

# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

May / June 2010

## President's Message

### Exciting Things



William Russell

I want to update you on a few exciting things going on with FAHRO.

First, I was able to enlist Scott Keller, who is a lobbyist in Washington, D.C., who used to work at HUD and has excellent contacts at HUD, the White House,

Congress and even Tallahassee (he is from Florida), to serve as our federal consultant. I also want you to know we were able to do this within the *existing* FAHRO budget for advocacy. I did not think this would be possible to do within our budget constraints, given how expensive Washington lobbyists are. Fortunately for us, we worked it out. Scott has a zero learning curve on our issues—he knows them and the players who influence our industry very well already. This now restores FAHRO as a key industry voice in policymaking in Washington. If you have

any specific issues you would like Scott to address for you/us in Washington, please contact me or Pete Gamble in Daytona Beach, who is our federal affairs chairman.

So in terms of advocacy, we are well represented in Washington and in Tallahassee. I dare say that is unique for any state association in the nation, and it sets us apart and uniquely benefits our members.

Second, we have selected our location and venue for our annual convention, which will be held August 10-13 this year: the Hilton Walt Disney Hotel in Orlando. This is a great hotel (just renovated) in a very central location in the state, and the room rates are very affordable (\$99). Please mark your calendars for this. We are working on some excellent professional development tracks and special guests, so stay tuned!

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

## State Legislative Affairs

### Halfway Through, But a Long Way to Go

by Richard Pinsky, FAHRO State Affairs Consultant

As the 2010 Regular Session of the Florida Legislature reaches its halfway point, the amount of work left undone makes most legislators, special interests groups and lobbyists wish the session was just beginning.

The halfway point in the session means the budget is set to pass out of both chambers, and almost all legislative committees will cease hearing bills. With nearly a \$3 billion shortfall, there are sure to be many losers and very few, if any, winners.

Public education is facing major changes because of the budget shortfall, including the institution of merit pay and the elimination of teacher tenure. And every public service agency from public libraries to law enforcement will feel the budget cuts in salary and benefit reductions.

Funding for rehabilitation of public housing authorities also faces a tough uphill battle. Last year, the Florida Legislature

See **SESSION** on page 10

## Calendar

### May 18-20, 2010

St. Pete Beach, Fla.  
FAHRO ED Forum  
TradeWinds Island Grand

### June 6-9, 2010

Marco Island, Fla.  
SERC Summer Conference  
Marco Island Marriott Beach Resort

### August 10-13, 2010

Orlando, Fla.  
FAHRO Annual Convention  
& Trade Show  
Hilton in Walt Disney  
World Resort

## Visit the FAHRO Website!



[www.FAHRO.org](http://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 Company<sup>SM</sup>

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 Company<sup>SM</sup> is a service mark of Mutual of America Life Insurance Company.

## FAHRO Board of Directors 2009-2011

**President**  
William Russell, Executive Director  
Sarasota Housing Authority  
1300 Blvd. of the Arts, Sarasota, FL 34236  
Phone: 941/361-6210, ext. 4 • Fax: 941/366-4661  
Email: wrussell@sarasotahousing.org

**President-elect**  
Angel Tuta, Executive Director  
Sanford Housing Authority  
P.O. Box 2359, Sanford, FL 32772  
Phone: 407/323-3150 • Fax: 407/324-1806  
Email: atuta@sandfordha.org

**Vice President/Treasurer**  
Marcus Goodson, Executive Director  
Housing Authority of the City of Fort Myers  
4224 Michigan Ave., Fort Myers, FL 33916  
Phone: 239/344-3220 • Fax: 239/332-6695  
Email: mgoodson@hacfm.com

**Vice President/Secretary**  
Pamela Brewster, Executive Director  
DeFuniak Springs Housing Authority  
120 Oertring Dr., DeFuniak Springs, FL 32435  
Phone: 850/892-2823 • Fax: 850/892-2823  
Email: pamelasueb@embarqmail.com

**Immediate Past President**  
Gail Sansbury, Executive Director  
Fort Walton Beach Housing Authority  
27 Robinwood Dr., SW, Ft. Walton Beach, FL 32548  
Phone: 850/243-3224 • Fax: 850/244-6533  
Email: gmccants@aol.com

**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**  
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

**Member at Large**  
Kevin Cregan, Executive Director  
Broward County Housing Authority  
4780 N. State Road 7, Lauderdale Lakes, FL 33319  
Phone: 954/739-1114, ext. 2325 • Fax: 954/535-0407  
Email: kcregan@bchaff.org

**Member at Large**  
Miguell del Campillo  
Miami Beach Housing Authority  
200 Alton Road, Miami Beach, FL 33139  
Phone: 305/532-6401 • Fax: 305/674-8001  
Email: ed@mbha.org

**Member at Large**  
Pete Gamble, Executive Director  
Daytona Beach Housing Authority  
211 N. Ridgewood Ave., Daytona Beach, FL 32114  
Phone: 386/253-5653 • Fax: 386/255-2136  
Email: gamblep@dbhafl.org

**Member at Large**  
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

**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**  
Jerome Ryans, Executive Director  
Tampa Housing Authority  
1529 W. Main St., Tampa, FL 33607  
Phone: 813/253-0551, ext. 113 • Fax: 813/367-0778  
Email: irenew@thaff.com

**Executive Director (non-voting member)**  
Corey Mathews, 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 are: back cover - sold; inside front cover - sold; inside back cover - \$175; full page - \$150; 1/2 page - \$100; 1/4 page - \$70; and business card size - \$50. There is a discount for multiple insertions. The next deadline for camera-ready art is 6/4/10. All articles, RFPs and classified ads must be received by 6/4/10.

Professionally managed by

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

4/2010

## 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.*

- Governor Crist has announced two re-appointments and one new appointment to the Pinellas County Housing Authority (PCHA) Board of Commissioners. PCHA's chairman, Joseph M. Triolo, rehabilitation officer with the City of St. Petersburg Housing and Community Development, was reappointed for a term beginning Mar. 12, 2010, and ending Jan. 21, 2014. Current Commissioner Cynthia M. Wilson of Dunedin, retired, was also reappointed for a term beginning Mar. 12, 2010, and ending Dec. 9, 2013. PCHA welcomes Alan L. Swartz, certified public accountant with Swartz



and Company PA. He was appointed for a term beginning Mar. 12, 2010, and ending Jan. 10, 2011.

- Congratulations to the Pinellas County Housing Authority (PCHA). PCHA recently completed the Section 8 Management Assessment Program (SEMAP) certification, and the U.S. Department of Housing and Urban Development (HUD) has awarded the housing authority a designation of "High Performer."

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

## PRESIDENT'S MESSAGE continued from page 1

Last, if you are an executive director, you will not want to miss the 2010 FAHRO Executive Directors' Forum at the TradeWinds Island Grand on St. Pete Beach, May 18-20. This will be a great meeting, with very timely professional development, updates on Tallahassee and Washington from our representatives, briefings by the HUD field office directors and maybe the best part, discussing important issues among your peers in a unique environment. We have already gotten a great response from a number of EDs. So register now. You'll be glad you did.

I also want to sincerely thank our Executive Directors' Forum sponsors, who have generously supported this important event. They are listed on page 6. 🌿

A large advertisement for Continental Flooring Company. At the top is the company logo, which consists of a stylized globe icon and the text "CONTINENTAL FLOORING COMPANY". Below the logo is the headline "Flooring Florida PHAs For 30 Years!". The main body of the ad lists services: "Vinyl Tile • Cove Base Carpet", "Stair Treads • Ceramic", and "Mill Direct Delivery". It also mentions "Tenant Occupied Installation". A large, bold statement reads "One Call Does It All!". Below this is the phone number "800-825-1221" and the email address "info@continentalflooring.com". At the bottom, the text "FAHRO Let Us Floor You!" is displayed in a large, bold font. The background of the ad features a large, stylized graphic of a hand.

# A Momentous Day



Corey Mathews

I awoke that morning to the first hint of light shining through the blinds of my hotel room in our nation's capital. I was in Washington for a Grand Council meeting of Tau Kappa Epsilon fraternity, but coincidentally it was a day that would be written into the annals of history. It was the day "ObamaCare" passed.

As I got into a cab to head to Ronald Reagan National Airport (named after a great man, president and fellow Teke) and we eased onto the Rock Creek Parkway, wrapping around the Watergate Hotel and the Kennedy Center, I considered just how many days we mark and remember for posterity. As we emerged from the shadow of the buildings, the rising sun greeted me with its blinding orange hues, and I was reminded that ultimately nothing can hide from the light of truth. The District had been awash in light for several days as Americans assembled in

Washington to support or protest what former-Speaker Newt Gingrich has accurately dubbed "the most radical social experiment of our time." Regardless of your view of this policy change, everyone agrees that the scope and significance of today's vote will forever change the face of health care and our government.

As I continued my trek to the airport, soaking up the sun as I sipped hotel coffee that had succeeded in stimulating my brain into formulating the concept of this treatise, the cab grumbled around a curve, pointing us toward Virginia and Arlington National Cemetery. The sun now warming our backs, it glowed down on the men and women who had fought so hard for and died to defend our Constitution and Bill of Rights. It was at that moment, as I coasted across the Potomac River, that the symbolism of that place and that day reached full blossom within my consciousness.

As Democrats frantically tried to cobble and hold together the 216-vote majority to pass the measure and Republicans worked

feverishly to break it, both sides had weighed the goals and costs of their pending actions. In a rare moment, members of Congress had carefully considered their every word and deed since they fully expected to be held accountable on Election Day. Whether it was the pledges of campaign or district project support from leadership, the president and stakeholders; the nearly 100,000 phone calls handled hourly that week through the Congressional switchboard; or the ring of peaceful protestors (save for a few bigoted and idiotic jerks) from both sides of the debate who encircled the Capitol, everyone had watched and taken notes.

For all the flaws of our system of government, and there are many, we are truly blessed to live in a nation where we are free to agree or dissent as we please. As I emerged from the cab and witnessed people from all walks of life and lineage bustling about their days, I was reminded that our great country often struggles, but eventually finds its way. In the words of the ancient proverb: "This, too, shall pass." 

## MICHAEL BRADY INC.

Architecture - Engineering - Interiors

### Housing Services:

- Agency Plans
- Environmental Reviews
- Energy Audits
- Utility Allowances
- Staff Training
- Applications
- Construction Administration
- Relocation Assistance
- Management Services
- Asset Management Training
- Commissioner Training
- Reinvestment Master Planning -

The Redesign and Reconfiguration of Older housing Developments to Meet Today's Market Demands

Michael Brady Inc.

100 Colonial Center Pkwy, Ste 230, Lake Mary, FL 32746

Phone: (407) 585-0330 Email: MBIFLA@MBIarch.com

AA260000828 25914 IB260000665



# FAHRO IDEA BANK:

The Housing Authority of the City of Fort Myers provided this informative article to its residents. It's an idea other housing authorities may wish to use.



## Bed Bugs

Bed bugs continue to hinder some of our residents' homes. All residents must use extreme caution when purchasing mattresses and furniture that are listed as NEW. We have found that in most cases, the furniture is not new at all but, instead, refurbished. Having to treat bed bugs is costly and an extremely big inconvenience and should be taken very seriously. The cost to treat bed bugs is the responsibility of the resident because HACFM does not rent furnished units, meaning we do not supply you with furniture.

### How do bed bugs invade a home?

Bed bugs enter a home through luggage, furniture, clothing, pillows, boxes and other objects when moved between apartments, homes and hotels. **Used furniture**, particularly bed frames and mattresses as well as sofas, are at the highest risk of harboring bed bugs and their eggs.

### How can you tell if the home is infested?

The bedroom and other sleeping areas should be carefully examined for bed bugs and signs of bed bug activity. If residents complain of bites that occurred while sleeping, they should check for bed bugs.

Sites to inspect would be folds and creases in bed linens, mattresses, box springs, pleats of curtains, corners of desks and dressers, and in laundry or other items on the floor or around the room.

### What are your rights and obligations?

Landlords have an obligation to provide safe and habitable accommodations for tenants. Tenants have an obligation to cooperate with owners and landlords. This cooperation includes notifying management of a potential pest control issue and preparing the apartment so that it can be treated by a pest control company.

### What you should not do!

- Do not panic. Bed bugs can be treated safely and successfully if you have a well thought out plan.
- Do not apply pesticides on your own.
- Do not throw away furniture, mattresses or any other items that may be infested.

We hope that this information is useful for you and your families. The information contained in this article was obtained from the Harvard School of Public Health.

**The cost to treat bed bugs is tremendous, and all residents should know that this cost is passed on to the resident.** It is for this reason that we must all work together, act quickly and combat this pest control issue immediately upon notification. If you have any questions or concerns, contact your property manager. All residents must take precautions when bringing used furniture into the home.

Reprinted from Housing Authority of the City of Fort Myers' December 2008 *Keeping In Touch* newsletter.



## 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)

# FAHRO Executive Directors' Forum

May 18-20, 2010 • TradeWinds Island Grand • St. Pete Beach, Florida

## AGENDA

### Tuesday, May 18, 2010

- 1 p.m. – 4 p.m. Registration
- 1:30 p.m. – 1:45 p.m. Welcome, Overview & Topic Development
- 1:45 p.m. – 3:15 p.m. Privileged Executive Discussion Session
- 3:15 p.m. – 3:45 p.m. Networking Refreshment Break
- 3:45 p.m. – 4:30 p.m. Federal Legislative Update & Planning Discussion
- 4:30 p.m. – 4:45 p.m. Privileged Executive Discussion Session
- 5 p.m. – 6 p.m. Executive Director Appreciation Reception

### Wednesday, May 19, 2010

- 8:30 a.m. – 9 a.m. Networking Continental Breakfast
  - 9 a.m. – 12 noon Media & Crisis Management Training
- Presented by Peppercom Strategic Communications

*This training is critical to protecting your reputation when dealing with the media on a range of issues. It teaches strategic delivery of your key messages during an interview and provides an in-depth look at how to create a compelling, newsworthy media script.*

12 noon – 1:30 p.m. FAHRO Networking Lunch

1:30 p.m. – 3 p.m. Revitalization Funding in the Recession, & Surviving ARRA, FHEO & IG Audits

Presented by Michael Sym, Cohen & Grigsby PC

*There are opportunities available to just housing authorities right now. Learn what they are and hear how troubled private properties are available to be converted into affordable housing. Also learn how to successfully prepare for an ARRA, FHEO & IG audit and address the findings, whether or not you agree with them.*

3 p.m. – 3:30 p.m. Networking Refreshment Break

3:30 p.m. – 5 p.m. State Legislative Affairs

8 p.m. – 11 p.m. Happy Hour Social

### Thursday, May 20, 2010

8:30 a.m. – 9 a.m. Networking Continental Breakfast

9 a.m. – 10:15 a.m. Privileged Executive Discussion Session

10:15 a.m. – 10:30 a.m. Networking Refreshment Break

10:30 a.m. – 12:30 p.m. HUD Field Office Roundtable

12:30 p.m. – 1:30 p.m. Lunch on Your Own

1:30 p.m. – 3:30 p.m. Board of Directors Meeting

## Special Thanks to Our Forum Sponsors



## Dear FAHRO friend and colleague:

I invite you to join me and your professional peers at the **FAHRO Executive Directors' Forum**, Tuesday, May 18, through Thursday, May 20, 2010. This year's Forum is being held at the popular TradeWinds Island Grand, located on St. Pete Beach. It will feature the unique and invaluable opportunity to share questions and concerns *exclusively* with your fellow executive directors.

### Join us as we discuss and receive training on:

- The latest issues affecting us in Tallahassee and Washington;
- Threats and opportunities for your agency;
- Controlling your agency's message with media and crisis management; and
- Rehab funding in a recession and overcoming FHEO, IG and ARRA grant audits.

In addition to this, FAHRO is bringing you representatives from both the Miami and Jacksonville HUD field offices for briefing and discussion about HUD issues. This year's Forum includes many opportunities for you to ask questions and to receive helpful answers from people dealing with the same issues. This includes exclusive conversations with state and federal consultants and your professional peers on issues affecting us all.

The Tradewinds property has been a favorite of many FAHRO members, and I can see why! We have negotiated a significantly discounted rate of \$119/per night. To make a reservation, please call 800/808-9833 and request the FAHRO reduced rate.

To register for the ED Forum, log onto the FAHRO website and click on the ED Forum link on the left-hand side of the screen. You may also call the FAHRO administrative offices at 850/222-6000. Registration for FAHRO members is \$347.00 before Saturday, May 1, 2010, and \$397.00 thereafter. Non-member executive directors may register anytime for \$550.00. I look forward to seeing you there!

Sincerely,

*William Russell*

President



## Wheelchair Ramps

We design and install in days

- ▶ ADA / ABA Compliant
- ▶ Recyclable/Reusable/RENTABLE
- ▶ Fire proof for safe entry and exit
- ▶ Made in the USA

888-715-7599  
www.amramp.com



## THE FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

- AND -

**PRESIDENT William Russell  
& EVENT CHAIR Debbie Johnson**

CORDIALLY INVITE YOU TO ATTEND THE

## FAHRO EXECUTIVE DIRECTORS' FORUM

**MAY 18-20, 2010**

TradeWinds Island Grand • St. Pete Beach, Florida

PLEASE RETURN THIS FORM TO FAHRO  
HEADQUARTERS TO CONFIRM YOUR PARTICIPATION.

EXECUTIVE DIRECTOR: \_\_\_\_\_

HOUSING AGENCY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

- REGISTER ME NOW FOR ONLY \$347**  
(OFFER GOOD THROUGH MAY 1, 2010)
- REGULAR REGISTRATION - \$397
- NON-MEMBER REGISTRATION - \$797  
(PHA EXECUTIVE DIRECTORS ONLY)

### METHOD OF PAYMENT:

- CHECK (PAYABLE TO FAHRO)  VISA  MASTERCARD

CARD #: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_ Code: \_\_\_\_\_

NAME ON CARD: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Cancellation Policy: A refund of your registration fee will be made minus a \$25 processing fee, if cancellation is received in writing by May 11. For compliance with the ADA, please contact our office if you need any special accommodations. A minimum of seven days' notice is required.

**Mail:** FAHRO **Phone:** 850/222-6000 **FAX:** 850/222-6002  
P.O. Box 14629, Tallahassee, FL 32317

**Online Registration available:** [www.FAHRO.org](http://www.FAHRO.org)

**ALSO - Make your TradeWinds Island Grand reservations.**

Go to [www.JustLetGo.com/FAHRO](http://www.JustLetGo.com/FAHRO) or call 800/808-9833. A special room rate of \$119 for "Tropical View" rooms has been negotiated for FAHRO. Book before April 27, 2010, to guarantee you get this rate.



Supports  
**FLORIDA ASSOCIATION OF HOUSING AND  
REDEVELOPMENT OFFICIALS**

2010 EXECUTIVE DIRECTORS' FORUM

**Recent Awards:**

- Charles L. Edson Tax Credit Excellence  
*National Award Winner*  
Gulf Breeze Apartments - Punta Gorda, FL
- Novogradac Journal of Tax Credits Developments of Distinction  
*National Honorable Mention*  
Overcoming Significant Obstacles
- Renaissance Preserve Senior Apartment Homes - Fort Myers, FL

**Housing Authority  
Development Partners:**

- Fort Myers
- Punta Gorda
- Lake Wales
- Orlando
- Venice

NORSTAR DEVELOPMENT USA, LP  
3629 MADACA LANE  
TAMPA, FL 33618

Tel: (813) 933-0629 Ext. 212

# In Memoriam



Carroll Teeter, 91, died Mar. 11, 2010, in Winter Haven. He was a civic leader, businessman, writer and editor known around Winter Haven for decades. Through the years, Teeter served as the chairman or president of a wide range of local organizations, including the Winter Haven Housing

Authority, the Kiwanis Club of Winter Haven, Friends of the Winter Haven Public Library and the United Way of Winter Haven. He helped found Habitat for Humanity of East Polk County and Hospice of Polk County. Most recently, he volunteered at the Museum of Winter Haven History. FAHRO extends its condolences to Mr. Teeter's family and friends.

## 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@ctf.nu (attach in MS Word format)

Fax: 850/878-7760

Mail: FAHROgram, P.O. Box 14629  
Tallahassee, FL 32317-4629

(Send disk in MS Word format and include a printed copy.)

Photographs are welcome!



**PROUD TO BE PARTNERS WITH  
FLORIDA'S HOUSING AGENCIES  
IN THEIR EFFORTS TO  
PROVIDE QUALITY, SUSTAINABLE  
HOUSING TO FLORIDA FAMILIES  
OF ALL INCOME LEVELS**

**WORKING TOGETHER FOR BETTER COMMUNITIES**

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

# Capital Fund Recovery Grant Funds Update

In March 2009, approximately 3,100 HAs (housing authorities) were awarded American Recovery and Reinvestment Act (ARRA) formula Capital Fund Recovery Grants that could be used generally in conformance with Capital Fund standards. Altogether, agencies received almost \$3 billion of the \$4 billion appropriated by the Congress in the ARRA. The ARRA required the Office of Management and Budget (OMB) to establish a quarterly reporting system for ARRA fund recipients to report on their receipt, obligation and expenditure of ARRA funds, and on their estimates of jobs saved or created as a result of these funds.

Grantees, including HAs, submitted their first quarterly reports prior to Oct. 10, 2009, on ARRA activity through the third quarter of 2009 (Sept. 30). Those reports were reviewed for quality and accuracy by administering federal departments including HUD, and the information was posted on a public website, *Recovery.gov*, managed by OMB. Reports concerning ARRA activity inevitably resulted in some problems, errors and misunderstandings. All of the information was self-reported by grantees, and the

quality of reports resulted in a number of national media stories concerning the unreliability of the information reported on *Recovery.gov*. Although questions about the quality of information reported on *Recovery.gov* remain, OMB, federal administering agencies and grant recipients have spent several weeks correcting errors or mistakes in reported information, and the information probably offers a broad picture of progress with ARRA spending and reasonable estimates of the impacts grants have had on job retention and creation. The quality of reports available from *Recovery.gov* will probably improve as grantees become more familiar with the reporting standards and as federal agencies and grantees continue to correct errors and misunderstandings

## How Are HAs Doing With Formula Capital Fund Recovery Grants?

*Recovery.gov* makes reported information publicly available in a number of different ways, including Excel spreadsheets that provide reported information at the recipient (HAs') level. The reports detail grants according to the awarding and the funding federal agency, but in particular

organizes individual reports according to each ARRA program's Catalog of Federal Domestic Assistance (CFDA) number. Although 65 percent of reports on ARRA grants submitted in the first reporting round that ended on Oct. 10 failed to include a CFDA number, only about 15 percent of HAs receiving CFRG funds failed to include a CFDA number in their reports. The following discussion considers information reported by 2,709 HAs whose submitted reports included the CFDA for the formula CFRG awards.

OMB's public information categorizes grants at one of four stages of completion: not started; less than 50 percent completed; more than 50 percent completed; and completed. These categories require grantees' subjective assessment of progress in completing work funded through ARRA grants. Among formula CFRG recipients, 32 percent report that they have not yet started projects, 42.6 percent report that projects are less than 50 percent completed and 9 percent report that projects are completed.

Reprinted with permission from *PHADA Advocate*, Volume 24, Number 21, December 16, 2009. 🌿



## Turn your PC into a PI.

Wouldn't you like to know if your tenant is hiding unreported income? Do your inspectors notice big screen TVs or new electronics throughout the unit? Utilizing Tenant PI's credit reports can not only help you answer these questions, but help you to recover hundreds of dollars in delinquent rent charges. With just a few clicks, our secure credit reports help verify income for prospective tenants and uncover additional income for current tenants, allowing you to increase rental income by as much as 10-20% over time. You also get a unique Landlord History report and other tools to help track tenants and collect outstanding debts. Call today to simplify the tenant-screening process and start saving money!

800.260.0079  
tenantpi.com  
sales@tenantpi.com



BOOST YOUR REVENUE. CONTROL YOUR COSTS. LIMIT YOUR LIABILITY. INCREASE YOUR SUCCESS.

# HACMB Executive Receives DOD Award

The Department of Defense (DOD) has presented Miguell Del Campillo, executive director, Housing Authority of the City of Miami Beach, the Patriotic Employer Award for contributing to “National Security and Protecting Liberty and Freedom by Supporting Employee Participation in America’s National Guard and Reserve Force.” Vanesa Naveros, administrative assistant, HACMB, is a veteran from Operation Enduring Freedom. Eddy Fisher from the Employer Support of the Guard and Reserve (ESGR) conducted the presentation. 🌿



*Miguell Del Campillo, Vanesa Naveros and Eddy Fisher*



*Richard Pinsky*

appropriated \$1 million to match federal stimulus dollars for public housing rehab. Approximately 12 public housing authorities with fewer than 250 units received \$75,000 awards to fix everything from sewers to windows and doors.

This year, FAHRO is once again seeking a \$1 million appropriation for the rehabilitation of the remaining small public housing authorities that did not receive funds from last year’s appropriation. Fortunately, Governor Crist recommended the continuation of the effort, and the House of Representatives placed the \$1 million appropriation in its budget proposal. Unfortunately, the Senate has not appropriated the money, which means our request will once again end up in a final conference committee designed to reconcile budget differences between the House and the Senate.

This year will be a difficult environment in which to maintain our budget request as legislators look to find every penny they can. 🌿



## BERMAN HOPKINS WRIGHT & LAHAM CPAS AND ASSOCIATES, LLP

### Specializing in Housing Authorities

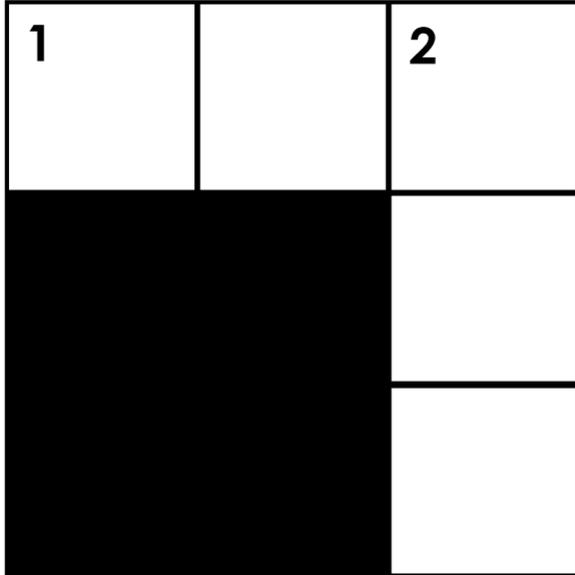
- ◆ Auditing and Consulting
- ◆ OMB A-133 Single Audit and Compliance Auditing
- ◆ Component Units, Non-profits and Affordable Housing
- ◆ Tax Credits and Mixed Financing
- ◆ Forensic, Fraud and Internal Control Testing
- ◆ SEMAP, MASS and FASS
- ◆ REAC On-Line Submissions
- ◆ Project-Based Asset Management
- ◆ Grant Close-outs
- ◆ Waiting List Verification

**WWW.BERMANHOPKINS.COM**

**321-757-2020**

**Brian L. Nemeroff, CPA, Partner**

Nemeroff@bermanhopkins.com



**Across**

1. Kitty \_\_\_\_\_.

**Down**

2. Gone With \_\_\_\_\_ Wind.

**LINDSEY SOFTWARE MAKES YOUR JOB THIS EASY.**

Once again, Lindsey has created another easy-to-use tool! Lindsey developed Utility Consumption helping housing authorities save time and money. This easy-to-use tool allows housing authorities the ability to streamline Utility Consumption reporting. Now Operating Subsidy calculations are effortless with Lindsey's Utility Consumption. Utility Consumption offers an easy-to-use Utility Account Payment System and multiple ways to track readings. Utility Consumption automatically alerts and notifies the need to bill tenants. Lindsey designed Utility Consumption to report by gallon, kilowatt and cubic foot. Can it get any easier?

Making your job easier is our goal at Lindsey!

For more information on how Lindsey can make your life easier, call 1.800.890.7058 or visit [Lindseysoftware.com](http://Lindseysoftware.com).





**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.*



# FHARMI

**Committed to quality,  
cost-effective risk-sharing  
coverages and services  
for members**

1175 N. Courtney Parkway 1B  
Merritt Island, FL 32953  
P.O. Box 540307  
Merritt Island, FL 32954  
321/453-9669 or 321/453-9560  
Fax 321/453-6372  
email: frankchavers@bellsouth.net

**FHARMI Has the Experience,  
Expertise & Understanding  
To Take Care of Your Housing  
Authority Insurance Needs.  
Call Today! FHARMI - The  
Housing Authority Specialists**