

FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

September/October 2012

President's Message

FAHRO Convention Provides Information, Motivation



Marcus D. Goodson

Greetings!

Fresh off my return from Orlando, Fla., where FAHRO held its 2012 Annual Convention and Trade Show, I find myself both energized and cautiously optimistic as we close the year 2012 and usher in 2013. National, regional and state

conferences generally serve as motivation for attendees to go forth and fight the good fight, but occasionally they can drain your spirits with depressing information learned from those few days of attending continuous breakout sessions. I would like to think our annual convention was able to motivate attendees for the struggles ahead.

We received straight talk from our keynote speaker, Ed Jennings, HUD regional

administrator for Region IV. I would like to congratulate Ed and his wife on the recent birth of their lovely baby daughter, who is already the apple of Ed's eye. Even though I am sure he is not getting much sleep these days, Ed was his usual upbeat, open and honest self about what we should expect from HUD in the way of funding and other regulatory concerns in the coming months. We were reminded that this is an election year and that election year politics can be difficult on some federal programs while other programs go untouched. Historically, housing programs are disproportionately affected when budgets are singled out for congressional review. Regardless of which party is in power, budget challenges remain a constant for housing professionals.

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

State Legislative Affairs

Election Season Is Opportunity Season

by Richard Pinsky, FAHRO State Affairs Consultant

The election primaries held Aug. 14 resolved many questions as to which individuals will be headed to Tallahassee as state legislators. Of course the upcoming November elections will complete the final picture, particularly between some very high profile Democrat versus Republican races.

Of the 120-member House, 44 seats have been decided, of which 33 are returning incumbents. Another 22 face only write-in candidates in November, leaving almost

half of the House of Representatives still "up for grabs."

Similarly, of the 40-member Senate, eight state senators have already been decided, and in November, 28 more seats will be filled.

We have a tremendous opportunity to meet these folks now as they are scouring their geographic districts looking for voters. By inviting

See **STATE LEGISLATIVE AFFAIRS** on page 12

Calendar

September 18, 2012
Jacksonville

November 6, 2012
Orlando

HOPE Fair Housing Training
www.FAHRO.org

September 18, 2012
Sarasota

Rent Calc II Training
www.FAHRO.org

October 15, 2012
Pensacola

October 18, 2012
Ft. Myers

UPCS Inspection Protocol Training
www.FAHRO.org

Online registration for FAHRO events available at www.FAHRO.org!

www.FAHRO.org

Internal Circulation

VOLUNTARY SAVINGS AND GROUP RETIREMENT PLANS FOR HOUSING AUTHORITIES

- 401(a) Retirement Plans
- 457 Deferred Compensation Plans
- Flexible Premium Annuities

Complete Administrative & Investment Services

Before investing, carefully consider the investment objectives, risks, charges and expenses, which include a contract fee, Separate Account expenses and Underlying Funds expenses. This and other information is contained in the contract prospectus and Underlying Funds prospectuses. Please read the prospectuses carefully before you invest. These prospectuses may be obtained by calling 1-800-468-3785.

MUTUAL OF AMERICA Your Retirement CompanySM

BARBARA ROMINE-GREEN, REGIONAL VICE PRESIDENT
WEST PALM BEACH REGIONAL OFFICE
1450 CENTREPARK BOULEVARD
SUITE 200
WEST PALM BEACH, FL 33401-7404
561-471-1445
FAX: 561-687-4969

JEANNE E. TYRE, REGIONAL VICE PRESIDENT
TAMPA BAY REGIONAL OFFICE
3000 BAYPORT DRIVE
SUITE 950
TAMPA, FL 33607-8408
813-281-8882
FAX: 813-281-2833

HOME OFFICE: 320 PARK AVENUE NEW YORK NY 10022-6839 1-800-468-3785
mutualofamerica.com

Mutual of America Life Insurance Company is a Registered Broker-Dealer.
Mutual of America Your Retirement CompanySM is a service mark of Mutual of America Life Insurance Company.

FAHRO Board of Directors 2011-2013

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

President-Elect

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

Immediate Past President

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

Vice President/Treasurer

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

Vice President/Secretary

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

Commissioner at Large

George Stakley, Chairman of the Board
Crestview Housing Authority
371 W. Hickory Ave., Crestview, FL 32536
Phone: 850/682-2413 • Fax: 850/689-4559
Email: stakleysarge@yahoo.com

Member at Large

Pete Gamble, CEO/President
Daytona Beach Housing Development Corp.
211 N. Ridgewood Ave., Daytona Beach, FL 32114
Phone: 386/253-5653 • Fax: 386/255-2136
Email: gamblep@dbhaff.org

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

Esmeralda Serrata, Executive Director
Collier County Housing Authority
1800 Farm Worker Way, Immokalee, FL 34142
Phone: 239/657-3649 • Fax: 239/657-7232
Email: cchaff@aol.com

Member at Large

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

Dorothy Ellington, Executive Director
Delray Beach Housing Authority
600 N. Congress Ave., Ste. 310-B, Delray Beach, FL 33445
Phone: 561/272-6766 • Fax: 561/278-4937
Email: dellington@dbha.org

Member at Large

John Nelson, Executive Director
Palatka Housing Authority
400 N. 15th St., Palatka, FL 32177
Phone: 386/329-0132 • Fax: 386/329-3672
Email: jnelson@palatkaha.org

Executive Director (Non-Voting Member)

Corey Mathews, CAE, Executive Director
FAHRO Headquarters
P.O. Box 14629, Tallahassee, FL 32317
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 10/12/12. All articles, RFPs and classified ads must be received by 10/12/12.

Professionally managed by

Membership Services, Inc
www.HelpMembers.com

9/2012

Member Feedback

- FPHASIF welcomes DeFuniak Springs HA as a new member.
- Congratulations to the West Palm Beach HA for its successful defense of a former resident's complaint claiming discrimination based on disability. The Palm Beach County Office of Equal Opportunity's finding that there were no reasonable grounds for the complaint is posted on the FAHRO website.
- The Orlando HA hosted a Father's Day celebration on June 9 as part of President Obama's "Fatherhood and Mentoring Initiative, Strong Fathers, Strong Families," which aims to foster healthy relationships between fathers and children.



- Congratulations to the Tampa HA on receiving 17 national awards from NAHRO for its innovative programs and initiatives that have bettered



THE NEW
**PHYSICAL
NEEDS
ASSESSMENT**
IS COMING...

www.gleassociates.com
1-888-453-4531



the lives of its residents and the community at large.

- A big thank you to Cameron Bannard of Avon Park HA for her donation of beautiful handcrafted jewelry to the Silent Auction for the benefit of the Deborah L. Vincent Scholarship fund.
- Congratulations to the following agencies that received HUD's Resident Opportunities and Self Sufficiency-Service Coordinators Program funds: Hialeah HA-\$480,000; HA of the City of Bradenton-\$144,000; HA of the City of Orlando-\$450,724; and HA of the City of Tampa-\$682,560.

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



GLE

Facilities and Environmental
Consultants

...having completed over 200 PNA's you can count on GLE to help you fulfill all of your upcoming obligations.



For those FAHRO members who attended this year's annual convention, you were part of the third largest convention by number of attendees since FAHRO began tracking attendance. For those members and non-members that were not able to make it, we certainly missed you and look forward to seeing you at the 2013 convention. Although the FAHRO staff and I are already working on the 2013 convention, we have not yet signed a contract for our location as of this writing, but we heard attendees loud and clear when they voiced their support for another year in Orlando.

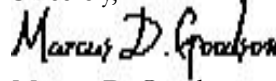
There are so many positives that come from our annual convention. They include the sharing of information from peer to peer as well as quality speakers from all levels of HUD and the private sector that provide the latest information on housing reform and industrywide best practices. During the convention, I was able to spend time observing attendees from a distance, and while watching the positive interaction between executive directors, other housing staff and vendors, I realized the value of coming together at least once per year in a convention atmosphere. I truly hope you had a wonderful experience during the 2012 annual convention.

Even though the annual convention by all accounts was a huge success, a number of housing authorities were not represented this year. That was troubling for me, because as president I take it personally when housing authorities are not represented at functions sponsored by FAHRO. All FAHRO functions are designed to benefit all member agencies, and when agencies are not present, they obviously miss the opportunity to learn from those that are present. Further-

more, member agencies can learn a great deal from non-member agencies that are doing exciting things. I will continue to work to increase our membership, and toward that goal, I solicit your assistance in reaching agencies that are not currently active in FAHRO.

Finally, as we approach the general election in November, it is incumbent upon us as leaders in our respective communities to motivate our residents, and people in general, to cast their vote on Tuesday, Nov. 6, 2012. Regardless of party affiliation, we have to be the motivating voice to get our residents to the polls. 🌿

Sincerely,



Marcus D. Goodson
President

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
(attach in MS Word format)

Photographs are welcome!



Michael Brady Inc. is BRIGHTENING THE FUTURE



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

www.michaelbradyinc.com
AA260000828 IB260000665

2012 FAHRO Annual Convention & Trade Show

A View From the Dock

After returning from the exciting 2012 FAHRO Annual Convention and Trade Show, most are saying “When will we set sail again?” This year was full of informative breakout sessions, rousing speakers, engaging vendors, commendable awards and delicious meals. In a word—EXCITING!

We would like to extend an enormous thank you to our speakers, Marcus Goodson, FAHRO president; Patsy Noland, SERC-NAHRO member services committee chairwoman; and Ed Jennings, Region IV administrator, for setting the pace at our grand opening session. During Wednesday afternoon, we had an effective annual business meeting, followed by a Celebration at Sea—a member appreciation reception for the attendees where vendors and members alike dressed to theme.

Thursday morning we kicked off with a hefty showing for our Breakfast Bingo fund-raiser. The three breakout session sequences that followed were a true success. Participants were able to choose

from a commissioner certification track taught by Ric Gilmore of Saxon, Gilmore, Carraway & Gibbons PA, a track specifically geared for HVC, beginning with a session on VASH Vouchers, and an informative track for the PHAs that included a session on tax credit revitalization. This informative day was followed by multiple raffles and a silent auction including gorgeous jewelry by Cameron Bannard, Avon Park Housing Authority; a flat screen TV donated by Sleuth Plumbing; two Kindle Nooks, one donated by CliftonLarsonAllen LLP, the other by Tenmast Software; and many more prizes.

The annual celebration cocktail party and banquet or “The Captain’s Gala” followed that evening with a four course meal, awards and dancing. It was a good evening for our scholarship winners this year, Shauntel Smith and Melissa Hui, who were recognized at the banquet. Also at the Gala, a lucky Shannon Young, executive director of the Seminole County Housing Authority, won two



Carnival Cruise tickets to the Bahamas. We would like to give a special thank you to FPHASIF for sponsoring this popular black-tie event and for offering the Carnival Cruise certificate.

With the third largest number of attendees on record, the 2012 FAHRO Annual Convention and Trade Show could not have been a triumph without our sponsors, Progress Energy, Florida Pension Group, Housing Trust Group and FPHASIF.

Please take the time to let us know your opinions of the meeting by visiting www.FAHRO.org and filling out the survey.



Lillian Stringer and Martin Williams, Tampa Housing Authority



Maria Burger and Christine Vining, Housing Authority of the City of Stuart, at the Member Appreciation Reception



Christy Holland, Levy County Housing Authority, with Jim Hughes, Tenmast Software



Marcus Goodson with FAHRO Scholarship recipient Melissa Hui and UNCF representative Sherry Paramore



Ed Jennings, regional administrator, Region IV, speaks at the Opening General Session. At the table are Marcus Goodson and Corey Mathews.

Thanks to Our 2012 Sponsors

Progress Energy
Maintenance USA
Florida Pension Group
FPHASIF
Housing Trust Group



Pete Gamble, CEO, Daytona Beach Housing Development Corporation, pictured with Marcus Goodson and Catherine Reddick, receives the award for Outstanding Individual of the Year.



Debra Johnson, executive director, Pinellas County Housing Authority, pictured with her husband, Joey, receives the award for Housing Authority of the Year.



FPHASIF members from left to right: Martin Williams, Tampa Housing Authority; Pam Wester; Brooke Butler; Barbara Miller, Broward County Housing Authority; Maria Burger, Housing Authority of the City of Stuart; Gail Sansbury, Fort Walton Beach Housing Authority; and Corey Mathews



Marcus Goodson (left) and Ric Gilmore are joined by their wives at the Captain's Gala on Thursday evening.



Marcus Goodson with FAHRO scholarship recipient Shauntel Smith and UNCF representative Sherry Paramore



Pamela Brewster with her husband, Tom



Management Solutions for the Affordable Housing Industry

Headquartered in Florida, CVR provides services to affordable housing agencies throughout the Nation and the Caribbean.

Agency-Wide Services

- ✓ Technical Assistance
- ✓ Operational Assessments
- ✓ Strategic Planning
- ✓ Custom IT Solutions

Modernization & Development

- ✓ Development Consulting
- ✓ Mixed-Finance & HOPE VI
- ✓ Financial Advisory Services

HCV Program Services

- ✓ Operations
- ✓ HQS Inspections
- ✓ Call Center Operations
- ✓ Quality Assurance
- ✓ IT Based Performance Management Systems

CVR currently manages more than 27,000 vouchers for small and large Programs.

www.cvrassociates.com
Tampa • Atlanta • Chicago • New York



FLORIDA PENSION GROUP
Retirement Planning Strategies™

For over 17 years Florida Pension Group, Inc. has been the solution for many small business owners, non-profits, and governmental agencies in assisting with their qualified plan decisions. Florida Pension Group, Inc. has an excellent track record of satisfaction amongst plan trustees and employees alike. Through our unique plan design process and focus on employer and employee satisfaction, Florida Pension Group, Inc. has become one of the fastest growing qualified plan service providers in Southeast.

John W Pomroy
Financial Advisor
(904) 924-6343



A full house at the General Session: A View From the Bridge - Management Models & Business Plans



Larry Shoeman with his wife, Jackie, at the Captain's Gala



Patsy Noland, SERC-NAHRO, speaks at the Opening General Session on Wednesday morning.



Abe Singh, Area Housing Commission, with SACS Software's Dale Jones and Keith Scott



The UNCF silent auction featuring beautiful jewelry crafted by Cameron Bannard, Avon Park Housing Authority



Catherine Reddick and Marcus Goodson with Maria Burger as she receives Best Overall Layout & Design for Stuart Housing Authority's Stuart Housing Times



Miguell del Campillo, Housing Authority of the City of Miami Beach, with his wife at his side



John Pomroy, Florida Pension Group, in the exhibit hall



Ben Stevenson, Lakeland Housing Authority, with representatives from CVR Associates Inc.



Congratulations to Our 2012 FAHRO Award Recipients

Outstanding Individual of the Year

Pete Gamble, CEO
Daytona Beach Housing Development Corporation
For tireless dedication to protecting affordable housing in Florida

Housing Authority of the Year

Pinellas County Housing Authority
For providing outstanding affordable housing in Florida

2012 Deborah L. Vincent/FAHRO Scholarship Award Recipients

Shauntel Smith, Pinellas County Housing Authority
Melissa Hui, the Housing Authority of Bartow

Best Practices Award Recipients

Avon Park Housing Authority for Hope for the Homeless; A Transitional Housing Program
Small Agency Category
Broward County Housing Authority
BCHA Partnership with Hispanic Unity of Florida Inc.
Large Agency Category

Newsletter Competition Award Recipients

Broward County Housing Authority
Keeping In Touch Newsletter
Best Newsletter – Large Agency
Housing Authority of the City of Daytona Beach
Resident Chronicle
Best Newsletter – Medium Agency

Stuart Housing Authority
Stuart Housing Times
Best Newsletter – Small Agency

Stuart Housing Authority
Stuart Housing Times
Best Overall Layout & Design

U.S. Communities Provides Purchasing Solutions to Housing Authorities


The U.S. Communities Government Purchasing Alliance (U.S. Communities) partners with public agencies like housing authorities to find solutions that benefit procurement professionals. Simply put, U.S. Communities was founded by public agencies for public agencies. U.S. Communities goes beyond providing outstanding contracts. Together with its supplier partners, U.S. Communities is committed to offering comprehensive business solutions that help agencies maximize cost-control while also improving operational efficiencies and performance. FAHRO has identified the following key solution areas of focus:

Automotive Solutions provided by CARQUEST, the premier supplier of replacement products, accessories, supplies and equipment for virtually all makes of automobiles as well as light- and heavy-duty trucks, off-road equipment, buses, recreational vehicles and agricultural equipment. Additionally, CARQUEST distributes and sells tools, equipment, chemicals, paint and accessories.

Public Safety and Emergency Preparedness Solutions provided by Safeware-Mallory, which delivers the highest level of expertise and service. Both Safeware and Mallory are nationally recognized industry leaders in the distribution and servicing of this market segment. They have a strong background in distri-

bution, emergency preparedness equipment and response. The Safeware-Mallory team brings national coverage and regional expertise to all agencies.

Facilities Solutions through CINTAS and The Home Depot. Cintas designs, manufactures and implements corporate identity uniform programs and provides entrance mats, restroom supplies, promotional products, first aid and safety products, fire protection services and document management services nationally. The Home Depot delivers program participants comprehensive solutions that range from basic maintenance products to professional installation and repair. Each solution is customized to fit an agency's specific needs.

U.S. Communities takes great pride in not only providing resources, but also in serving as a resource with innovative offerings including an online shopping portal, educational webinars and trainings and a green purchasing program. U.S. Communities is the gold standard when it comes to honest and effective public procurement as well as partnerships dedicated to providing best-in-class procurement solutions. To learn more about U.S. Communities and its solution offerings, visit www.USCommunities.org or contact David Kidd at DKidd@USCommunities.org. 



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

Two Types of Happiness

by Corey G. Mathews, CAE

Tis nothing good or bad/But thinking makes it so – William Shakespeare

If you are struggling with making a decision that is weighing heavily on your future happiness, I invite you to listen to Daniel Gilbert at www.Ted.com/talks. Gilbert, a psychologist and a happiness expert at Harvard University, is the author of *Stumbling on Happiness*. I always considered it a luxury to have the freedom of choice, but Gilbert explains how it can work against us.

He argues that one of the key features of mankind (aside from opposable thumbs and standing upright) is our ability to use our prefrontal cortex to mentally picture the probable results of our decisions before we even take action. This mental capacity enables us to choose and guide our behavior toward more desirable outcomes, but it can also have a surprising, inverse effect on our ability to find happiness in today's society.

Apparently scientists have found that there are actually two different, but real, types of happiness (synthetic vs. natural) that work to minimize the impact of our decisions on our level of happiness. The freedom to make our own decisions leads to

natural happiness—a sense of pleasure in getting what we want. Synthetic happiness works to make us happy with what we end up with. Having too many choices—something we usually consider being positive—can actually make us unhappy because it results in second-guessing what we really want.

It is that straightforward logic that led me to take an obvious course of action in my own life: to enter into a commitment of marriage with Beth Brown. We have not yet set a date but plan to be wed next spring.



Corey Mathews and Beth Brown announce their engagement.

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



What Home Means to Me

Pinellas County, Gainesville Children Submit Winning Posters

FAHRO member agencies Pinellas County Housing Authority and Gainesville Housing Authority have statewide winners in the children's poster contest "What Home Means to Me." Resident children all over Florida were invited to submit their drawings, paintings or collages that depict what having a home means to them. The children also wrote 100-word essays to explain the inspiration, vision and importance of their poster designs.



"The sidewalk represents the steps I took while growing up."
Kendrick Hill, age 14
Gainesville HA

The winning posters are being submitted to NAHRO's Housing America "What Home Means to Me" Poster Calendar Contest. A grand prize winner will win a \$500 U.S. Savings Bond, and 12 national winners will win a \$100 bond. Here are Florida's "Best in State" posters with excerpts from the winners' essays (inventive spelling and all):



"Dont ever ever giv up on yor house."
Niema Goolsby, age 8
Pinellas County HA



"My home poster is about caring and loving..."
Kendra Rivera, age 10
Pinellas County HA



"... loveing a home means caring and taking care of it ..."
Promise Daniels, age 11
Pinellas County HA



"... it is my favorite place to be."
Kassidy Galloway, age 7
Gainesville HA

THERE'S A PLACE FOR YOU IN OUR USER COMMUNITY



Building partnerships by sharing your priorities.

Welcome to the Tenmast neighborhood.

Follow us on



132 Venture Court, Ste 1. Lexington, KY 40511

tenmast.com | p: 877.836.6278 e: info@tenmast.com



Step Up For Students Offers K-12 Scholarships for Low-Income Florida Schoolchildren

Step Up For Students is a non-profit organization that administers the Florida Tax Credit Scholarship for low-income students (K-12). Many families still don't know the option exists, but Florida has the nation's largest scholarship program giving low-income families the ability to choose the school that best meets their children's needs. Families who qualify for the free or reduced price lunch program may also qualify for the Step Up For Students Scholarship. Scholarships are based on income, not academic performance. Scholarships are first-come, first-served. Once a student's eligibility is verified, the parent has the freedom to choose any one of more than 1,350 participating private schools across the state, or they can use a \$500 transportation scholarship to offset travel costs to an out-of-district public school. The scholarship also has special eligibility standards for foster and homeless children. Please check www.StepUpForStudents.org for additional eligibility requirements, application deadlines and to apply. 🌱



218,000 SCHOLARSHIPS HAVE ALREADY BEEN AWARDED TO LOW-INCOME FLORIDA SCHOOLCHILDREN.

The Florida Legislature created the Tax Credit Scholarship in 2001 to allow families to consider school options they may not have been able to afford. Step Up For Students, the nonprofit that administers this program, awards scholarships based on income, not academic performance.

Families who qualify for the free or reduced-price lunch program may qualify for the scholarship program too. Students who qualify may receive up to \$4,335 for private school tuition and fees OR \$500 to help cover transportation to a public school in another county.

During the 2011-12 school year, about 39,000 Florida children benefitted from this scholarship and were able to choose from one of approximately 1,350 private schools throughout the state. It's your child, it's your choice.

Our goal is to give your family a choice in your child's education. These scholarships are awarded on a first-come, first-served basis so don't wait until it's too late.

For application deadlines and to apply please visit www.StepUpForStudents.org/family. For additional information please email info@sufs.org or call 877.735.7837. OR text: new to 28766 to be added to our mobile list to receive additional information*.

*Msg and data rates may apply. Receive up to one message/week. Text 'help' for help, text 'stop' to cancel. T&C @ www.msxt.com/terms



How to qualify for a 2012-13 scholarship

Does your family qualify for the free or reduced lunch program? If so, you may qualify for this program too. Is your household income* at or below these levels?

# of people in household	Total Gross Monthly Household Income*
2	\$2,333
3	\$2,944
4	\$3,554
5	\$4,165

*2012-13 income guidelines *add \$611 for each additional member

- A child entering kindergarten must be 5 by September 1st.
- A child entering grades 6-12 must have attended a Florida public school for the entire 2011-12 school year.*

*Please check our site for the most current requirements.

If you know other families who could benefit from this scholarship program, please share this information with them:

www.StepUpForStudents.org/family | Scholarship hotline: 877.735.7837



Save Resources With FAHRO!

You can save some trees and save some resources for FAHRO at the same time by receiving the FAHROgram's digital version only. Email Jan@FAHRO.org with "SAVE Resources With FAHRO" in the subject line if you want to stop receiving a printed version of the *FAHROgram*.



these candidates to visit our respective agencies, we have the perfect opportunity to explain the difference between affordable housing and public housing, as well as what our mission is and how PHAs are an entity of both the state and federal governments at the same time.

During the upcoming 2013 legislative session, not just rehab funding, but property taxes will likely take center stage for FAHRO. Not all, but various county property appraisers have begun a more detailed scrutiny of how PHAs operate, their relationship to tax credit projects, commercial enterprises on PHA land and in particular, any and all types of operations outside of the historic role of public housing authorities.

Meeting candidates now who are running for office is our best way of ensuring our protection and success in the future. Almost every county in Florida has at least one, if not more than one, contested House or Senate race going on.

In most cases, our own PHA board members are probably very well versed as to who these folks are and have a good idea of the likely winners. Use your board member relationships to arrange introductions or invitations to candidates to visit your PHA. Establishing and fortifying a working relationship with your legislator not only helps FAHRO in Tallahassee, but can also become invaluable to your particular agency in any number of ways at the local level.

And of course, if you need help in identifying or contacting any legislator or candidate, we are happy to respond immediately.

See you in Tallahassee! 🌴

Calling 'Dr.' Freddie Riley

Freddie Riley, 14, who resides at the Palmetto Park Development and attends Spruce Creek High School, aspires to be a heart surgeon. On June 12, Riley was able to spend the day shadowing one of the country's leading neurosurgeons, Philip St. Louis, M.D., of Orlando. St. Louis is board certified in neurological surgery and a friend of Pete Gamble, former executive director of the Housing Authority of the City of Daytona Beach. After a few phone calls and emails, all parties agreed it would be great for Riley to travel to Orlando and spend some time in St. Louis's office to observe the daily work of a neurosurgeon. Riley observed patients, talked with staff, reviewed charts with St. Louis and listened in on doctor/patient consultations. He was able to ask St. Louis about the educational path to becoming a doctor as well as the challenges St. Louis has encountered in the profession. Gamble and St. Louis have committed to staying in contact with Riley. 🌴



Aspiring doctor, Freddie Riley of Daytona Beach, meets with Dr. Philip St. Louis in Orlando.

Gilson has an App for that.
SOFTWARE SOLUTIONS



Integrates with all vendor software products!

FREE TRIAL AVAILABLE

iWork Order

iUPCS Inspection

iRe-Certify Kiosk

iHQS Inspection

iBoard Meeting

Sales@GilsonSoftware.com

888-252-2338

www.GilsonSoftware.com



BRING ALL YOUR SYSTEMS UNDER ONE ROOF.

Software Solutions for:

Occupancy
Accounting
Maintenance
Mobile Inspections

Fee Accounting Services

PIC Consulting & 50058 Submissions

Online Applications & Resident Screening Management

Managed Technology Solutions for:

Hardware
Hosting
Backup
Email Services

Efficiently managing your office saves both time and money!

That is why we offer a variety of solutions to meet all of your organization's needs. Lindsey is dedicated to being a partner to the housing industry by providing ideas and support in addition to our extensive software, accounting, and other technology services.

**Contact us today and let us show you
how to work efficiently by bringing all
your solutions under one roof!**


LINDSEY
800.890.7058
www.lindseysoftware.com



ARE YOUR RESIDENTS LOOKING FOR LOWER POWER BILLS?

WE CAN HELP.

The Energy Advisors at Progress Energy can help you identify the best energy-saving opportunities for your properties and offset the upfront costs with valuable rebates. Ask our Energy Advisors about rebates for energy-saving, bill-lowering upgrades that will make your residents happier – and your properties more attractive.

REBATES* AVAILABLE FOR UPGRADES TO:

- Insulation
- Ductwork
- Windows
- Heating and cooling systems
- And more

*Rebates subject to change based upon changes in applicable local, state or federal law.

Call 1.866.843.6546 to learn more.





FHARMI

FLORIDA HOUSING AUTHORITIES RISK MANAGEMENT INSUREDS

**PARTNERING WITH PUBLIC HOUSING FOR
23 YEARS, FHARMI IS THE INSURER OF CHOICE WHEN
SEEKING STABILITY & CONSISTENCY**

- **Competitive Pricing**
- **HUD Bid Waiver**
- **Tax Credit, Non-Profit & Mixed Income Programs**
- **Low Wind Deductibles**
- **A+ Rated Carriers & Reinsurance**
- **Complimentary State of the Art Risk Management Services**
- **In-House Claims Administration**
- **Financially Strong & Able To Weather Disaster**
- **Owned & Operated By Florida Public Housing Authorities**
- **Peer Claims Review Committee**
- **Prompt, Courteous Customer Service**

**Brokerage Services Provided By Arthur J. Gallagher Risk
Management Services**

**Claims Adjusting Through 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 or contact us directly at 321-255-1010**

FHARMI

**7331 Office Park Place Suite 3
Melbourne, Florida 32940
Jennifer Luckern, CEO
jenniferluckern@bellsouth.net**



**P.O. Box 14629
Tallahassee, FL 32317-4629
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.

GROW STRONGER TOGETHER!



Owned And
Managed By Its
Members With
Competitive &
Stable Rates



Holds A HUD
Procurement
Waiver For All
Lines Of
Coverage



Endorsed By FAHRO

CONTACT THE FPHASIF ADMINISTRATOR FOR A QUOTE TODAY

Hunt Insurance Group, LLC 800-763-4868

Brooke Butler, Brooke.Butler@willis.com; Pam Wester, Pamela.Wester@willis.com