

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.
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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.

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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.

- 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 left is the company logo, a stylized 'C' with a diamond pattern, followed by the text "CONTINENTAL FLOORING COMPANY". The background features a large, dark silhouette of a hand. The main text reads: "Flooring Florida PHAs For 30 Years!", "Vinyl Tile•Cove Base Carpet", "Stair Treads•Ceramic", "Mill Direct Delivery", "Tenant Occupied Installation", "One Call Does It All!", "800-825-1221", "info@continentalflooring.com", and "FAHRO Let Us Floor You!".

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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." 

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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.



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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



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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:

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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.

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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. 🌿



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Across

1. Kitty _____.

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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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