

FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

May/June 2013

President's Message

Reform, Reform, Reform



Marcus D. Goodson

Greetings!

By now the shock over the lowest operating fund proration in our program's history (for April through December) should have subsided a bit, but believe me, the pain will last much longer. While the realization of sequestration is a painful reminder of how quickly funding can decrease for all federally funded programs, and unfortunately, how disproportionately housing programs can be negatively impacted, we still must provide housing to those families most at risk of being homeless. Although there is very little to no financial remedy under the current regulatory structure for housing authorities when we are underfunded at these levels in our operating fund, capital fund, Housing Choice Vouchers and administrative fees, I do offer the following

solution: Reform, Reform, Reform.

To help get the message of "Reform" to Congress and the Department of Housing and Urban Development (HUD), FAHRO drafted a letter dated Feb. 25, 2013, that outlines the dire financial situation that housing authorities across the country face as a result of sequestration on top of historically low funding levels. If you did not get a chance to read the aforementioned letter addressed to the Florida congressional delegation, HUD and other housing member organizations, please visit FAHRO's website, where the letter is posted.

Realistically speaking, we all know that funding levels are determined in Washington by politicians who rely on staffers to prioritize departmental budget requests based on their understanding of what is most important

See **PRESIDENT'S MESSAGE** on page 4

E.D.'s Corner

Another Successful Executive Directors' Forum

Coping with the grim reality of sequestration and limited funding to our agencies, executive directors from all over the state gathered at the Marriott South Beach in Miami Beach to discuss the issues affecting housing authorities. Representatives of more than 40 member agencies met together for three days to put everything on the table and discuss as a group how to handle various situations, from utility payments to coping with limited budgets.

We also had visits by our governmental affairs consultants to give us a better understanding of what is happening at both the state and federal capitals. FAHRO will continue to fight on both hills as we push to influence beneficial legislation for our members.

State Representative Darryl Rouson (D-St. Petersburg) joined us briefly to discuss his new role as minority leader. He

See **E.D.'s CORNER** on page 6

Calendar

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

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

October 24-26, 2013
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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.

- The FAHRO Family extends its condolences to associate member Patti Tilchin and her family on the death of her father, Joe C. Yglesias, on Feb. 25. Mr. Yglesias provided 42 years of service to the Hillsborough County School Board, from which he retired as director of federal finance and accounting in 1995.
- Congratulations to Broward County HA on its award of \$1.4 million in Community Development Block Grant funds to strengthen three of its multi-family rental communities to better withstand storms.
- The Universal Public Procurement Certification Council (UPPCC) has named Broward County HA as recipient of the prestigious 2013 UPPCC Agency Certification Award in the Small Agency category. If BCHA maintains the current Agency



Certification Award status for three consecutive years, it will receive the highest honor in the public procurement industry, the UPPCC Sterling Agency Award.

- Congratulations to the Pinellas County HA on its three 2013 Community of the Year awards from the Bay Area Apartment Association. Recipients of the awards are East Lake Club Apartments (Conventional Community, 151-300 units category), Lakeside Terrace Apartments (Affordable Community, under 150 units category) and Norton Apartments at Lake Bellevue (Major Rehab Community, under 150 units category).

If you would like to contribute to Sounding Off, please email your comments to Susan Trainor, FAHROgram editor, editor.trainor@gmail.com.

Attention Members! Keep FAHROUp-to-Date!

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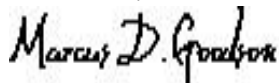
to Americans. And unfortunately for our constituents, housing for the lowest income earners does not rank extremely high on the list of funding requests. If these current funding shortfalls are not an anomaly, and in fact are our new reality, we have to change strategy and move from using ALL our energy and efforts on increased funding, which may never come, to mobilizing behind programmatic reform in all areas of public housing and Housing Choice Voucher operations. As documented in FAHRO's Feb. 25, 2013, letter, we recommended seven measures that would lessen the impact of the now realized funding shortfall. In retrospect, there are many other measures that also should be considered by Congress and HUD that will help offset annual operating costs. Given the severity of our funding situation, it is my sincere hope these conversations with HUD will take place expeditiously.

Instead of the White House and HUD attacking executive compensation for housing authority executive directors

while leaving other HUD-funded program directors' compensation packages intact, which is inconsistent and unfair, they should be working on rent reform for the subsidized housing programs that would generate more income for our agencies to operate. Another example of the regulatory burden we work under, which in this case creates a financial burden to the housing authority, Public and Indian Housing (PIH)-2012-17 requires housing authorities to cover the costs associated with treating bed bug infestation, and if the abatement requires more than one treatment, the cost could be in the thousands of dollars. This is just another example of the regulatory noose we find around our necks.

It is obvious we have much to discuss in the coming months. ✍

Sincerely,



Marcus D. Goodson
President

New FAHRO Headquarters

FAHRO is moving into new offices in Tallahassee. Update your FAHRO address to 1390 Timberlane Road, Tallahassee, FL 32312, and make plans to visit us during your next trip to Florida's capital city.



Roofers and painters put the finishing touches on FAHRO's new offices in Tallahassee.

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stressed the importance of meeting with your local legislators and building a relationship throughout the year so that you may call upon those legislators when the need arises.

Miguell Del Campillo, executive director of our host agency, the Housing Authority of the City of Miami Beach, gave visiting members a tour of his wonderful properties.

If you were not able to attend this important networking event, make sure you do so in the future. This yearly event is the best place to have your questions answered by the finest in the industry and to share ideas that can benefit all of our member agencies. 



Executive Director Miguell del Campillo was kind enough to take a group of us that attended the Executive Directors' Forum on a tour of the Housing Authority of the City of Miami Beach. Miguell has done an outstanding job.

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Congratulations to the **Kingsport Housing & Redevelopment Authority** on being one of only 17 entities across the United States to receive a **Choice Neighborhoods Planning Grant** to revitalize the Robert E. Lee Apartments and transform the Midtown Neighborhood.

Michael Brady Inc. is proud to have conducted the Physical Needs Assessment and Cost Estimates for the Choice Neighborhoods Grant Application.

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Fort Lauderdale HA Breaks Ground on Northwest Gardens, Phases II & IV

Carlisle Development Group and the Housing Authority of the City of Fort Lauderdale (HACFL) have broken ground on Northwest Gardens, Phases II and IV, a \$58 million project that will cap off a master plan to redevelop and revitalize the Northwest Neighborhood.

Ten percent of the apartments in Phases II and IV will be designated for residents at 25 percent or less than the Area Median Income (AMI) of \$62,600. Ninety percent of the dwellings will be designated for residents at 60 percent or less of AMI. Many of the residents will be elderly and children.

When completed in mid-2014, Northwest Gardens II and IV will be the culmination of an ambitious plan by Carlisle and HACFL to redevelop an entire neighborhood of aging housing stock in downtown Fort Lauderdale.

“Guiding the four-phase development was a progressive goal of creating a sustainable neighborhood that promoted urban self-sufficiency,” says Tam English, executive director/CEO of HACFL. “This new community has been designed as a transit village featuring more than 550 LEED-certified homes and a powerful network of social programs that promote food, education, occupation, physical wellness and emotional wellness.”



Fort Lauderdale Commissioner Romney Rogers, Robert Lochrie of Lochrie & Chakas, Fort Lauderdale Commissioner Bruce Rogers, Fort Lauderdale Commissioner Bobby DuBose, Judy Boswell of Bank of America, Fort Lauderdale Mayor Jack Seiler, HACFL Commissioner Shirley Carson, CEO Matthew Greer of Carlisle Development Group, Vice President Lindsay Lecour of Carlisle Development Group, HACFL Executive Director Tam English, COO Kenneth Naylor of Carlisle Development Group, HACFL Director of Development and Facilities Scott Strawbridge, HACFL Commissioner Nick Tranakas and Diane Ross of Bank of America

Fort Walton Beach HA Breaks Ground on SoundSide Apartments

by Kari C. Barlow

Community leaders broke ground April 16 on SoundSide Apartments on Carson Drive in Fort Walton Beach. More than 50 residents and Fort Walton Beach officials gathered at the site to celebrate the new \$22 million affordable housing project being developed by the Fort Walton Beach Housing Authority.

“This has been a long time in the making,” says Fred Thomas, chairman of the housing authority’s board. “I think it is going to have a positive impact on the community. ... I think it’s going to be an anchor in the community.”

Thomas praised Gail Sansbury, executive director of the housing authority, and former Housing Authority Commissioner Lee Bobo for envisioning an affordable housing complex eight years ago.

“It was those two who put the whole plan together,” he says. “It’s a wonderful accomplishment.”

Fort Walton Beach has contributed a little less than \$500,000 in Community Redevelopment Agency funds to the project. The 200-unit complex will feature one-, two-, three- and four-bedroom apartments, a pool, a fitness center and a wireless Internet cafe. The apartments will feature nine-foot ceilings, gourmet kitchens, washers and dryers, and screened porches.

Thomas said the project will breathe new life into the Carson Street area.



Fort Walton Beach community leaders break ground on SoundSide Apartments.

“It’s a relief,” he says. “This is an older community. The (apartments) will be market rate, which is affordable, and it’s right here in the heart of the city.”

Multicon, the general contractor, started construction in May. (Reprinted with permission from *Northwest Florida Daily News*.)

Fort Myers Partnership Commences Construction on Two Affordable Housing Communities

Senator Bill Nelson Is Guest Speaker for Groundbreaking

More than 100 guests attended a groundbreaking ceremony for the revitalization of two existing properties that will provide 212 affordable housing units in Fort Myers.

A public/private partnership between Pinnacle Housing Group and Southwest Florida Affordable Housing Choice Foundation Inc., a 501(C)3 nonprofit created by the Housing Authority of the City of Fort Myers (HACFM), commemorated the groundbreaking on May 1.

Special guest speakers at the event included Senator Bill Nelson and officials from the partnering agencies including the City of Fort Myers, U.S. Department of Housing and Urban Development, Pinnacle, the Southwest Florida Affordable Housing Choice Foundation Inc. and HACFM.

Marcus D. Goodson, HACFM executive director, acknowledged, "While the realization of sequestration, coupled with historically low funding levels from HUD is a painful reminder of how quick funding can decrease for affordable housing programs, we still must find ways to provide housing for those families most at risk of being homeless. With that mission at the forefront of our work, we were able to leverage local, state and federal funds to bring these two much needed redevelopment projects to fruition."

"These types of projects show what can happen when public and private sectors are both invested in revitalizing a community," said Senator Nelson. "Families in the area will have more affordable housing options, and construction of the new units will bring much needed jobs to the region."



HACFM Executive Director Marcus Goodson, City of Fort Myers Mayor Randy Henderson, Jr., Senator Bill Nelson and HACAFM Director of Real Estate Development Marcia Davis

The revitalized Landings at East Pointe will consist of 126 units, and the new East Pointe Place will offer 86 units, both with an effective mix of floor plans and bedroom sizes. East Pointe Place is currently being demolished in preparation for the new buildings to be constructed. Both developments are expected to be completed and fully leased by mid-2015. 🌿

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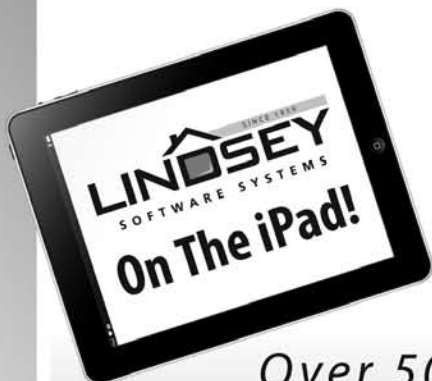
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Good News in Pasco County

Karen Jackson Sims's Mar. 15, 2013, entry on The HUDdle, the U.S. Department of Housing and Urban Development's official blog, celebrates good news in Pasco County. We reprint it here for our FAHRO Family to enjoy.

I'm coming back for a cup of coffee

Today I was able to drive slowly by that block and then stop and smile. Up until yesterday I had to look away and wipe the tears. Not that I didn't want to stop and knock on each door. I wanted to stop. I just didn't have anything in my hands for the families in the area, besides the promise of a dream for better days to come, given and repeated for almost 10 years. In my heart I know we could do it. How, was the dilemma.

Call it serendipity or an answer to prayers, but today I saw this sign near the elementary school: "Lacoochee Loves HUD," and I knew we are finally moving forward. Lacoochee, one of the most impoverished communities in Pasco

County in Central Florida, is rising today as a testament of what can happen when a community works together and partners with local, state and federal officials.

What would seem standard in most societies—a health clinic and community center—has been nonexistent in Lacoochee. Finally, the community is preparing to break ground on a center to offer health care services for a hundred kids. This means that children will be cared for while their parents work. The process has taken a few years. Loans and grants from HUD and other federal agencies have made it possible to build houses with the help of their future owners, to redirect sewer lines and create a new water infrastructure.

The residents of Lacoochee had a vision to improve their future. They found the way to work with their government and to get grants to provide the resources they need. Such grant, recently awarded by HUD, will be crucial; it will help the



Lacoochee loves HUD.

community plan its future in an organized and sustainable way. Other efforts are also paying off: The Department of Agriculture declared Lacoochee the Rural Community of the Year, and the Department of Justice is also offering more services in the area.

Being part of this transition has been pretty special, and I hope to come back soon and stop in for a cup of coffee. ☕

Karen Jackson Sims is HUD's deputy regional administrator in the Southeast and acting field office director in Tampa.

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