

FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

May / June 2011

President's Message

FAHRO Plays Key Role in Federal Budget Negotiations



William Russell

As you know, the federal budget picture is turbulent, and many of us are nervous about how our programs will fare during this era of significant budget cutting. The debate in Washington is not whether to cut government programs, but *how much* to cut them.

Thanks to Scott Keller and our overall federal program, we had an effective voice during the budget negotiations that resulted—finally!—in a budget to fund HUD and the rest of the federal government through the end of September. The Cap Fund and Section 8 admin suffered some cuts, but they were much smaller than had been offered up in the negotiations. Not only was Scott privy to which programs were being targeted for big cuts, but he was able to respond to them

and better educate the few decision makers in the room to help salvage smaller cuts.

FAHRO must remain *very active* as Washington now turns to even larger budget cutting in the 2012 federal budget debate, which has already started. We will discuss how FAHRO can play a key role in these negotiations at the ED Forum, May 10-12 in Pinellas County at Innisbrook Resort. I am looking forward to these discussions about some program reforms and administrative red tape elimination we can push for in the midst of the budget negotiations.

I am also excited about our first-ever Commissioner Certification Training Program, which we hosted at the end of April. We believe that better trained boards will improve not only the performance of our

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

State Legislative Affairs

2011 Session: The Year of Looking Busy

by Richard Pinsky, FAHRO State Affairs Consultant

The 2011 Regular Session of the Florida Legislature will be known as a session of "busy work." Not a whole lot was accomplished, but a great deal of activity and looking busy occurred.

Contributing to the additional activity was the House's policy of allowing its 120 members to file up to three additional bills for a total of nine, as long as the three additional bills removed old, obsolete or unnecessary laws from the statute books. For many of the House members, these

"repealer" bills became the bills they were most likely to pass.

Beyond the retooling of state government, not a great deal of new public policy was addressed. Also, Florida's new House speaker, new Senate president and new governor all were trying to make their presence known by signaling their respective priorities.

Hundreds of bills died without ever getting a hearing, and hundreds more died having just one

See **2011 SESSION** on page 8

Calendar

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

July 11-15, 2011
HCV Specialist Training
Nan McKay & Associates
Housing Authority of the City of
Fort Myers
Fort Myers, Fla.

August 16-19, 2011
FAHRO Annual Convention and
Trade Show
Walt Disney Beach & Yacht Club
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Member Feedback

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

- Congratulations to Pinellas County Housing Authority, one of 57 finalists in the *Tampa Bay Business Journal's* 2011 Best Places to Work awards.
- Congratulations to Brian Clark on his new position as executive director of New Smyrna Beach Housing Authority. Formerly he was deputy director of Sarasota Housing Authority.
- Best wishes to Claudette Cromartie on her upcoming retirement in October



from her position as executive director of the Tallahassee Housing Authority.

- The Crestview City Council unanimously appointed former councilman Bob Allen to fulfill the term of Foy Shaw, who is ill, on the Crestview Housing Authority Board. We welcome Mr. Allen and wish Mr. Shaw a speedy recovery.

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



Walt Disney Beach & Yacht Club, host hotel for the FAHRO Annual Convention and Trade Show, Aug. 16-18



The lazy river and pool at Walt Disney Beach & Yacht Club

boards but also our agencies. We recorded the three, one-day sessions on video; they are available online at www.FAHRO.org.

Believe it or not, we are trying to top last year's tremendous annual convention. This year, the FAHRO Annual Convention and Trade Show will be held at the Walt Disney Beach & Yacht Club, Aug. 16-18. This is an amazing, unique venue, and registrants will not only enjoy a great conference filled with helpful, insightful programming, but will also enjoy Disney's accommodations and amenities. It's a meeting you won't want to miss.

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

Finally, a 2011 Budget! So, What Now?

by Scott Keller, FAHRO Federal Policy Consultant



Now that the battle for a 2011 budget is finally behind us, attention has focused on the 2012 budget battle ahead. While many public housing programs were spared a deep cut from 2011's budget axe, nearly \$3 billion was eliminated from departmental programs for FY 2011. In talking to administrative and congressional leaders, it is clear that

many are saving us for 2012.

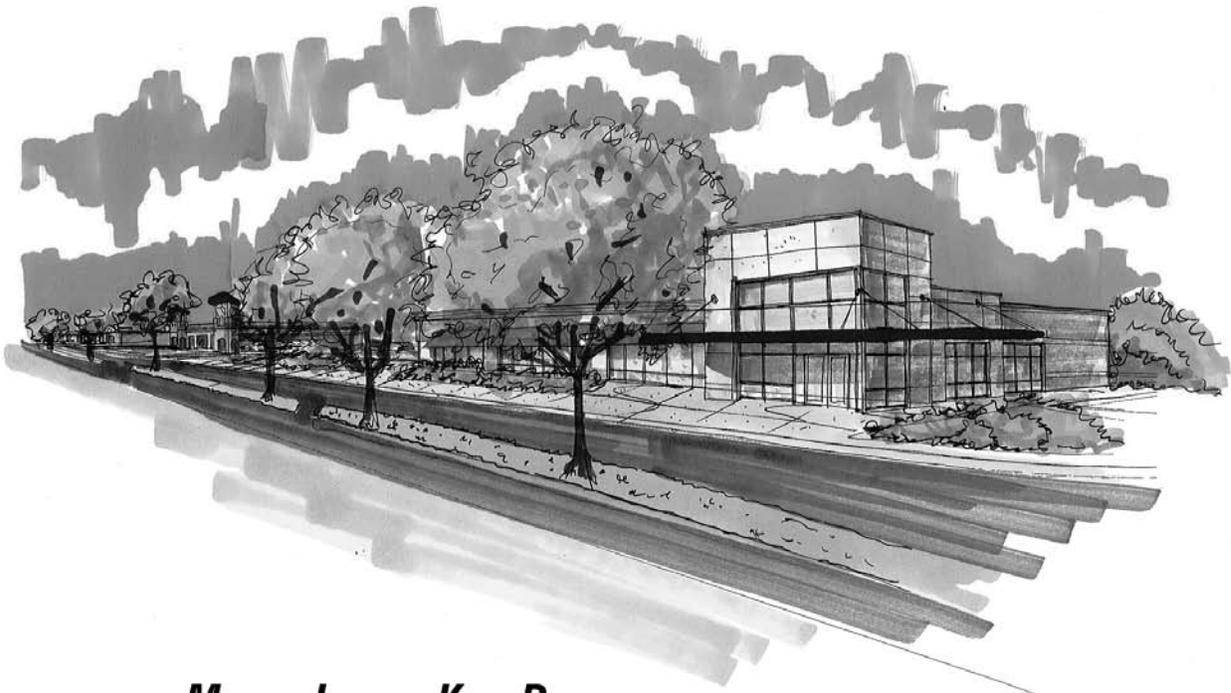
Before we shift to 2012, though, let's spend a moment on 2011. First let me say thank you to everyone who has been reaching out to their local congressional members. It's helping. If you haven't done so, you need to set up a time immediately.

Knowing firsthand what cuts were proposed, or at least on the table, I can tell you many members in the House and Senate were not interested in cutting public housing as deeply as the initial staff recommendations suggested. Large reductions to Section 8 admin fees and deep cuts to the operating fund were proposed early on. We worked hard to highlight the catastrophe those cuts would bring when you give such dramatically reduced allocations almost halfway through the fiscal year.

While we did see \$158 million cut in the public housing operating fund and an 8 percent cut to admin fees, there was a strong chance that FY 2012's proposed \$1 billion reduction could have been moved forward to 2011. Both were on the list of White House negotiators!

In the end, Chairman Latham in the House and Chairwoman Murray in the Senate worked to find offsets in the transportation side of the Transportation HUD budget (THUD) to keep such deep cuts from occurring. It is very interesting to note that in the entirety of the federal budget, THUD was the last section of the bill to close. Our funding came right down to the wire. We were the primary beneficiary of the elimination of high speed rail funding. Once that was out, the deep cuts to public housing fell off the list as well.

Thankfully, Senate and House leaders preferred deep cuts to high speed rail and the CDBG than to the PHAs. A large part of the reason for that was the uneasiness members felt about cutting the subsidy, which could have resulted in families losing housing—a reality brought home to members by constituents like you.



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What About 2012?

While the budget cutting is far from over, the primary focus of 2012 will be entitlement reform. That is not to say we will not feel a significant amount of pressure, but the case continues to be made that cutting discretionary spending is a very, very small piece of the overall budget.

That said, the president's budget request is not helpful when it comes to public housing. The \$1 billion cut he proposes to the operating fund will be tough to push back. Thankfully, HUD is helping, although that's not the department's intent. As the Senate and House analyze the president's budget, they are requesting HUD's work papers, suggesting such large, unencumbered balances actually do exist. Thus far, HUD's response to the appropriators has been incomplete at best. The appropriators do not have great confidence in HUD's numbers and are unlikely to act on them.

Moreover, Assistant Secretary Henriquez's letter suggesting that PHAs not spend down their reserves (because they might have needed them had Congress cut too deeply during the 2011 debate) certainly didn't help the cause, either. One appropriator put it best to me the other day when she observed that one gets a certain sense of schizophrenia when watching the department's actions lately.

Inconsistent or not, the House will require big cuts to get a bill off the floor, over to the Senate and then to the president.

While it sounds good to say we want to "reform the entitlement process," it gets a little tougher when one starts to vote for specific reforms to specific entitlements. Then it comes down to finding numbers to cut, and nothing is easier to cut than discretionary spending. That's where the danger lies for us.

We must put a face on the discretionary dollar signs. If we do not, cutting \$1 billion from the operating fund could happen. We have a tough slog ahead of us, but we will help ourselves if we are clear in communicating to our local elected officials what drastic cuts would mean to their constituents and communities.

Appropriations staffs are working now on getting their 2012 bills together. I expect the House to have a bill before the August recess. It is unclear whether the Senate will as well. Regardless, the August recess will be a time for staff to put a final bill together to try for a floor vote in September. It is hard to imagine that we'll see a budget by Sept. 30, but we should plan our education campaign as if it will occur. Getting with members sooner is better than later. Reaching out to them in May and June should be our goal.

So, do not lose hope (keep hope alive?). The outlook is difficult, but we've been here before. If we act together, put a face on the cuts and communicate the good work we're doing, we can keep reductions to a minimum and fight hard for flexibility to work within the budgets Capitol Hill is giving us. 

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Court Rules Fort Lauderdale Can Demolish Kennedy Homes

by Scott Wyman, Sun Sentinel

The city won a court verdict Jan. 27 allowing the old Dr. Kennedy Homes housing project downtown to be demolished and replaced with new apartments for the poor.

Historic preservationists have been fighting to save the complex, one of the last public housing projects built before the United States entered World War II and construction material became scarce. A state judge ruled that city commissioners acted properly last March when they sided with their public housing agency in favor of the redevelopment.

The city's plan is to replace the cramped and antiquated concrete apartments along Broward Boulevard with 132 modern ones in buildings up to five stories tall. Three of the 45 existing structures would be preserved in an effort to honor the historic significance.

"I felt what we had done was appropriate," Mayor Jack Seiler said after Circuit Judge Patti Englander Henning released her decision. "We found the proper balance—we are preserving a substantial portion of the historic structures so future generations can have a feel for what existed, but at the same time, we had more than 100 residents residing in substandard living conditions. It wasn't fair to those residents."

The court decision comes a week after the state's Division of Historical Resources approved Dr. Kennedy Homes for listing in the National Register of Historic Places. City attorneys believe that should have no impact on the construction plans because the city will save part of the complex.

The Trust for Historic Sailboat Bend had sued the city over the demolition. Charles Jordan, a leader of the trust, said he had not seen Henning's ruling but said they will likely appeal.

"We cannot let this stand," Jordan said. "The idea that we have a nationally registered property that we are going to tear down is unconscionable."

In her decision, Henning said she was not ruling on the "appropriateness of the project." Rather, she said the commissioners followed Fort Lauderdale's land-development code and were not prejudiced in how they handled the decision.

Henning noted that the city had no ordinance designating Dr. Kennedy Homes historic and was built after the period deemed historic for the surrounding Sailboat Bend neighborhood. She said the evidence presented to the city showed "the Kennedy Homes possessed neither the eclectic style nor the diverse architecture of the Sailboat Bend neighborhood."

Historic preservationists contended that the city decision had been prejudiced because of a letter that Seiler wrote in 2009 on behalf of a grant application for the project. Seiler expressed support for the redevelopment. He said it was a standard grant letter, but the preservationists alleged it tainted the city vote.

See COURT RULES on next page



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Tampa Is Among Six Cities Vying for First Choice Neighborhood Implementation Grants

U.S. Housing and Urban Development has posted a Notice of Funding Availability (NOFA) for the six entities that have been named finalists to receive the first implementation grant funding through HUD's new Choice Neighborhoods Initiative (CN). Tampa is one of the cities eligible to compete for this funding. The other five are Boston, New Orleans, Seattle, San Francisco and Chicago.

HUD has announced that the finalists will compete for the \$61 million in available funding that will be used to transform distressed areas of concentrated poverty into viable and sustainable mixed-income neighborhoods.

The entities successfully completed a streamlined Round 1 CN grant application to be named finalists. They have already

undertaken the comprehensive local planning process and are ready to move forward with their transformation plans to transform their distressed neighborhoods. The CN Round 2 implementation grants NOFA will give these finalists the opportunity to assemble and submit a more detailed application that could garner them up to \$30.5 million to develop a "choice neighborhood." HUD anticipates awarding two to four grants by the end of September 2011.

The Tampa Housing Authority has broken ground on a new development that it hopes to fund with the CN grant. See "Tampa HA Breaks Ground on 'Ella'" in this issue. 

COURT RULES continued from previous page

Henning dismissed the preservationists' argument. She said city commissioners had made all the proper disclosures required before they decided what to do.

The new homes would be constructed as a joint project between the housing authority and Miami-based Carlisle Development Group using \$21 million in federal tax credits. Residents moved out of Kennedy Homes last summer,

and city commissioners granted the final waivers of zoning requirements in the fall.

The current apartments—primarily one-story cottages—were built in 1941 for the city's poor white residents during segregation and named after Dr. Thomas Kennedy, who helped fight a yellow fever outbreak as the city's first doctor. 

*Scott Wyman can be reached at SWyman@SunSentinel.com or 954/356-4511.
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Richard Pinsky

hearing in a committee. It was evident from the start of the 60-day session that cutting government was to be this year's main event.

State employees contributing a share of their compensation toward their own retirement accounts, teachers losing tenure privileges, the retirement "DROP" being eliminated, deregulation of certain professions and consolidation of state agencies all became the main events of the 2011 session. The Legislature focused primarily on cutting almost \$4 billion from last year's budget in order to balance next fiscal year's budget in light of ongoing revenue shortfalls.

The Florida Housing Finance Corporation will get a new look as well. It is likely to be combined with other state agency functions. HB 639 by Gary Aubuchon moved through the House without amendments being adopted. The bill has little effect upon public housing authorities.

While FAHRO sought only minor changes to Chapter 421, the need for

rehabilitation of public housing units has not been diminished. It is increasingly evident that shrinking public dollars at both the federal and state levels will require an entirely new approach for future funding of the public housing inventory here in Florida.

A significant new public policy approach that we hope will be introduced as legislation for the 2012 Regular Session will be unveiled and discussed at the upcoming Executive Directors' Retreat, May 10-12, in Innisbrook, Fla. Please make every effort to attend and participate in this important discussion. 🌿



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BCHA Teams With Area Housing Authorities

Broward County Housing Authority (BCHA) has teamed with four area housing authorities to form a steering committee to assist each organization's Housing Choice Voucher Family Self-Sufficiency (FSS) program to run more effectively.

The newly formed multi-agency Program Coordinating Committee includes

representatives from BCHA, Deerfield Beach Housing Authority, Housing Authority of the City of Fort Lauderdale, Hollywood Housing Authority and Housing Authority of Pompano Beach, along with several community service providers.

The committee meets quarterly at BCHA headquarters to discuss best

practices, consolidation of resources and how best to serve the nearly 300 families participating at the respective housing authorities. Additionally, each agency's FSS coordinator meets monthly at the City of Fort Lauderdale Housing Authority.

For more information, visit www.BCHAFL.org.

Tampa HA Breaks Ground on 'Ella'

The Tampa Housing Authority and its associated partners held a groundbreaking ceremony on Mar. 21 for the first building to go vertical on the ENCORE site, formerly home to Central Park Village, a public housing community that was demolished in 2005. The "Ella," an elegant apartment building, will be home to 160 senior citizens. The development is named for Ella Fitzgerald, who wrote the song *A Tisket, A Tasket* while residing at the Jackson House in the Central Avenue Business District.

The project is designed to USGBC LEED Silver standards, and one of the design's initiatives includes connecting to a central chiller plant for the Encore development. Energy star appliances, preferred parking for alternative fueled vehicles, bicycle parking, storage, shower facilities for commuters, energy efficient lighting, a community garden, high efficiency plumbing fixtures and rain water collection basins for landscaping reuse will complete the design.



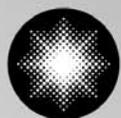
Tampa Housing Authority breaks ground on "Ella," an apartment building for senior citizens.

Public transportation stops will be conveniently located at the corner of the building, and sheltered seating is also incorporated into the building's design.

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Corey Mathews

When the time comes to write my message, I try to draw on my recent experiences, both personal and professional, as well as current events. Occasionally the feedback from those resources collide and leave me with a clear message—such as happened this time.

First, the Middle East is again in turmoil. However, this time it is a result of a series of revolutions bent on, of all things, democracy. While only time will tell whether these events will prove good or bad news for us, history tells us that democratic nations are much less likely to make war. Additionally, these revolutions are not fueled by theocracy, but through the Internet, with citizens expressing a true desire for self-governance and a better life. Color me optimistic.

Meanwhile, recent conversations related to membership organizations

and meeting people's needs are trending toward Generation Z, which my boys, Jack and Tom, belong to. To those of us still adjusting to the advent of Generation Y into the workplace, the prospect seems frightening. However, all of us can relate to the fact that Gen Zers will never know a world that isn't "connected" in some way. I never knew a world without television. Most of us never knew a world without radio. Certainly none of us knew a world without the telegraph.

I share these thoughts because behind them lies a common thread. We live in a time that will be well remembered by history. We are standing at a crossroad, if you will. This was made clear to me by a single question I was asked, which no doubt has been asked countless times through the years: "Are associations becoming irrelevant?"

The answer is simple. Yes and No. O.K., maybe not that simple. Yes, associations as they have been historically

thought of are going away; however, they are and can be replaced by new organizations that are evolving to meet the ever-changing needs of a new society firmly rooted in technology. We are long past the time when we can continue to ignore the opportunities created in a world where a kid named Mark Zuckerberg can develop a brand as big (and as valuable) as Microsoft in a matter of a few years through a seemingly free online network.

Most of the companies who serviced the German war machine collapsed after World War II; however, Bavarian Motor Works refit its operations to build cars and adapted to become a worldwide successful seller of luxury automobiles known as BMWs. As an association, we must do the same—and we are. We can no longer expect people to join their industry

See MODERN REVOLUTION on next page

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MODERN REVOLUTION continued from previous page

association simply because it is the right thing to do or because we are a resource for information. Instead, we must prove ourselves as **the resource for reliable information**. Sure, you can get info from somewhere else, but can you trust it and will it help you?

Additionally, by banding together—as countless masses have done to overthrow their authoritarian governments in the Middle East—we can influence governments, collect and vet information, and build a reputation of responsibility and trust associated with our brand through membership in our association. No matter what happens, that will always have value.

P.S. – Share these thoughts with other members of the industry to let them know why it is so critical that we all belong to this association and have their participation. It will mean the difference between being a Junkers & Co. (Yes, I know you have never heard of them!) and a BMW! 🌿

Beth Kinsey Is Broward HA's New COO



Broward County Housing Authority (BCHA) has announced that Vice President for Asset Development Beth Kinsey has been promoted to chief operating officer. Kinsey replaces Ann Deibert, who succeeded Chief Executive Officer Kevin Cregan when he retired on Mar. 31.

“Beth brings a wealth of experience to the position,” says Deibert. “She understands our industry extremely well and will be a key factor in helping us continue to provide Broward County with high-quality, affordable housing.”

Kinsey, who has been VP for asset management at the authority since 2004, has worked in the affordable housing field for more than 30 years. The Biloxi, Miss., native was a public housing specialist for the Department of Housing and Urban Development (HUD) Jacksonville field office for nearly 12 years; her client portfolio was predominantly in South Florida and included BCHA.

Prior to joining the authority, Kinsey was a senior consultant for National Facilities Consultants in Atlanta and was the director of operations for the Palm Beach County Housing Authority.

“I am looking forward to working toward the continued growth of BCHA,” Kinsey says. “In addition to helping people acquire affordable housing, we also want them to break the cycle and be able to move out of public housing with our Family Self-Sufficiency Program as well as other educational opportunities.” 🌿

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FAHRO REGIONAL EDUCATION: REGION III – SOUTH/CENTRAL HCV SPECIALIST TRAINING



HOSTED BY THE HOUSING AUTHORITY OF THE CITY OF FORT MYERS

4224 Renaissance Preserve Way
Fort Myers, Florida

July 11-15, 2011

8 a.m. to 5 p.m.

by **Samantha Pratter** with

Nan McKay
AND ASSOCIATES, INC.

Thanks to the Fort Myers Housing Authority, FAHRO is proud to sponsor the "must-attend" Nan McKay training designed to turn your staff into housing choice voucher specialists. Training includes three Nan McKay seminars: HCV Eligibility, Occupancy and Rent Calculation, all in one week! It is an updated version that incorporates HUD's recent final rule changes so participants will be getting the latest information.

Save money and sign up! The cost is only \$1,055.00 per member, and because the training is in Florida, travel costs are greatly reduced! An optional certification exam is available for an additional \$150. Call FAHRO if you have questions at 850/222-6000.

Training Destination

**Housing Authority of the City of Fort Myers
Administrative Building**
4224 Renaissance Preserve Way
Fort Myers, Fla.

Dates: July 11-15, 2011

**8 a.m. to 5 p.m. each day
except testing is from 1 p.m. to 4 p.m.
on Friday, June 15, 2011**

Suggested Hotel

Hyatt Place (Gov't. rate of \$119 a night)
2600 Champion Ring Road, Fort Myers, FL 33905
Call directly: 239/418-1844

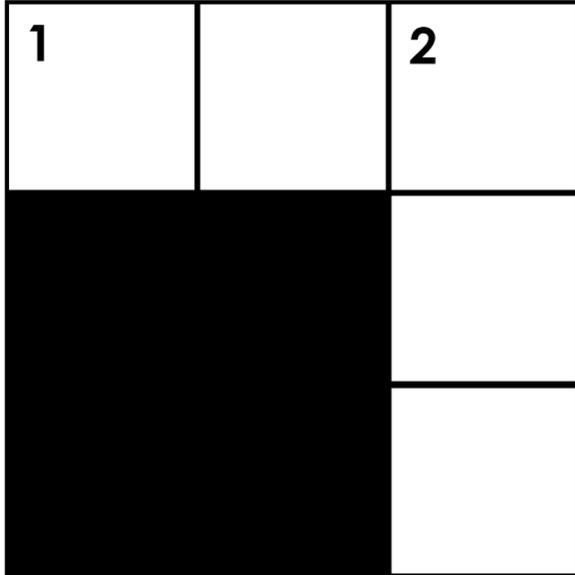
Directions

From FL-82, turn right onto Michigan Avenue Link.
After 1/2 mile turn left onto Renaissance Preserve
Way. The housing authority will be on your left.

Key Objectives of This Training

- Correctly determine family eligibility
- Perform required occupancy activities for families
- Calculate rent for families
- Roles and responsibilities, including admin plan requirements, applications and waiting lists, non-citizens, income limits and targeting
- Denial of assistance, crime by family members and student rule
- Voucher issuance and portability
- Leasing, including tenancy HAP contract and moves with continued assistance
- Reasonable rent, reexaminations, terminations, informal hearings, VAWA
- Earned income inclusions and exclusions, disallowances, assets and income
- Payment standards, family share/subsidy and verifications, EIV

Register at www.FAHRO.org today!



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Down

2. Gone With _____ Wind.

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Florida Association of Housing and Redevelopment Officials (FAHRO), in partnership with Nan McKay and the Broward County Housing Authority, proudly presents ...

“Enterprise Income Verification (EIV) Training”

Offered Three Times: June 28, 29 or 30, 2011

Hosted by Broward County Housing Authority

4780 North State Road, Lauderdale Lakes, FL 33319

by *Annie Stevenson* with

Nan McKay
AND ASSOCIATES, INC.

Thanks to the hospitality of Broward County Housing Authority, you have three FAHRO-sponsored, one-day class offerings of Enterprise Income Verification (EIV) Training to choose from. The EIV system is an important part of day-to-day operations, and staff members need a solid understanding of its operations to increase their accuracy and to reduce improper payments. Nan McKay created this EIV workshop to bring your agency up-to-speed on the most recent HUD webcasts and guidance, including the final rule changes regarding EIV mandatory implementation. As a PHA, you need this up-to-date information to comply with HUD's EIV requirements, so sign up now for one of our three discounted seminar offerings! The training agenda and online FAHRO registration form are available at www.FAHRO.org. There is *not* a certification exam associated with this class offering.

	FAHRO Member Rate	Non-Member Rate
Registration Fee	\$298	\$350

Three Different One-Day Offerings

June 28, 29 or 30, 2011
8 a.m. to 5 p.m.

Certification Testing

There isn't a certification test associated with this training.

Key Objectives of EIV Training

- ✓ EIV Background
- ✓ A review of HUD's error reduction strategies and a discussion of upfront income verification (UIV) resources
- ✓ A detailed review of EIV system capabilities
- ✓ Tenant income data
- ✓ Reports available in EIV
- ✓ Income discrepancy reports
- ✓ Introduction to NMA's discrepancy analysis checklist (a tool for use with the discrepancy report)
- ✓ HUD Updates ½ Day Seminar

Training Destination

Broward County Housing Authority (BCHA)
4780 North State Road, Lauderdale Lakes, Fla.

Directions to the Site

From the Fla. Turnpike, take Exit 62 east onto Commercial Blvd. to NW 40th Avenue (State Road 7 or US 441). Turn south onto US 441. At the first light, turn left into Headway Office Park. Turn left at first intersection and proceed through parking lot. BCHA is behind Catholic Health Services.

Suggested Hotel

LaQuinta is the closest hotel to the facility.
5070 North Street Road 7, Tamarac, Fla.
954/484-6909

Register at www.FAHRO.org today!



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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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