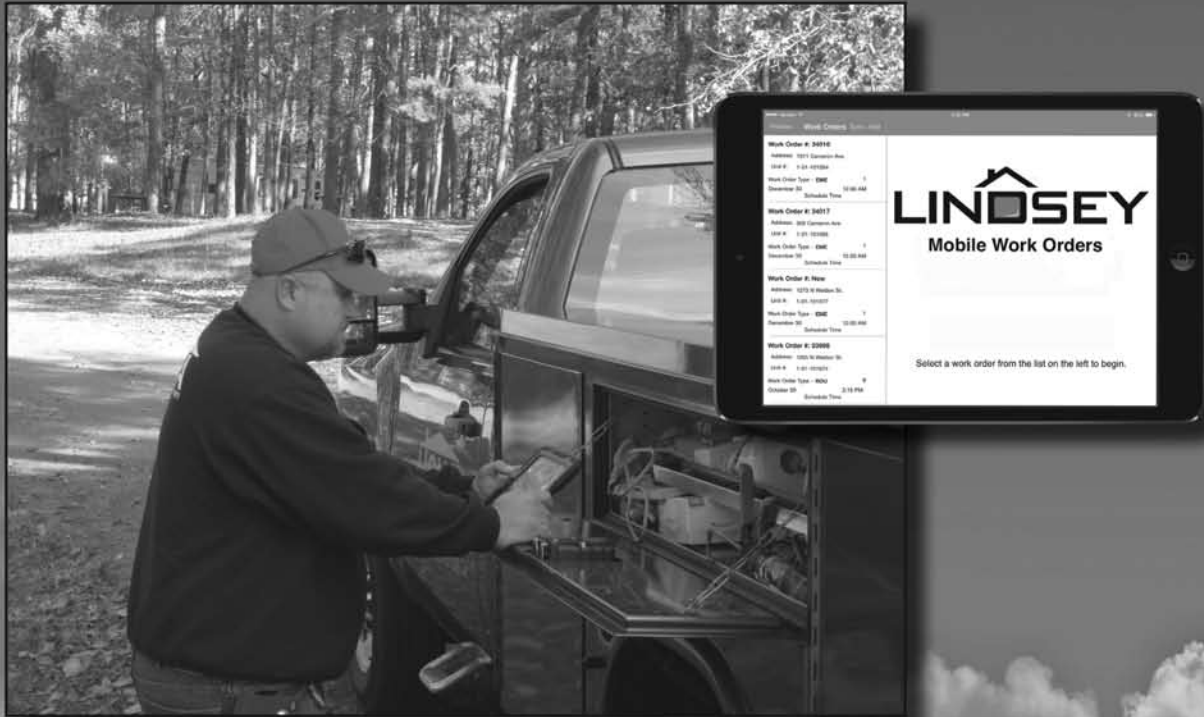


Innovatively Simple Housing Software Solutions

Ph. (608) 785-7650

[www.habinc.com](http://www.habinc.com)

# Welcome to your new office!



Jason Mullen, Maintenance

## With Mobile Work Orders, you can now set up shop where you do your best work.

Lindsey is always looking for solutions to help keep you in the field and out of the office. With Mobile Work Orders, you can do it all from an iPad – anywhere!

Mobile Work Orders is a great way to manage your work orders and inventory in the field. It allows you to capture all of your time and travel easily and code each repair with a push of a button. Photos are a snap and can be included in your notes. *Simple, easy and on the go!*

Connectivity? You can connect using any Wi-Fi connection or sync when you get back to the office. No need to hurry, Mobile Work Orders can handle multiple users with no problem.

# LINDSEY

We create solutions, not just software.

For more information or to schedule a demonstration, call Bradley at 501-537-2480

[www.lindseysoftware.com](http://www.lindseysoftware.com)

## Tampa HA Keeps Kids Busy

For the past six years, the Tampa Housing Authority has raised money to help youth of extremely low-income families navigate a potentially idle summer through a number of programs such as tutoring, homework assistance, enrichment programs and recreational and sports activities geared to help kids stay positive, focused and engaged.

The majority of the costs for each youth to participate in many of the summer-long activities are offset by the agency's annual fund-raisers, such as the golf and fishing tournaments. This year's golf tournament was held at the beautiful Saddlebrook Resort and Spa in Wesley Chapel. Twenty teams of four participated, making this year's golfing tournament an outstanding success. 🌿



*Golf tournament sponsors such as CAC Florida Medical Centers/Care Plus (pictured) and Boy Scouts of America/Siltek are helping to save the lives of Tampa youth, one hole at a time.*

## Cedar Pointe: A Smart Living Community

Two years ago the Tampa Housing Authority acquired a dilapidated apartment building in East Tampa. The property was in such bad condition that a decision was made to tear down the structures and rebuild with a new concept in mind while keeping the community's original name: Cedar Pointe Apartments.



*THA's Cedar Pointe is the agency's first Smart Living Community.*

From its inception, Cedar Pointe was dubbed to be a "different kind" of community. This once 50-plus unit community is now a 60-unit (first phase) state-of-the-art residence. Because THA is invested in the success of its families, the agency has taken a different approach with future residents that desire to be a part of THA's first Smart Living Community. To cultivate a successful partnership between the agency and the residents, each resident that is approved for an apartment within the Cedar Pointe Community must agree to actively participate with the agency's Family Self-Sufficiency (FSS) Program. 🌿

★ WE ARE ★

**TENMAST SOFTWARE**

**YOU are our focus!**



TENMAST SERVES PUBLIC HOUSING AUTHORITIES WITH SOFTWARE FOR TENANT MANAGEMENT, FINANCE/ACCOUNTING, MAINTENANCE, INSPECTIONS, DOCUMENT MANAGEMENT, HUD REPORTING, AND EXECUTIVE DECISION MAKING.

877.359.5492 | [tenmast.com](http://tenmast.com)



# Broward County HA Completes First RAD Conversion

Since receiving a Commitment to enter a Housing Assistance Payment (CHAP) from the U.S. Department of Housing and Urban Development (HUD) in January 2013, Broward County Housing Authority (BCHA) has been anticipating the conversion of two of its public housing sites under the Rental Assistance Demonstration (RAD). After months of diligence and hard work, Griffin Gardens and Highland Gardens went to closing on Apr. 30, 2014.

“The RAD conversion offered a great preservation opportunity for our properties,” says BCHA COO Beth Kincey, who led the project initiative. “The first 200 units have been conveyed to new nonprofit entities created by BCHA, and the award of 20-year renewable Project Based Rental Assistance (PBRA) contracts will support their continued operation as affordable rentals. This conversion makes sense because it preserves critically needed housing while making the properties more sound financially.”

One of five Florida public housing authorities funded as part of the initial RAD program, BCHA will provide property management to the sites whose ownership has been passed to Griffin Gardens Apartments LLC and Highland Gardens Apartments LLC. The main objectives for conversion were to streamline the authority’s portfolio and to access more stable long-term source of rent subsidies to make the properties better able to secure debt and equity to fund improvements.

HUD has noted that about one-third of the initial awards proposed less than \$10K in rehabilitation needs. Griffin Gardens and Highland Gardens were fortunate to fall into this category. They are both newer properties, with no large backlog of deferred maintenance items. The sites have been the beneficiaries of American Recovery and Reinvestment Act (ARRA) grant funds and significant Disaster Recovery Initiative funds. These infusions of funding have allowed for accessibility upgrades and hardening of the buildings. Additionally, RAD permitted the



*Highland Gardens is one of two RAD conversions in Broward County.*

inclusion of Replacement Housing Factor funds from the disposition of previous public housing units, which have been used to further support the development budgets.

With the first conversions complete, BCHA has received a CHAP providing for conversion of its remaining public housing stock under an existing portfolio award. Griffin Gardens and Highland Gardens have already exchanged public housing operating and capital subsidies for more secure Section 8 project-based rental assistance.

“RAD presented a way to put public housing on the same type of real estate platform used in the private affordable housing sector,” says BCHA CEO Ann Deiber. “While RAD may not be a solution for every PHA, it is working for us. We look forward to the next phase of conversion so that the other residents will have the opportunity to continue to live in well-maintained, affordable and sustainable housing.” 🌿

## Job Opportunity

### Construction Specialist Ocala Housing Authority

This is highly responsible work supervising and monitoring the technical aspects of the OHA’s single-family housing developments, public housing Capital Fund projects, building acquisitions and low-income housing tax credit projects. This position also participates in grant writing to acquire funding for the agency. Minimum qualifications: graduation from high school or possession of an acceptable equivalency diploma, two-year college degree in building construction or similar field, six years of experience in building construction and/or housing rehabilitation or five years of service as a community improvement estimator; or any equivalent combination of education, training and experience. Class “C” general contractor’s license or SBCCI building inspector or rehabilitation certification, or six years of verifiable work experience in the construction industry. High competency with Microsoft Office (Word, Excel, etc.) is a must; procurement and contract experience is a plus. Send cover letter, resume and three verifiable work references to:

Gwendolyn B. Dawson  
Executive Director  
Ocala Housing Authority Administrative Office  
1629 NW 4<sup>th</sup> Street, Ocala, FL 34475  
Fax: 352/369-2643  
[gdawson@ocalahousing.org](mailto:gdawson@ocalahousing.org)

Full job description available at the office or via email upon request. Open until filled. EEO, HUD certified housing counseling agency, drug-free workplace.

# GHA: Bringing Initiatives That Make a Difference

**Digital Divide Project:** As we look across communities within the city of Gainesville, a technology gap (access to computers and the internet), better known as the digital divide, is apparent. This divide is glaring when we consider the almost nonexistent access that residents have to computers and the internet in public housing facilities. In response to this digital divide, the Gainesville Housing Authority (GHA), the Gainesville NAACP, Cox Communications and the City of Gainesville formed the Digital Divide Project committee. Through their leadership, the committee gained the support of community partners, sponsors and donors to establish computer labs in GHA's Woodland Park, Eastwood Meadows and Pine Meadows properties. This community collaboration was noted by Evelyn Foxx, a GHA board of commissioners member, as the most impressive part of the project. In Gainesville, the needle and thread of

leadership and community is sewing shut the digital divide.

**Job Training & Entrepreneurship Program (JTEP):** "In, up and out" is our motto for the JTEP, GHA's community empowerment initiative. The idea is to get residents "in" safe housing, support their opportunities to move "up" in self-sufficiency and wealth and consequently get "out" of public housing and into the private housing market. Envisioned by Pamela Davis, GHA's executive director, the JTEP has experienced great traction and success in just two years of existence. Having grown up in public housing in Savannah, Ga., Davis understands what the right opportunity and support can do for residents, and she passionately seeks to facilitate her residents' pursuit of success.

To qualify for JTEP, participants must be a resident of city public housing or a Section 8 recipient. Participants have three track options: Education, Employment and Entrepreneurship. During the



*Students use computers after school at Woodland Boys & Girls Club.*

interview process, participants' interests are guided or confirmed by a CareerScope assessment tool, provided in partnership with CareerSource of North Central Florida. Next, participants develop goals and action plans. The JTEP coordinator, Regla Exavier, is present throughout the process to provide direction and access to

**See HA SPOTLIGHT on next page**



## SOLUTIONS

**FEE ACCOUNTING** We provide Fee Accounting services to Housing Authorities on a full service basis including accounts payable, payroll, and all accounting department functions thereby saving significant costs for the Central Office Cost Center.

**CONSULTING** In the ever changing world of HUD Regulations we provide consulting services for all aspects of Housing Authority operations, including policies, procedures and planning.

**COMPUTER SYSTEMS** We provide network design, implementation and support for computer networks.

## OTHER SERVICES

- BUDGETING   ■ REAC SUBMISSIONS   ■ PAYROLL   ■ ACCOUNTS PAYABLE   ■ TROUBLED HOUSING RECOVERY & CONSULTING
- TECHNICAL ASSISTANCE   ■ POLICY DEVELOPMENT   ■ ANNUAL & FIVE YEAR PLANNING   ■ NETWORK INSTALLATION AND SUPPORT
- WEB DESIGN AND HOSTING   ■ STRATEGIC PLANNING

4421 NW 39th Avenue, Building 3 • Gainesville, Florida 32606

**(352) 371-6809**

Fax: (352) 375-2747

[www.cornwell-assoc.com](http://www.cornwell-assoc.com)



*Braid Boutique and Pop Shop celebrate their openings. Pictured are Melinda Grimmage, LaShawnda Lane, Evelyn Foss, Tamika Hampton, Joanna Cobbs, John Harris, Pamela Davis, Arthur Stockwell and Angela Jones*

networks and resources. Through JTEP, residents have been able to get direction and support toward educational pursuits or to find meaningful employment.

When it comes to the entrepreneurship track, residents have experienced more than they could have ever dreamed possible. In May, the Braid Boutique and the Eastside Pop Shop snack store celebrated their openings with a ribbon-cutting ceremony attended by nearly 50 officials

and residents. The honorees included John Harris, Pop Shop owner/operator and the Braid Boutique's independently contracted braid specialists Tamika Hampton, Joanna Cobbs and LaShawnda Lane.

With four new businesses and 14 residents contracted to do work with GHA and their growing clientele, JTEP shows great promise as a viable means to help families make significant gains in their quality of life and economic freedom. 🌱

Give it one week and I assure you that these simple organizational tactics will leave you with more time to accomplish everything you need and to focus on the important things in your life. With my newfound time I have started including more exercise in my routine and more walks for my dog, Winnie. See everyone in a few short weeks at the 2014 FAHRO Annual Convention & Trade Show at Disney's Yacht Club Resort! 🌱

## Send Us Your News!

Share your housing authority's accomplishments in the HA Spotlight. Send an article of 500 words or less along with a captioned photograph to: [editor.trainor@gmail.com](mailto:editor.trainor@gmail.com)

# BERMAN & HOPKINS WRIGHT & LAHAM

CPAS AND ASSOCIATES, LLP

## YOUR EXPERT FOR HOUSING AUTHORITIES AUDITS & CONSULTING

- OMB A-133 Single Audit and Compliance Auditing
- Component Units, Non-Profits and Affordable Housing
- SEMAP and PHAS
- REAC On-Line Submissions
- Agreed-Upon Procedures
- Consulting

Brian Nemeroff, CPA • (321) 757-2020  
Visit: [www.bermanhopkins.com](http://www.bermanhopkins.com)



# FAHRO

INVITATIONAL STATEWIDE  
BASKETBALL TOURNAMENT



AUG 8-10, 2014 Orlando Sports Center  
Orlando, Florida

**Are  
You  
Ready  
to Be  
King of  
the  
Court?**

For more information  
and assistance in  
building a team,  
contact:

Kevin Knox  
(813) 446-5644

Jon Shiver  
(850) 222-6000

**Ages 14-18**  
**5-on-5 Team Play**  
**Pool/Bracket Play**  
**Registration FREE**  
**Prizes Awarded**



# FPHASIF FACTS



## Helpful Tips for Hurricane Season Brought to You by FPHASIF!

### KEEP YOUR WATER SAFE!

*Things you should not do unless you know your water is safe:*

- Don't drink, bathe or cook with the water.
- Don't wash or clean with the water.
- Don't brush your teeth with the water.
- Don't use the water to make ice or baby formula.

*Things you should do if your water is unsafe:*

- Use bottled water.
- Boil water for at least 1 minute if you are told to. Start counting the 1 minute when water is at a rolling boil. This will not get rid of chemicals. If you think chemicals are in your water, use bottled water.

### BLEACH HELPS MAKE WATER SAFE!

*If the water is clear:*

- Add 1/8 teaspoon of household liquid bleach to 1 gallon of water. Use bleach that does not have an added scent (like lemon).
- Wait 30 minutes or more before drinking.

*If the water is cloudy:*

- Add 1/4 teaspoon of household liquid bleach to 1 gallon of water. Use bleach that does not have an added scent (like lemon).
- Wait 30 minutes or more before drinking.

*Clean the inside of things that hold water (like cans, jars, bottles, glasses):*

- Use 1 teaspoon of household liquid bleach in 1 cup of water. Use bleach that does not have any added scent (like lemon).
- Pour in.
- Shake.
- Let soak for 30 minutes.
- Rinse with clean water.

### KEEP YOUR FOOD SAFE!

*Throw out these items:*

- Cans that are open, bulging or dented;
- Any food that may have touched flood water;
- Any food that rats, mice or other animals may have touched;
- ALL perishable foods (including meat, eggs, leftovers, any milk products);
- Food that you don't know where it came from;
- Food that was canned at home;
- Bottles, jars or cans with screw caps, snap lids, crimped caps (soda bottles), twist caps or flip tops;

- Wooden cutting boards;
- Baby bottle nipples and pacifiers.

*Use bleach to clean things that food will touch (Never mix bleach with ammonia or other cleaners. Open windows and doors to get fresh air when you use bleach):*

- Wear rubber boots, rubber gloves and goggles.
- Scrub food cans with soap and water. Dip in mix of 1 cup of household liquid bleach in 5 gallons of water. Use bleach that does not have an added scent (like lemon). Don't rinse; allow to air dry.
- Scrub surfaces like countertops and tables with soap and clean water. Rinse. Wipe with a mix of 1 teaspoon of household liquid bleach in 1 gallon of water. Use bleach that does not have an added scent (like lemon). Don't rinse; allow to air dry.

*The CDC suggests avoiding foods that will make you thirsty. Choose salt-free crackers, whole grain cereals and canned foods with high liquid content.*

Flood waters may contain fecal material (from overflowing sewage systems) as well as agricultural and industrial byproducts. Although skin contact with flood water does not, by itself, pose a serious health risk, there is some risk of disease from eating or drinking anything contaminated with flood water. If you have any open cuts or sores that will be exposed to flood water, keep them as clean as possible by washing well with soap to control infection. If a wound develops redness, swelling or drainage, seek immediate medical attention. In addition, parents need to help children avoid waterborne illness. Do not allow children to play in flood water areas, wash children's hands frequently (always before meals) and do not allow children to play with flood-water contaminated toys that have not been disinfected. You can disinfect toys using a solution of 1 cup of bleach in 5 gallons of water.



3606 Maclay Boulevard South, Ste. 204  
Tallahassee, FL 32312  
Phone: 800/763-4868, Fax: 850/385-2124  
[www.FPHASIF.com](http://www.FPHASIF.com)



## FLORIDA HOUSING AUTHORITIES RISK MANAGEMENT INSURED

***AFFORDABLE, RESPONSIVE & PROFESSIONAL***  
***YOUR LONG TERM SOLUTION TO INSURANCE CYCLES!***

- ❖ Member Driven-Owned & Administrated By Public Housing Authorities
- ❖ Open To All Florida PHA's-No Additional Membership Requirements
- ❖ Competitive Pricing On All Lines Of Insurance Statewide
- ❖ Low Wind Deductibles-Many Options
- ❖ DHUD Procurement Waiver Since 1989
- ❖ A+ Rated Reinsurance Carriers & 50% Owner Captive Housing Insurance Co.
- ❖ In-House Claims Administration & Oversight
- ❖ Peer Claims Review Committee
- ❖ Prompt, Courteous Customer Service
- ❖ Financially Strong & Stable-Healthy Reserves

Brokerage Services Provided By Arthur J. Gallagher Risk Management Services, The  
Largest Consultant To PHA's & PHA Pools In The Country...  
Claims Adjusting Through AJG Affiliate Gallagher Bassett With Local Presence  
Actuarial Analysis, Financial Audits & Legal Counsel Outsourced To Firms Specializing  
In Pooling & Government Entities

To learn more about our services and products please visit us online at [www.fharmi.org](http://www.fharmi.org)  
or contact us directly at 321-255-1010

FHARMI  
7331 Office Park Place Suite 3  
Melbourne, Florida 32940  
Jennifer Luckern, CEO  
[jennifer.luckern@att.net](mailto:jennifer.luckern@att.net)



1390 Timberlane Road  
Tallahassee, FL 32312  
ADDRESS SERVICE REQUESTED

*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.*

# HAS YOUR HOUSING AUTHORITY RECEIVED A QUOTE FROM THE ENDORSED INSURANCE PROVIDER OF FAHRO?

DEDICATED AND COMMITTED  
TO HOUSING AUTHORITIES



FAHRO SPONSORED  
SELF-INSURANCE FUND



WE PROVIDE ALL LINES  
OF COVERAGE

CONTACT US FOR A QUOTE TODAY:

STEPHEN BLAKE  
stephen.blake@willis.com

SARAH HUNT ELLIN  
sarah.ellin@willis.com

PHONE: (850) 385-3636  
TOLL FREE: (800) 763-4868

FLORIDA PUBLIC HOUSING AUTHORITY



## FPHASIF

SELF INSURANCE FUND

VISIT OUR WEBSITE  
FOR A FREE QUOTE  
[WWW.FPHASIF.COM](http://WWW.FPHASIF.COM)



*The Endorsed Insurance  
Provider of Florida's  
Public Housing Authorities*