

FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

March / April 2011

President's Message

FAHRO Seeks Regulatory Relief



William Russell

As I write this, our federal funding picture is very uncertain and should give everyone cause for concern. Congress is beginning a lengthy and probably divisive process of finally getting around to passing funding bills for federal agencies for the current fiscal year—which began last Oct. 1.

I am sure our federal consultant, Scott Keller, will write about this very thing as well this month. But I just wanted to let our members know two fundamental things: 1) Cuts to HUD's funding are on the way; and 2) FAHRO will be a loud voice in Washington during the budget cutting process over the next several months. Our advocacy should aim to accomplish two things: 1) Stave off cuts as much as possible; and 2) win support for some programmatic and regulatory relief to help cope with some level of likely cuts.

We recently held regional calls with FAHRO members to get some ideas for regulatory relief. Ideas that surfaced ranged from imposing a true minimum rent (do away with negative renters resulting from the utility allowance) to eliminating community service requirements to allowing for PHAs to use HCV and PH funding interchangeably (fungibility), similar to Moving to Work agencies.

FAHRO will keep members posted on developments in Washington as our funding picture for this year and 2012 (the president's recently released budget has more cuts) as they unfold.

On a brighter note, FAHRO is busy planning an excellent Executive Directors' Forum, May 10-12, at Innisbrook in Pinellas County and our Annual Convention and Trade Show at the Walt Disney Beach

See President's Message on page 3

State Legislative Affairs

2011 Session: It's Unpredictable

by Richard Pinsky, FAHRO State Affairs Consultant

The 2011 Regular Session of the Florida Legislature is in full swing in Tallahassee with committee meetings designed to acclimate the 41 newly elected representatives and senators with the workings of state government and its various agencies.

The returning and veteran lawmakers have heard it all before and are zeroing in on proposals to slash government services, which they hope will add up to \$4.6 billion in savings in order to balance next fiscal year's budget.

Both the House and Senate leaders are rolling out their respective proposals for Medicaid reform, pension reform, teacher merit pay and education overhaul. In addition, the Governor's Office is presenting major initiatives to privatize the state's mental hospitals as well as to provide more prison beds.

The House is even rewarding its 120 members with an incentive to be able to file a seventh

See 2011 SESSION on page 14

Calendar

March 21-22, 2011
Vacancy Turnaround
Training Services Association
Housing Authority of the City of
Fort Lauderdale

April 27, 28 & 29, 2011
(Three one-day sessions)
Commissioners' Certification
Training
Hilton St. Petersburg Bayfront
St. Petersburg, Fla.

May 10-12, 2011
FAHRO Executive Directors' Forum
Innisbrook Resort & Golf Club
Innisbrook, Fla.

May 31, 2011
UNCF/Deborah L. Vincent
Scholarship Application Deadline

June 28, 29 & 30, 2011
(Three one-day sessions)
Enterprise Income Verification (EIV)
HUD Updates
Nan McKay & Associates
Broward County Housing Authority
Lauderdale Lakes, Fla.

August 16-19, 2011
FAHRO Annual Convention
and Trade Show
Walt Disney Beach & Yacht Club
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Phone: 941/361-6210, ext. 224 • Fax: 941/366-3731
Email: wrussell@sarasotahousing.org

President-elect

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

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

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Miami Beach Housing Authority
200 Alton Road, Miami Beach, FL 33139
Phone: 305/532-6401 • Fax: 305/674-8001
Email: ed@miba.org

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27 Robinwood Dr., SW, Ft. Walton Beach, FL 32548
Phone: 850/243-3224 • Fax: 850/244-6533
Email: gmcocants@aol.com

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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

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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

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Daytona Beach Housing Authority
211 N. Ridgewood Ave., Daytona Beach, FL 32114
Phone: 386/253-5653 • Fax: 386/255-2136
Email: gamblep@dbhafl.org

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Debra Johnson, Executive Director
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Phone: 727/443-7684 • Fax: 727/443-6894
Email: djohnson@pin-cha.org

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Bartow Housing Authority
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Email: catherine.bha@verizon.net

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Email: lrobinson@wpbha.org

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Email: irenew@thaff.com

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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

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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

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3/2011

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 Housing Authority of the City of Tampa on its sixth consecutive year of being named a HUD high performer. THA received a

PHAS score of 95 out of 100 points and a SEMAP score of 100.

- Sam Brunson, executive director of the Crestview Housing Authority, retired in January. Best wishes and congratulations!

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

& Yacht Club, August 16-19. We are also planning a FAHRO Commissioners' Certification program with three, one-day courses, on April 27, 28 and 29. Last year we had tremendous attendance and participation at these events, and I strongly encourage you to participate this year as well, especially with the fluid nature of the changes occurring in our industry. Remember, **participation pays!**

I want to welcome Debbie Johnson, executive director, Pinellas County Housing Authority, and Essie Serrata, executive director, Collier County Housing Authority, as our newest board members. I am excited to work with them, and FAHRO will be enriched by their skills and talents. One of these seats was vacated by Kevin Cregan, executive director, Broward County Housing Authority, who is retiring. We will surely miss Kevin and his leadership, wisdom and active involvement in FAHRO. We wish Kevin a joyful retirement.

I hope you all have a wonderful, productive and service-filled spring. 🌿

E.D.'s Corner

Hearing vs. Listening



Corey Mathews

While reflecting on my personal development and recent experiences in communication, thoughts about the difference between hearing and listening began to pervade my internal dialogue. We've all done it. Been on a conference call or in a meeting—and then something draws our attention away, even if it's just our own thoughts. Increasingly, the distraction floods to the foreground, and though we can still hear the conversation around us, it sounds increasingly like Charlie Brown's teacher. We are no longer LISTENING.

The question to ask ourselves is how often do we do it? Or more important, do we do it in less perceptible ways, causing us to think we are listening, but aren't? If you watch any cable news "debate," the talking heads are silently (or not so silently) frothing at the mouth, ignoring the content of their opponent's argument and searching for that single keyword from which to launch their rant. Often it becomes painfully evident they are neither listening nor hearing.

I highlight these examples as a reminder to us all, myself included, that we must truly listen and be present when communicating with people. The attentive ear picks up on muted messages that can have a major impact. Imagine the difference between listening to and hearing an opportunity from a friend, a complaint from a client, a concern from a key employee, a need from a spouse or even the ranting and rage of the young man from Arizona who killed six and wounded 14 others, including U.S. Representative Gabrielle Giffords.

Sometimes, it can make all the difference. 🌿

Federal Budget Will Require CONTACT and CREATIVITY

by Scott Keller, FAHRO Federal Policy Consultant



On Feb. 14, President Obama released his 2012 proposed budget. One reporter referred to that day as another “Valentine’s Day Massacre.” Containing a \$1B cut to our operating account, he came pretty close to being right on.

We’ve known for some time that HUD’s overall funding outlook was bleak. In tight times, the discretionary side of the budget always faces pressure. This budget, however, seems to uncharacteristically target PHAs for the lion’s share of the pain.

Overall, HUD’s budget fares “relatively” well. On a net basis, HUD was funded at \$42,911M in 2010 (the last full year budget we have to compare to since no budget has yet been passed for 2011). The president’s 2012 HUD budget proposes a \$41,739M level of spending. That’s a net reduction of \$1,172M. The TBRA account is increased by \$1B, Choice Neighborhoods is funded at \$240M, Capital is at \$2,365M and HOMELESS grants have a sizable increase. CDBG, a perennial target for spending contraction, is proposed for a reduction of only \$300M. To find the cuts necessary to meet his spending targets, it seems the president decided to nibble on some of HUD’s programs, but take his biggest bite out of Public Housing Operating.

In 2010, the Operating subsidy was funded at \$4,775M. The president’s budget proposed 2012 at a level of \$4,962M. Looks good, right? Not so; there is a proposed “Offset in Excess Operating Reserves” of \$1B. Theoretically, the formula would be run at \$4,962M. The PHA distribution would be determined, but “excess reserves” would be deducted. What happens if the reserve offset isn’t there? Well, there’s the rub; the account is proposed at \$3,962M. If the reserves aren’t there and if the president’s budget proposal becomes law, the amount to be distributed would still be almost \$900M less than was distributed in the previous year. No matter how much you try to dress it up, \$900M less than the previous year is still a cut, and the proration will be historically low.

Why then the cut to Operating? Over the past year, PIH staff members have been digging into operating reserves in what they refer to as the “deep dive.” Their results, they say, show a significant overfunding after legitimate reserves are netted out. So, how will legitimate reserves be determined? Interestingly enough, it has not been explained to me the same way twice (after many, many attempts to understand the calculation). Let’s also recall

See FEDERAL BUDGET on page 12

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FAHRO Teams With UNCF to Benefit Students

FAHRO and UNCF—the United Negro College Fund—have teamed up to benefit the FAHRO/Deborah L. Vincent Scholarship Fund. The FAHRO/Deborah L. Vincent Scholarship Fund provides financial resources through scholarships to students residing in FAHRO’s member housing authorities. Through this partnership, UNCF and FAHRO have the chance to create even more opportunities in education for students.

Since 1944, UNCF has raised over \$3 billion and has helped more than 300,000 students earn undergraduate and graduate degrees. Annually, UNCF operates more than 400 scholarship programs and supports more than 60,000 students at 900+ U.S. colleges and universities. FAHRO has a strong and diverse community of employees as well diversity in our charitable endeavors. Together, we can help deserving students attend college.

All funds raised for the Deborah L. Vincent Scholarship fund are used specifically for resident students who qualify in accordance with traditional Deborah L. Vincent Scholarship qualifications and procedures. The difference is the turbocharged resources UNCF brings to the table. Please feel free to call Lashon Henderson, development director at UNCF (407/896-6940), if your agency is interested in running a workplace campaign to increase the amount of funds available for your resident students. It is a great way for agency staff to have fun, do some team-building and benefit deserving resident students.

In the meantime, tell your resident students to go to www.FAHRO.org and click on the “pop up” that appears under “Scholarship Fund,” located on the green menu bar. The link will take you to the brand new UNCF/Deborah L. Vincent Scholarship Application. The application is live and available until **May 31, 2011**. The scholarship’s eligibility requirements are provided online with the application. 🌿

HA Spotlight

BCHA Breaks Ground at Progresso Point

Shovels dug in recently at Progresso Point, an affordable upscale mid-rise apartment building slated for completion in late 2012. The project is a collaboration between Broward County Housing Authority (BCHA) and Reliance Housing Foundation. Designed to meet the expanding needs of Fort Lauderdale’s downtown high-growth area, this \$20 million, 76-unit community will include features seen in the most desirable locations of South Florida with the benefits of downtown living. 🌿



BCHA CEO Kevin Cregan, Fort Lauderdale Commissioners Bobby Dubose and Charlotte Rodstrom, BCHA Commissioner Rico Petrocelli, Fort Lauderdale Mayor Jack Seiler, Faccina Construction President Jesus Vasquez, BCHA Commissioner Jennifer Nicole, BCHA Commissioner Juan Selaya and Reliance Housing Foundation President Bob Jackson

Fort Myers HA Opens Supportive Services Building

The Housing Authority of the City of Fort Myers is elated to announce the opening of the new Renaissance Preserve Community Supportive Services Building. The Resident Services Department offers resources, programs and services to residents as well as to individuals living in the community. We have created a “One Stop Shop” for residents who are seeking to obtain their GED, and we provide English as a second language literacy classes, job skills training, financial literacy and tutorial typing classes. There are other resources and services to assist our residents in becoming economically self-sufficient.

The CSS Building has a training room and a computer center that will be used by residents. Our goal is to create a structured learning environment for our residents to increase their opportunities to gain more knowledge. The Resident Services Department’s motto is “Reaching, Teaching and Educating Our Families.” We promote that knowledge is power. 🌿



Renaissance Preserve Community Supportive Services Building

Kevin Cregan Retires, Ann Deibert Takes Helm of BCHA

Broward County Housing Authority (BCHA) has announced that Chief Executive Officer Kevin Cregan will retire on Mar. 31, 2011. After 22 years, Cregan leaves behind a significant legacy of service to the housing authority and the community.

As part of its succession planning, BCHA Board of Commissioners has named Ann Deibert, current chief operating officer, as Cregan's successor. At its January meeting, the board unanimously selected Deibert to move into the top spot.

"It's the right time in my life to make this transition," says Cregan, who recommended Deibert as his successor. "I feel that many of my personal goals have been achieved. However, under Ann's leadership, the authority should be able to accomplish much more."

Under Cregan's direction, BCHA has become a leader in affordable housing and was FAHRO's 2010

Outstanding Agency. FAHRO also honored Cregan as its Executive of the Year in 2009.

BCHA has been repeatedly designated a "high performer" by the United States Department of Housing and Urban Development for its Section 8 and Public Housing programs. These programs have provided nearly 7,000 Broward families with safe, quality housing while meeting the highest standards of management excellence.

Increasing the available affordable housing stock by 731 units since 2007 and bringing in \$136 million in private investment dollars to the community through tax credit properties, Cregan has led BCHA during a time of tremendous growth and change.

Deibert knows Cregan will be difficult to replace. "Kevin is the best at what he does," she says. "It has been a pleasure to work at his side all these years, and it is an honor to be chosen



Retiring BCHA CEO Kevin Cregan with his successor, Ann Deibert

to move BCHA forward. We will continue the work Kevin has established to maintain BCHA as one of the top housing authorities in the United States." 

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January 18, 2011

Mr. William Russell, President
Florida Association of Housing and Redevelopment
P.O. Box 14629
Tallahassee, Florida 32317-4629

Dear Mr. ^{Bill} Russell:

I am retiring from my position as Chief Executive Authority effective at the end of business on March : my position as a member of the Board of Directors of

I have been involved with FAHRO since 1989 and as about the past 14 years. It has been a distinct honor a such a fine organization. I have met many dedicated a I will miss all of them.

Over the past many years, FAHRO has evolved into : housing with its influence felt not only in Florida but excellent leadership of many who served as its officers, in its rank and file.

I want to thank you Bill for your leadership and Corey an

To all of my friends throughout Florida, keep up the good

Sincerely,



Kevin Cregan
Chief Executive Officer

cc: Corey Matthews, Executive Director, FAHRO
Members, FAHRO Board of Directors

BOARD OF COMMISSIONERS: Mercedes J. Nufez, Chair; Juan Selaya, Vice Chair; Kevin Cregan, CEO

Mr. William Russell, President
Florida Association of Housing and Redevelopment Officials
P.O. Box 14629
Tallahassee, Florida 32317-4629

Dear Mr. ^{Bill} Russell:

I am retiring from my position as Chief Executive Officer of the Broward County Housing Authority effective at the end of business on March 31, 2011. I will therefore be resigning from my position as a member of the Board of Directors of FAHRO with the same effective date.

I have been involved with FAHRO since 1989 and as a member of the Board of Directors for about the past 14 years. It has been a distinct honor and privilege to have been associated with such a fine organization. I have met many dedicated and wonderful people through FAHRO and I will miss all of them.

Over the past many years, FAHRO has evolved into a very effective advocate for affordable housing with its influence felt not only in Florida but in Washington also. This is due to the excellent leadership of many who served as its officers, on the Board, as Committee Chairs and in its rank and file.

I want to thank you Bill for your leadership and Corey and his staff for their fine work.

To all of my friends throughout Florida, keep up the good work!

Sincerely,



Kevin Cregan
Chief Executive Officer



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2011 FAHRO Commissioners' Certification



April 27 - 29, 2011
Hilton St. Petersburg Bayfront
St. Petersburg, Florida

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What Is It? Commissioner Certification is a series of three independent seminars that are one-day in duration each. Each day of certification training is offered by a state or national expert on the topic being covered. All of the topics are generally agreed upon by those who provide affordable housing in Florida as being essential to successful leadership.

How to Get It? You must complete all three one-day seminars to obtain certification. We welcome you to attend all three seminars with this offering, but if time doesn't allow it, you may register for just one or two classes with the understanding that you must complete all three seminars within a 12-month period to be certified. These offerings will be repeated later in the year, but we hope you will be one of the first FAHRO certified commissioners and attend all three now!

How to Maintain It? Certification is good for three years. To renew it, you will be asked to submit a nominal administrative fee and proof of completion of one commissioner-oriented educational program during the renewal period. Examples of suitable programs include those provided by FAHRO, HUD, NOAAH, HDLI, PHADA, NAHRO, SERC or CLPHA.



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FAHRO Commissioner Certification Training Program
April 27-29, 2011 • Hilton St. Petersburg Bayfront • St. Petersburg, Florida

Wednesday, April 27, 2011

8:00 a.m. - 9:00 a.m.
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 9:15 a.m. - 12:00 noon
 12:00 noon - 1:00 p.m.
 1:00 p.m. - 3:00 p.m.

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 9:00 a.m. - 12:00 noon
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 1:00 p.m. - 3:00 p.m.

Laws & Ethics: Ricardo Gilmore, Saxon, Gilmore, Carraway & Gibbons PA
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 12:00 noon - 1:00 p.m.
 1:00 p.m. - 3:00 p.m.

Finance & HUD: Debbie Martin, CFO & Deputy Director, Pinellas County HA;
 Victoria Main, PIH Field Office Director; and a HUD Inspector General Representative
 Registration & Continental Breakfast
 Federal Funding, Financial Statements, Audits & Budgeting
 The HUD Inspector General: Overview & Things to Avoid
 Lunch on Your Own
 HUD: Its Role and Program Fundamentals

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REMEMBER: Commissioners must complete all three days of training (in no particular order) to receive FAHRO's coveted Commissioner Certification. Register for all three days today and demonstrate that your board is equipped for successful leadership!

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#2	\$174	\$174	\$174	\$249	\$249	\$249	\$15	\$ _____
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2011 FAHRO Executive Directors' Forum

May 10 - 12, 2011

**Innisbrook Resort & Golf Club
Innisbrook, Florida**



This is the prime event of the year for executive directors of Florida's housing authorities. The forum is designed to hone your executive skills, keep you current on federal and state events and provide you with the knowledge and skills you need to successfully run your agency in the current economic environment. Register today and engage in up-to-date, meaningful discussions with your colleagues and PIH field office officers. You cannot afford not to attend this year!

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- **Meet with colleagues to discuss threats and opportunities for your agency.**
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- **Discover the secrets of the industry's top executive directors.**
- **Enjoy relaxed conversations about the secrets of survival and success!**

The Forum Will Be Held at Innisbrook Resort & Golf Club

To make reservations, contact the hotel directly at 727/942-2000. Rates begin at \$119.00 per night. Be sure to say you are with the FAHRO Executive Directors' Forum for your reduced FAHRO rate. The address is 36750 U.S. Highway 19 North, Innisbrook, FL 34684. Directions From the Orlando Area: Take Interstate 4 West to Tampa. Then take Interstate 275 South toward St. Petersburg for 3 miles to the Tampa Airport/Clearwater exit. Follow signs to Clearwater/Highway 60 (past Tampa International Airport). Take Florida Highway 60 West (Courtney Campbell Causeway) for approximately 13 miles to U.S. Highway 19 North overpass on the right side of the road. Follow U.S. Highway 19 North 10 miles north to Innisbrook Drive. Turn left onto Innisbrook Drive and proceed through the two stop signs into the resort.



Schedule of Events

Tuesday, May 10

1:00 p.m. - 4:00 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. - 5:00 p.m. Privileged Executive Discussion Session*
7:00 p.m. - 9:00 p.m. Networking Social Event

Wednesday, May 11

8:30 a.m. - 9:00 a.m. Networking Continental Breakfast
9:00 a.m. - 12:00 noon Legal Discussions Roundtable With Ric Gilmore
12:00 noon - 1:30 p.m. Networking Lunch
1:30 p.m. - 2:15 p.m. United Negro College Fund/Deborah L. Vincent Scholarship
2:15 p.m. - 3:00 p.m. Strategic Procurement for Public Agencies: U.S. Communities
3:00 p.m. - 3:30 p.m. Networking Refreshment Break
3:30 p.m. - 5:00 p.m. State Legislative Affairs

Thursday, May 12

8:30 a.m. - 9:00 a.m. Networking Continental Breakfast
9:00 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 (*Field Office Staff Invited*)
12:30 p.m. - 1:30 p.m. Lunch on Own
1:30 p.m. - 3:30 p.m. Board of Directors Meeting



*Privileged Executive Discussion Sessions are designed to allow freeform discussions on any issues deemed relevant by the participants and to allow the continuation of previous discussions, as necessary. It is important that this program remains open to current issues and questions that are relevant to your agency for discussion with your peers. Please take some time to think of key questions from your agency to bring with you.

FAHRO EXECUTIVE DIRECTORS' Forum MAY 10-12, 2011 Innisbrook Resort & Golf Club • Innisbrook, Florida

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

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that under asset management, reserves exist at the property level. That will make this calculation even more difficult. HUD is publically saying the earliest the full details will come out would be upon enactment of the budget, possibly in October. HUD has also indicated a willingness to leave small authorities with six months and larger authorities with four months of reserves.

What's the outlook you might ask? In years past we would simply say "The president proposes, the Congress disposes." That means the Congress takes the president's budget, throws it in the trash and creates its own. In fact, many are saying this budget is dead on arrival. I wish I were that optimistic. Looking past the hyperbole, what do we know? We know we haven't had a budget since 2010. As we've discussed previously, we're in a Continuing Resolution (CR) period. A few anomalies aside, we've been funded at 2010 levels for two years. This current CR expires on Mar.4. The Congress must pass a budget (or another CR) for the remainder of the year by that date, or the federal government is out of money. If the president's budget is DOA, we should see some indications of the Congress's priorities in this CR effort. Remember, the president's HUD proposed budget is \$41,739M for 2012. What did the House most recently propose for 2011? \$38.8B. The Senate has yet to act.

So, where are we in the battle, and what can be done? The first order of business is the CR. Congress must have a bill to the president by midnight on Mar. 4. It seems unlikely that will happen, however. It is likely we will see another short-term exten-

sion. We are fighting to keep PHA funding as close to the 2010 levels as possible. Another extension is in our favor to that point. The Senate prefers to simply change the date in a CR extension, but the House is demanding reductions. As many of you have heard, the House is looking at rescinding unobligated and/or unexpended balances. That includes old and not yet awarded HOPE VI grants, CDBG and other HUD accounts. It is not simply limited to PHAs.

With regard to the 2012 budget, we are working hard with both Senate and House members to highlight the disastrous effect this level of funding will have on the PHAs. This is difficult since we have two budget years going at almost the same time.

What we need from you is CONTACT and CREATIVITY. Contact. We need you *today* to contact your delegation. Make an appointment with your member of Congress and help educate him or her on what cuts do to the level of service in your community. It is imperative that we put a face on these cuts. Creativity. There will be cuts, no doubt about it. We need your creative suggestions on how to reduce our operating expense so we can live within these difficult budget cuts. Because so much of our operation is prescribed in statute and regulation, we do not have the flexibility private enterprise has to tighten our belts. We need to ask Congress for help in doing that.

If we work together, contacting our elected representatives and providing them with creative solutions to the budget difficulties they must work through, we can achieve a budget we can live with. 🌱

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Richard Pinsky

bill over the current maximum of six, if they file three bills designed to remove laws from the books.

The state agencies round out the ground shifting of activity by facing consolidation of departments and services that years ago were broken up and separated to facilitate more efficient delivery of service.

No one is venturing any real predictions as to outcomes between the official Mar. 8 start of session and the May 6 end of session, other than once again being totally unpredictable. The honeymoon between the governor and the Legislature was officially over the day the governor sent back the approximately \$331 million in federal funds earmarked for Florida's High Speed Rail project and the Legislature tried to reverse the decision. It is likely this will not be the last controversy between the governor and lawmakers during the 60-day session.

It remains to be seen what effect the governor's desire to retool the Department of Community Affairs and to reduce its influence as the state's planning agency will have upon the Florida Housing Finance Corporation.

In the meantime, here are the several bills we are following closely for the 2011 session:

HB 107 Relating to Local Government Accountability, Smith (J)

Local Government Accountability: Revises provisions relating to procedures for declaring special districts inactive; specifies level of detail required for local governmental entity's proposed budget; revises provisions for local

governmental entity's audit and annual financial reports; requires local governmental entity's budget to be posted online; revises budgetary guidelines for district school boards. Effective Date: Oct. 1, 2011.

SB 176 Relating to Affordable Housing, Bennett

Affordable Housing: Reenacts a specified provision relating to the state allocation pool used to confirm private activity bonds. Reenacts a specified provision relating to lands that are owned by a community land trust and used to provide affordable housing. Reenacts a specified provision relating to a tax exemption provided to organizations that provide low-income housing. Reenacts a specified provision relating to a property exemption for affordable housing owned by a nonprofit entity, etc. Effective Date: upon becoming a law.

SB 224 Relating to Local Government Accountability, Dean

Local Government Accountability: Amends provisions relating to the Legislative Auditing Committee to clarify when the Department of Community Affairs may institute procedures for declaring that a special district is inactive. Specifies the level of detail required for each fund in the sheriff's proposed budget. Revises the schedule for submitting a local governmental entity's audit and annual financial reports to the Department of Financial Services. Revises provisions relating to the guidelines for district school boards to maintain an ending fund balance for the general fund, etc. Effective Date: Oct. 1, 2011.

HB 639 Relating to Affordable Housing, Aubuchon

Affordable Housing: Provides housing finance authority with additional purpose for which it may exercise power to borrow; revises provisions relating to local comprehensive plans to authorize inclusion of element for affordable housing for certain seniors; provides for disposition of real property by local government for certain purposes; revises allocation of certain proceeds distributed from excise tax on documents that are paid into State Treasury to credit of

See 2011 SESSION on next page

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State Housing Trust Fund; includes needs of persons with special needs in state housing strategy's periodic review and report; authorizes DCA secretary to designate senior-level agency employee to serve on board of directors of FHFC; provides for appointment of inspector general of FHFC; requires certain rates of interest to be made available to sponsors of projects for persons with special needs; provides and revises powers of FHFC; limits reservation of funds within each notice of fund availability to persons with special needs tenant group; includes persons with special needs as tenant group for specified purposes of State Apartment Incentive Loan Program; revises and provides criteria to be used by specified review committee for competitive ranking of applications for such program; prohibits funds from State Housing Trust Fund or Local Government Housing Trust Fund that are appropriated for specified programs from being used for certain purposes. Effective Date: July 1, 2011.

HB 757 Relating to Affordable Housing, Nehr

Affordable Housing: Provides legislative intent; provides additional purposes for which state apartment incentive loans may be used; specifies percentage of State Apartment Incentive Loan funding to be awarded as subordinate loan financing for new construction of affordable rental housing developments; provides eligibility and application requirements; provides duties of Florida Housing Development Corporation. Effective Date: July 1, 2011.

SB 816 Relating to Enterprise Program Development Zones, Flores

Enterprise Program Development Zones: Designates the act as the "Urban Job Creation Investment Act." Creates the Urban Investment Job Creation Authority. Specifies the duties of the authority to include specifying enterprise program zone boundaries, reviewing applications from businesses to become eligible for certain tax benefits, reviewing proposed projects for eligibility to receive funding from a local enterprise program zone development corporation, and conducting studies and filing reports, etc. Effective Date: July 1, 2011.

SB 912 Relating to Affordable Housing, Bennett

Affordable Housing: Requires the inspector general to prepare an annual report. Provides a housing finance authority with an additional purpose for

which it may exercise its power to borrow. Revises provisions relating to the elements of local comprehensive plans to authorize the inclusion of an element for affordable housing for certain seniors. Revises the allocation of certain proceeds distributed from the excise tax on documents that are paid into the State Treasury to the credit of the State Housing Trust Fund, etc. Effective Date: July 1, 2011.

SB 914 Relating to Effective Public Notices by Governmental Entities, Bennett

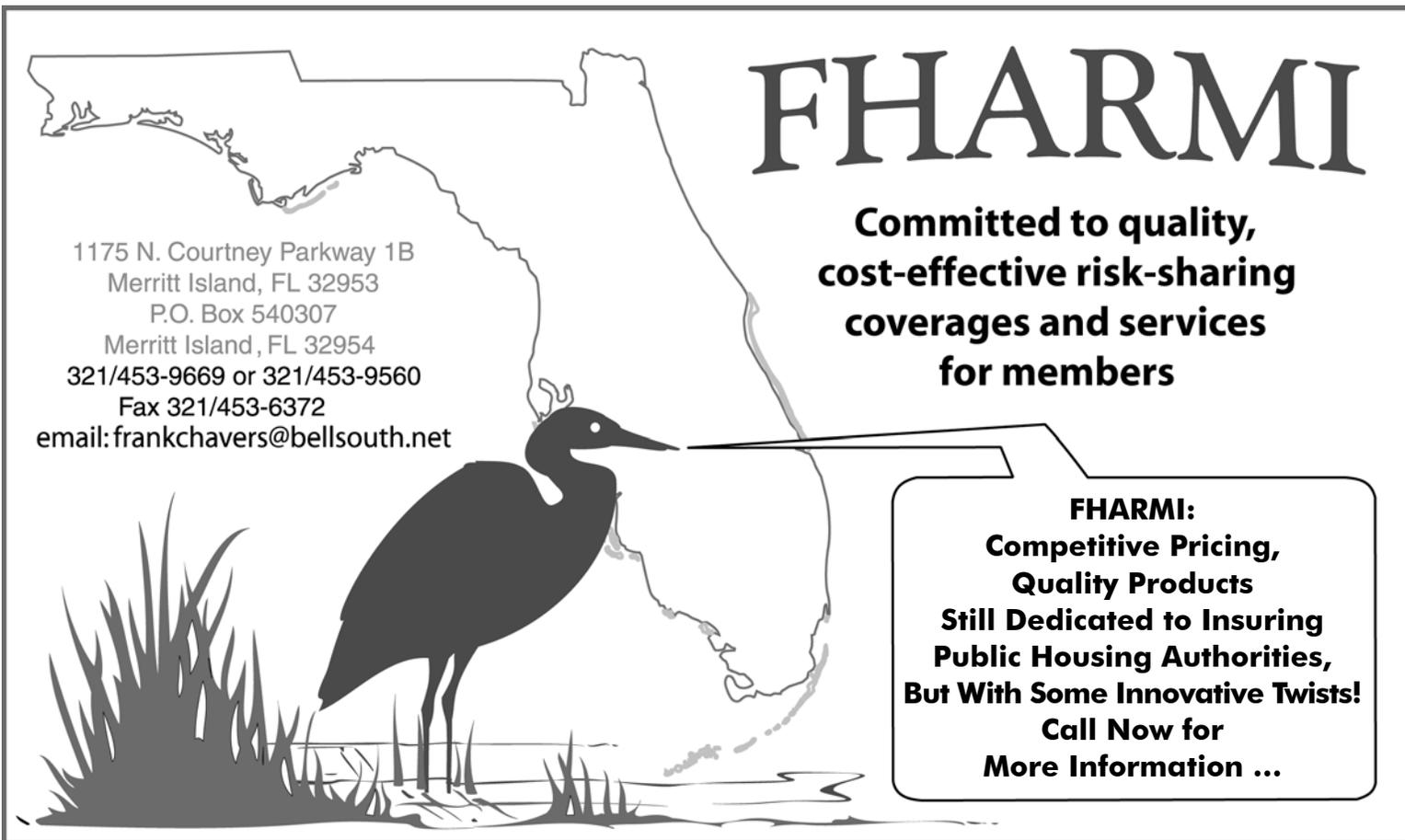
Effective Public Notices by Governmental Entities: Authorizes a local government to use its publicly accessible website for legally required advertisements and public notices. Provides conditions for such use. Provides for advertisement on a publicly accessible website of a taxing authority's intent to adopt a millage rate and budget. Provides for advertisement of notice on such website of funding availability through a local housing assistance plan under the State Housing Initiatives Partnership Act, etc. Effective Date: Oct. 1, 2011.

SB 1010 Relating to Neighborhood Improvement Districts, Simmons

Neighborhood Improvement Districts: Revises the short title to become the "Neighborhoods Improvement Act." Authorizes the governing body of any municipality or county to form a neighborhood improvement district through the adoption of an ordinance rather than by a planning ordinance. Removes provisions pertaining to the creation and funding of safe neighborhood districts. Revises provisions authorizing a local governing body to create a local government neighborhood improvement district, etc. Effective Date: July 1, 2011.

HB 7003 Relating to Affordable Housing, Community & Military Affairs Subcommittee

Affordable Housing: Reenacts provisions of law relating to affordable housing, portions of which were amended, created or repealed by Chapter 2009-96, Laws of Florida; provides for retroactive operation with respect to such portions. Effective Date: Upon becoming a law. 



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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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