



FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

January/February 2013

President's Message

FAHRO: Speaking With One Voice



Marcus D.

Goodson

Greetings!

This is such a special time of year ... a time when we take a moment to reflect on the past 12 months. The highs and the lows visited us all last year, and we certainly hope there were more highs than lows. At FAHRO, the last year was especially

rewarding. As president, I am appreciative of the support I received from the FAHRO staff and board of directors. Your sound advice and presence has made the challenges of being president easier to face.

I am pleased with the direction the leadership is taking FAHRO. In the face of much uncertainty, I truly believe FAHRO represents stability and dependable resources for our members when the journey becomes too laborious to handle alone. FAHRO is growing. We are improving in so many areas, which will position us to better meet the needs of our members throughout 2013. With increased membership, and a recruitment effort that will take me to many parts of the state this year, we anticipate our growth to continue. We solicit your help in bringing more agencies to FAHRO for the first time as well as helping to bring former members back.

One example of the growing power of FAHRO can be found in the tremendous year the FPHASIF experienced in 2012. During the last insurance renewal period, FPHASIF added the following FAHRO members: Avon Park, Fort Myers, Bartow, Gainesville and Winter Park. And we anticipate a strong first quarter in 2013 as many housing authorities renew their insurance policies in January.

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State Legislative Affairs

Let's Get Busy!

by Richard Pinsky, FAHRO State Affairs Consultant

Elections are over, the Legislature has organized and the 2013 regular session of the Florida Legislature is set to begin on Mar. 5, 2013.

During the first week of interim committee meetings, held the week of Dec. 3, senators and representatives learned of their new committee assignments as well as their new office locations. They also found time to meet in their committees for the first time to hear budget presentations from the various state agencies. Senate President Don Gaetz quickly laid out his priorities by appointing Special Select Committees on Gaming and Health Care Reform. House Speaker Will Weatherford followed suit by appointing his own Select Committees on Gaming and Health Care Reform. Both sides realize they must deal with the implementation of the Federal Affordable Health Care Act, and neither the House

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Calendar

February 4-8, 2013 **HCV Specialist Training** Jacksonville HA

February 19-21, 2013 Self Sufficiency Service Coordination Case Management Fort Myers HA

March 13-14, 2013 Hearing Officer Workshop Fort Myers HA

May 7-9, 2013 FAHRO Executive Directors' Forum Deauville Beach Resort Miami Beach

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

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

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Member Feedback

Do you need help with a project or issue and want to see if any of our readers have the answer? Has a colleague done something wonderful that deserves an attaboy or attagirl? Or are you just frustrated and want to vent? Here is your chance to (anonymously if you wish) say thanks, ask for assistance, vent your frustrations, express your opinion or let us know how you feel.

- Congratulations to the first graduating class of the Gainesville HA's Paint Your Way Into Business program, sponsored by Santa Fe College, Center for Innovation & Economic Development.
- Thank you to HR/Finance Director Sharla Frantz of the Sarasota HA for all her hard work developing a Florida salary, qualifications and benefits summary report for the 25 housing agencies who participated in the 2012 Florida Housing Authority Salary Survey. She is the brainchild and workhorse behind this effort, and we really appreciate her!
- The HA of the City of Fort Myers has appointed Peter Routsis-Arroyo as chairman of the board and Joseph D'Alessandro as vice chairman.



- The Pinellas County HA has been designated a Florida Ready to Work Assessment Center. As a Florida Ready to Work Assessment Center, PCHA can test participants to determine whether they have the fundamental job skills to receive a Florida Ready to Work credential as well as help participants study to gain the credential.
- Congratulations to the Tampa HA on the December opening of Ella, part of the Encore mixed-use redevelopment district in Downtown Tampa, as well as groundbreakings for two more buildings, Trio and Reed.

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

HACMB Begins Work on New Apartments for the Elderly and Disabled

The Housing Authority of the City of Miami Beach celebrated a ribbon cutting for a new housing development on Nov. 16. The Steven E. Chaykin Apartments will provide 30 one-bedroom, one-bath units of quality affordable housing for elderly disabled persons. This new development is named in memory of Steven E. Chavkin, former HACMB chairman, who was instrumental in this affordable housing initiative.

The architect for the project is Mateu Architecture, named 2012 Firm of the Year by the Miami Chapter of the American Institute of Architects. Jaxi Builders Inc. is the contractor. Funding sources include the Florida Housing Finance Corporation, Miami-Dade County, the Florida Department of Economic Opportunity, the City of Miami Beach and the Housing Authority of the City of Miami Beach.



Former HACMB Chairman Michael R. Band, former Florida State Senator Dan Gelber, City of Miami Beach Mayor Matti Herrera Bower, HACMB Chairman Emilio Fernandez, HACMB Executive Director Miguell Del Campillo (standing), former HACMB Chairwoman Betty Gutierrez, U.S. HUD Miami Field Office Director Armando Fana and HACMB Board Tenant Commissioner Eugenio Cabreja

Beyond the 2012 Election Cycle

by Corey G. Mathews, CAE

Living in the battleground state of Florida, where our results were once again mired in controversy and it took several weeks to certify the winner of our 29 electoral votes, the only thing that truly united us on election night was that we all were glad it was over.

In the end, we learned pretty much what we already knew. Our nation remains deeply divided on the direction we believe we need to go in order to move forward. President Obama was re-elected, but with substantially less of a mandate than before. The Democrats retained control of the U.S. Senate, and the Republicans retained control of the House, as expected. All of this spells out more of the same of what we have experienced over the preceding two years—there will be lots of staring contests and head-butting.

In Florida, we ended up going for President Obama, though many anticipated us going the other direction. While redistricting and the implementation of the Fair Districts amendment resulted in gains by Democrats in both the state House and Senate, Republicans still maintain a solid majority. Despite a few individual surprises in races, the overall outcome came down well within the guidelines of expectations.

If there is a lesson to be learned from this electoral season, it is that we are a nation without consensus and the only way to govern us is through compromise. Many Republicans have gotten the message that the electorate doesn't favor their positions on social issues, and they will have to build a new coalition if they hope to govern going forward. However, most Americans believe the Ds are less effective at fiscal policy and national security. While many Americans are not in full agreement with either side, both are



playing hardball with our future. We need both sides to rise above the rhetoric and come to the table to negotiate.

The framers of our model of government envisioned just such division. They expected intelligent people to disagree deeply on policies, putting us in a posture to be forced to compromise or live with the status quo. Yet the only thing everyone agrees on right now is that the status quo is unacceptable and neither side can afford to play the game of rewarding its constituency at the expense of the other side. After all, both Presidents Reagan and Clinton had significant political foes and hurdles in Congress, yet each was extremely successful in his own right to compromise and make good policy. The time has come for everyone to rally behind our elected officials (at least for the next two years) and encourage them to embrace the art of compromise and governance. In the immortal words of Benjamin Franklin, "We must all hang together, or assuredly we shall all hang separately."



PRESIDENT'S MESSAGE continued from page 1

As you may recall, the theme for my presidency is "A United FAHRO, Speaking With One Voice." My goal has been to speak with one voice so we never send mixed messages to our regional HUD offices, or more important, to HUD headquarters in Washington, D.C. How do we accomplish consolidating so many voices into what is best for the overall needs of FAHRO's member agencies? Certainly we do this by communicating with each other via conference calls, emails, etc., but I believe we are more effective in crafting our message when we meet face-to-face to debate the issues of the day.

The first opportunity to brainstorm with your peers in a group setting will take place during our 2013 Executive Directors' Forum to be held at the Deauville Beach Resort in Miami Beach on May 7-9, 2013. During the 2012 ED Forum, there were 53 executives in attendance, which happens to represent the largest turnout on record, and the feedback from those who attended was extremely positive. Building on the 2012 success, we invite you to be part of this year's forum, where we will discuss the current challenges of the day and debate which solutions are most viable. Then with one voice we will submit our recommendations/ suggestions to HUD for its consideration.

It is never too early to plan for FAHRO's Annual Convention and Trade Show, which will be held Aug. 6-9, 2013. We will remain in Orlando this year; however, we will change locations to the Loews Portofino Bay Hotel, which is a Universal Studios property. We hope to surpass the attendance of the 2012 annual conference, which was the second largest on record, by having the largest attendance ever. So, plan to be part of history at this gorgeous resort hotel located within walking distance of Universal Studios, or do what I plan to do and catch the shuttle boat to the park.

On behalf of the FAHRO board of directors, staff and members, we hope this year brings you peace, prosperity and good health.

Sincerely,

Marcus D. Goodoon

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!





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STATE LEGISLATIVE AFFAIRS continued from page 1

nor the Senate wants to spend any time at all debating gaming issues. Therefore, the respective gaming committees will be spending their time over the next two years studying the financial impact of all the various forms of gambling in Florida, from Indian reservations to the state-run lottery.

For all other legislation to be debated during the upcoming session, bills must be filed by the Mar. 5 deadline. Dozens of bills have already been filed since the election, and the total number of bills filed will eventually reach more than 2,500.

FAHRO wasted no time in securing House and Senate sponsors for our own legislation, which we will start off as we did last session by asking for the declaration that PHA land is exempt from ad valorem taxes even when a PHA has a commercial enterprise on its property. We also anticipate other issues being added to our bills as the legislation moves through the process.

We are very pleased that Rep. Darryl Rouson (D-St. Petersburg) will once again sponsor our bill in the House. Senator Geraldine Thompson (D-Orlando) will be our sponsor in the Senate. Both the House and Senate bills are being drafted by staff and will soon be ready to receive a bill number and committee references. It's a little too early to distribute talking points or to ask our FAHRO members to help secure bill co-sponsors. However, it's not too early to begin submitting your requests for items to be included in our legislation.

We also need our FAHRO members to check with their respective board members and commissioners to determine which ones may have good relationships with their legislators. Sending this information to FAHRO headquarters will be extremely helpful toward gaining the necessary support in each of the committees to which our bills are referred.

Finally, this is the year we will need you to come to Tallahassee. We are forming a Legislative Strike Team of FAHRO members who are willing to come to Tallahassee as needed to testify in committee meetings or to meet with legislators to get critical support of our legislation. Please email Corey Mathews, *Corey@ EAHRO.org*, if you would like to serve on the Strike Team.

Also, between now and the beginning of session, please try to meet all the newly elected legislators and invite them to visit your housing authority so they will understand what you do and whom you serve.

See you in Tallahassee! 쯁



Fort Myers Celebrates With Annual Turkey Dinner Giveaway

Community partners including Cornerstone Ministries, Community Cooperative Ministries Incorporated (CCMI), Harry Chapin Food Bank, Walmart, The Housing Authority of the City of Fort Myers (HACFM), Lee County School District and other local businesses/agencies celebrated the season of giving by distributing bags of canned goods, vegetables, bread, dessert and a frozen turkey or hen to hundreds of disadvantaged and needy families so they could prepare their Thanksgiving meals.

The annual turkey dinner giveaway was a great success. On Saturday, Nov. 17, 2012, approximately 1,500 turkey dinners were distributed to families living in the Dunbar and neighboring communities. Two hundred of those dinners were delivered throughout the various HACFM public housing family developments. Additionally, on Thanksgiving Day, CCMI delivered 120 hot meals to elderly clients residing in three public housing senior developments.

The outreach event was held at Cornerstone Ministries. The volume of volunteers willing and ready to work for this cause was phenomenal (many were there at 5:30 a.m.). It was exciting to see everyone working together as a team to provide this wonderful service to Dunbar area residents.



Volunteers arrive early to provide meals to area residents during the annual turkey dinner giveaway in Fort Myers.

PCHA Breaks Ground on Apartments for Low-Income Seniors

Local officials in Pinellas County broke ground on a new 153-unit affordable housing community for senior citizens on Nov. 14. The ceremony took place at the Pinellas County Housing Authority's site at 11479 Ulmerton Road in Largo.

Pinellas Heights is a mixed-finance redevelopment of the former Greenhouse Shoppes commercial strip center. The former strip center was largely vacant and in need of significant repair. The new mixed-finance community will provide additional affordable housing for seniors ages 62 and older with incomes less than 60 percent of the Area Median Income. The apartment homes will be ready for occupancy by summer 2014.

Norstar Development USA LP and the Pinellas County Housing Authority are co-developers for the project. Richard Higgins, president of Norstar, says, "It was a delight to work with the Pinellas County Housing Authority on the Pinellas Heights project. It was an extremely complicated deal that required the participation of myriad public and private sector organizations. In the end, it was well worth the hard work as we are now under construction on a beautiful building that will house 153 low-income seniors who desperately need affordable housing in Pinellas County."

Funding for the \$24 million development was provided by the U.S. Depart-



PCHA Commissioner Cynthia Wilson, PCHA Vice-Chair Angela Rouson, City of Largo Mayor Pat Gerard, Juan Miranda – U.S. HUD, Jose Cintron – U.S. HUD, PCHA Executive Director Debra Johnson, Pinellas County Commissioner Norm Roche, PCHA Chairman Joseph Triolo, HFA of Pinellas County Vice-Chair Tasker Beal, Shirley Miaoulis – district representative for Congressman Bill Young, Dave Urban – RBC Capital Markets, Alan Swartz – PCHA board, HFA of Pinellas County Executive Director Anthony Jones, Charles Samaha – PCHA board, Norstar President Richard Higgins and Sharmi Sobhan – JP Morgan Chase

ment of Housing and Urban Development, Housing Finance Authority of Pinellas County, Pinellas County Community Development, City of Largo, Norstar Development USA LP, RBC Capital Markets, JP Morgan Chase and the Pinellas County Housing Authority. The Federal Home Loan Bank of Atlanta also provided a \$1 million Affordable Housing Program grant to the project.

"Today was another step forward for the Pinellas County Housing Authority in providing more affordable housing to the citizens we serve. I am honored to be a part of this great organization," says PCHA Chairman Joseph Triolo.

As an additional benefit of creating more affordable housing for Pinellas County seniors, over \$17 million in construction dollars will be infused into the local economy through this project during 2012 to 2014. Approximately 200 jobs will be created during the 18-month construction of Pinellas Heights, and additional jobs will be created for management and maintenance of the development. The total impact on employment is expected to be 395 jobs, including direct, indirect and induced.

HA Spotlight

Nonprofit BCHA Affiliate Acquires Ocean Drive Estates in Pompano Beach

Building Better Communities Inc., a nonprofit affiliate of Broward County Housing Authority (BCHA), has acquired Ocean Drive Estates in Pompano Beach.

Purchased for \$970,000, the three, one-story "four-plex" buildings consist of 12 two-bedroom, one-bathroom units averaging 750 square feet. In addition to the purchase price, Building Better Communities will invest money into rehabilitating the interiors and exteriors of the units, as well as upgrading landscaping on the property.

Ocean Drive Estates is located nearby several BCHA affordable housing properties, including Highland Gardens and Tallman Pines, and fits into the Affordable Housing Plan adopted by BCHA in 2002.

"The acquisition of Ocean Drive Estates will further expand our affordable housing ownership and management and will add to our affordable rental inventory," says Ann Deibert, CEO of BCHA. "The rents at Ocean Drive are lower than average in Broward County, particularly for twobedroom units, and this is in line with our mandate to provide affordable rental properties for Broward's workforce, as well as providing us with an additional private revenue stream outside of public sector funding."

Affordable properties like Ocean Drive Estates are critically important for Broward County. According to the 2011 Affordable Housing Needs Assessment report by the Metropolitan Center at Florida International University, substantial affordability gaps exist for Broward County renter households earning 80 percent or less than the Area Median Household Income of \$62,600.

Extremely cost-burdened renter households—those spending more than half of their income on housing increased by 51.1 percent between 2000 and 2010. The average rent in Broward County is \$1,253, with two- and three-bedroom units higher on average. Rents at Ocean Drive Estates average \$900 per month.

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Sarasota Housing Funding Corporation Completes Rehabilitation of Sustainable and Affordable Apartments

The Sarasota Housing Funding Corporation, a nonprofit affiliate of the Sarasota Housing Authority (SHA), recently completed a \$2.25 million acquisition and rehabilitation of the Diamond Oaks Apartment complex. The project was financed by the City of Sarasota Office of Housing and Community Development as part of a Neighborhood Stabilization Program 2 grant from the U.S. Department of Housing and Urban Development. With GLE Associates as the architects and Tandem Construction as construction manager, the development team completely rehabilitated the complex to create affordable, green and sustainable housing.

All units feature Energy Star products and appliances and exceed the Energy Star for New Homes standard, making them 20 to 30 percent more efficient than standard homes. Rent at the new apartment complex will start as low as \$678 a month. Half of the 15 apartments will be restricted to very low-income families earning less than 50 percent of the area's median income, with the other half of the apartments restricted to low-income families earning up to 80 percent of the area's median income.

More than 75 percent of the local subcontractors used for the rehabilitation were local firms. Tandem Construction and SHA once again collaborated with the Suncoast Workforce Board to hire qualified, local low-income workers from the community. The project employed a total of 57 new hires, including 19 local low-income residents.

To celebrate the completion of the rehabilitation project, the Sarasota Housing Funding Corporation hosted a ribboncutting ceremony on Nov. 27.



Executive Director William Russell, Sarasota Housing Authority (SHA); Duane Finger, member, SHA Board of Commissioners; Chairman Michael Carlson, SHA Board of Commissioners; Mayor Suzanne Atwell, City of Sarasota; Commissioner Nora Patterson, Sarasota County; Vice Chairman John Colón, SHA Board of Commissioners; Program Manager Jane Hindall, City of Sarasota Office of Housing & Community Development; Valerie Buchand, member, SHA Board of Commissioners; and David Morgan, member, SHA Board of Commissioners





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Mission Statement

FAHRO is committed to the professional development of the people who provide public and assisted housing in Florida by offering a network for increased communication and education. We will continue to support legislation for the improvement and development of affordable housing and economic opportunities.

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