

# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

November/December 2012

## President's Message

### We All Contribute to FAHRO's Success



Marcus D. Goodson

Greetings!

As I close out my first year as president of FAHRO, I would like to thank all the members for trusting me to hold this position in high regard and to move forward initiatives that will enhance our organization while protecting the storied history of FAHRO. I take this position seriously and vow to pass it to my successor in great standing. This past year has been exciting for me as your president, but not without challenges as all organizations face. Working with the FAHRO staff has been a joy and has made my job so much easier. I look forward to serving you one more year as we implement the second year of a two-year strategy to increase membership, to enhance programs that benefit all Florida housing authorities, regardless of their affiliation

with FAHRO, and to increase communications between FAHRO and its members. Although there have been substantial gains in the aforementioned goals, we are not there yet, and further gains will require a renewed focus and a collective approach by all members. We all can contribute to the success of FAHRO. Regardless of the size or location of your agency, you can contribute to improving FAHRO. Too often we depend on our large agency members to carry the day or to contribute in a way that smaller agencies think they cannot, but FAHRO values each member, and the smallest agencies have the capacity and the intellect to bring value to FAHRO.

One of the ways we try to communicate to members is through our monthly FAHRO/HUD conference call where Corey Mathews and I talk with the Miami and

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

## State Legislative Affairs

### Looking Forward to 2013

by Richard Pinsky, FAHRO State Affairs Consultant

While Tallahassee watchers and followers wait for the November elections to fill in the remaining House and Senate puzzle pieces, things are beginning to happen that will have an impact upon the upcoming 2013 regular session of the Florida Legislature.

The first gathering of returning and newly elected lawmakers will take place on Nov. 20, 2012, in Tallahassee during the traditional biannual organizational session. Newly elected legislators will be sworn in, and Senate President-Designate Don Gaetz (R-Niceville)

and House Speaker-Designate Wil Weatherford (R-Wesley Chapel) will begin their terms presiding over their respective chambers.

#### Budget

Both incoming Senate President Gaetz and incoming House Speaker Weatherford have recently indicated their selections for their respective appropriations chairmanships. For the next two years, Senator Joe Negron (R-Stuart)

See **STATE LEGISLATIVE AFFAIRS** on page 8

## Calendar

Nov. 7, 2012

Orlando HA

**HOPE Fair Housing Training**

[www.FAHRO.org](http://www.FAHRO.org)

February 4, 2013

Jacksonville HA

**HCV Specialist Training**

[www.FAHRO.org](http://www.FAHRO.org)

**Online registration for FAHRO events available at [www.FAHRO.org](http://www.FAHRO.org)!**

### Visit the FAHRO Website!



[www.FAHRO.org](http://www.FAHRO.org)

## Internal Circulation

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# ARE YOUR RESIDENTS LOOKING FOR LOWER POWER BILLS?

## WE CAN HELP.

The Energy Advisors at Progress Energy can help you identify the best energy-saving opportunities for your properties and offset the upfront costs with valuable rebates. Ask our Energy Advisors about rebates for energy-saving, bill-lowering upgrades that will make your residents happier – and your properties more attractive.

## REBATES\* AVAILABLE FOR UPGRADES TO:

- Insulation
- Ductwork
- Windows
- Heating and cooling systems
- And more

\*Rebates subject to change based upon changes in applicable local, state or federal law.

**Call 1.866.843.6546 to learn more.**



## FAHRO Board of Directors 2011-2013

### President

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

### President-Elect

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

### Immediate Past President

William Russell, Executive Director  
Sarasota Housing Authority  
40 S. Pineapple Ave., Sarasota, FL 34236  
Phone: 941/361-6210 • Fax: 941/366-3731  
Email: wrussell@sarasotahousing.org

### Vice President/Treasurer

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

### Vice President/Secretary

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

### 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

Pete Gamble, CEO/President  
Daytona Beach Housing Development Corp.  
211 N. Ridgewood Ave., Daytona Beach, FL 32114  
Phone: 386/253-5653 • Fax: 386/255-2136  
Email: gamblep@dbhaff.org

### 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

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

### Member at Large

Debra Johnson, Executive Director  
Pinellas County Housing Authority  
11479 Ulmertown Rd., Largo, FL 33778  
Phone: 727/443-7684 • Fax: 727/443-7684  
Email: djohnson@pincha.org

### Member at Large

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

### Member at Large

Dorothy Ellington, Executive Director  
Delray Beach Housing Authority  
600 N. Congress Ave., Ste. 310-B, Delray Beach, FL 33445  
Phone: 561/272-6766 • Fax: 561/278-4937  
Email: dellington@dbha.org

### Member at Large

John Nelson, Executive Director  
Palatka Housing Authority  
400 N. 15th St., Palatka, FL 32177  
Phone: 386/329-0132 • Fax: 386/329-3672  
Email: jnelson@palatkaha.org

### Executive Director (Non-Voting Member)

Corey Mathews, CAE, 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 for members are: back cover - \$250; inside front cover - \$225; inside back cover - \$200; full page - \$175; 1/2 page - \$125; 1/4 page - \$95; business card size - \$75. There is a discount for multiple insertions. Non-member rates: add \$50 to member rates. The next deadline for camera-ready art is 12/14/12. All articles, RFPs and classified ads must be received by 12/14/12.

Professionally managed by

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

11/2012

## 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 third-grader Kassidy Galloway, a Gainesville HA resident, on being one of 12 national winners in NAHRO's Housing America "What Home Means to Me" Poster Calendar Contest. Her poster will be showcased as one of the months in a calendar HUD will distribute next year to housing authorities across the country. Kassidy also will receive a \$100 savings bond.
- The HA of the City of Fort Myers is adopting a smoke-free policy for all of its properties. Beginning Jan. 1,



2013, smoking in dwelling units will be strictly prohibited. The new policy is in accordance with HUD Notice H2010-21 that establishes that smoking cessation has demonstrated health benefits and that secondhand smoke represents a serious health risk to non-smokers.

If you would like to contribute to Sounding Off, please email your comments to Susan Trainor, FAHROgram editor, [editor.trainor@gmail.com](mailto:editor.trainor@gmail.com).

## PRESIDENT'S MESSAGE continued from page 1

Jacksonville HUD field office directors to get the latest news from HUD along with answers to questions submitted by our members. This has been a valuable tool for members who have questions for HUD, but who prefer to ask those questions in a format that is more general than specific. Moreover, this forum provides an opportunity to pose cutting edge, push the envelope type questions that are better asked in this format as opposed to the housing authority contacting HUD directly. During our October call with HUD, we were informed that HUD will implement a "value added exercise" this year, designed to help housing authorities perform better. To accomplish its goals, HUD will provide budget review guidance, tools to maximize housing choice voucher and public housing occupancy, information on how to be lead-based paint compliant with your HCV program and other creative tools that are designed to enhance the overall operations of your housing authority.

On Nov. 6, 2012, exercise your right to vote by casting your ballot in the presidential election. And encourage your residents to do the same by communicating to them the importance of being part of the political process. This is a privilege and a right for which many Americans have sacrificed their lives. Regardless of your politics, you have a responsibility to vote in this life-changing election. For public housing professionals, this election could be a game changer in the way we are funded, affecting the support for programs we hold dear and know firsthand work to improve the lives of many underprivileged families, if implemented correctly. Regardless of who is sworn in as our next president in January 2013, public housing may face budget reductions across the board and perhaps more unfunded mandates. Of course miracles happen, but short of one in this case, we must plan for tougher financial times.

On behalf of FAHRO, I would like to wish each of you a safe and happy holiday season. This is a very special time of the year, usually spent with family and close friends. We pray that your holiday season will bring you joy and good health and that the challenges sure to come in 2013 will be met with solutions and a resolve by each of you to overcome any challenge that falls at your doorstep.

Sincerely,

A handwritten signature in black ink that reads "Marcus D. Goodson".

Marcus D. Goodson  
President

# 'Tis the Season

by Corey G. Mathews, CAE

No, I am not talking about the holiday season. We still have just a bit more time before that rolls around again. This is the "Silly Season," as I like to call it. Some still refer to it as "Election Season."

Having the pleasure of again being one of the few battleground states, Florida will continue to be inundated with advertising that promotes one candidate or the other, or more likely, disparages them. Regardless of your personal political leanings, you must have grown weary of this by now. Nonetheless, there will be no respite until the polls close, for one significant reason—political ads work.

The vast majority of polls as of late are within the margin of error, rendering them substantively useless. The number of truly undecided voters is so few that they have become a punch line on *Saturday Night Live*. And to top it off, there are three main predictions for the Electoral College, one of which results in an outright tie! Let's all pray that doesn't happen.



Some leading political scientists suggest that it could come down to as few as 20 counties across the country that turn the tide for the winner. The next president could likely be determined by one of the greatest factors in voter turnout—the weather.

However, it is imperative that we do not lose sight of the larger picture. Our country is facing significant challenges that whoever is elected must address. We cannot afford to waste much time celebrating or lamenting. We must unite as a country in support of meaningful reforms that will put us back on course to prosperity.

So, I encourage you to vote your conscience on Election Day and then be prepared to put your best foot forward on Nov. 7, regardless of the election's outcome. 🌿

## Send Your News to FAHRO!

Tell us about your accomplishments, milestones and other interesting member news.

Your fellow members want to know!

Submit your news to FAHRO via:

Email: [editor.trainor@gmail.com](mailto:editor.trainor@gmail.com)  
(attach in MS Word format)

Photographs are welcome!



# Thank you for visiting us at the FAHRO Annual Convention! We look forward to seeing you again next year!

Northwood II Apartments for Daytona Beach Housing Authority



For more information about the services MBI offers,  
please contact us at 407-585-0330 or email at [mbifla@mbiarch.com](mailto:mbifla@mbiarch.com)

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

AA260000828, IB260000665



# MBI

michael brady inc.  
Architecture Interiors

# Five HCD Advocacy Priorities Through the November Election

by John Bohm, Senior Director

NAHRO Congressional Relations, Public Affairs and Field Operations

From now through the election, national NAHRO's Congressional Relations team will be concentrating on five things: 1) sequestration and a so-called "grand bargain"; 2) SHARP; 3) the 9 percent tax credit extension; 4) the HUD 2013 appropriation; and 5) a voucher reform push in the Senate.

**Sequestration:** Sequestering of funds through mandatory across-the-board budget cuts—if not avoided by a separate agreement—will go into effect on Jan. 1, 2013. According to HUD and OMB, the impact of sequestration on housing and community development (HCD) programs would be an 8.2 percent cut to all programs. A bipartisan group of senators, known as the "gang of eight," are under pressure to arrive at a "grand bargain," which will likely mirror Simpson-Bowles and call for a balanced approach to deficit reduction consisting of appropriate cuts and revenue increases. To learn more and to see how you can get involved, visit the NAHRO resource center at [www.NAHRO.org/sequestration](http://www.NAHRO.org/sequestration). Also see the related article on page 3.

**Small Agency Reform:** As of Sept. 14, the NAHRO/PHADA SHARP proposal has been introduced in the Senate. Senator Mike Johanns (R-Neb.) and John Tester (D-Mont.) have sponsored S.5838, the Small Public Housing Agency Opportunity Act of 2012 (SPHAOA), on a bipartisan basis. A copy of the

bill as introduced can be found at [www.NAHRO.org/sites/default/files/searchable/MAC12351.pdf](http://www.NAHRO.org/sites/default/files/searchable/MAC12351.pdf). The bill will likely not be focused on until the next Congress. However, as you talk with your representatives during their campaigning, please discuss SHARP and their interest in cosponsoring in either the House or Senate.

**Extension of the 9 Percent Tax Credit:** At this time, a permanent extension is not likely. However, the tax extenders package that was approved in August by the Senate Finance Committee contains an amendment that would continue the 9 percent floor for low-income housing tax credits allocated through Dec. 31, 2013.

**FY 2013 Funding:** We will also be closely following negotiations that may lead to the approval of an omnibus spending package for FY 2013.

**Voucher Reform Legislation:** Negotiations on the House's Affordable Housing and Self Sufficiency Act (AHSSIA) came to a halt late this past summer. Early next year, we need to be ready to push both houses to act expeditiously on voucher reform. We urge you to talk to your members of Congress now to help move responsible reform legislation forward with all due speed.

Please contact John Bohm at [JBohm@NAHRO.org](mailto:JBohm@NAHRO.org) or Katy Jo Muncie at [KMuncie@NAHRO.org](mailto:KMuncie@NAHRO.org) if you have questions. 🌿



## 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)

# Administration Releases Sequestration Details

The Sequestration Transparency Act, signed into law in August 2012, required the administration to issue a report detailing the various effects sequestration would have on federal government programs. On Sept. 14, the Office of Management and Budget (OMB) released its report ([www.WashingtonPost.com/blogs/ezra-kelein/files/2012/09/Combined\\_STAReport\\_Watermark.pdf](http://www.WashingtonPost.com/blogs/ezra-kelein/files/2012/09/Combined_STAReport_Watermark.pdf)), providing line-item estimates of cuts that will be made to each program if the sequester goes into effect on Jan. 2, 2013, as mandated by current law. The report urges the Congress to take action to avoid the sequester, saying that “sequestration would undermine investments vital to economic growth, threaten the safety and security of the American people, and cause severe harm to programs that benefit the middle-class, seniors, and children.”

The sequester was authorized by the Budget Control Act of 2011 (BCA), the legislation that raised the debt ceiling, set top-line spending caps for each year through FY 2021 and required the federal government to enact measures to reduce the federal deficit substantially. The BCA established the bipartisan Joint Select Committee on Deficit Reduction, also known as the “Super Committee,” and charged it with developing a plan to reduce the deficit by at least \$1.2 trillion by 2021. To incentivize the committee to find common ground, the BCA mandated a wildly unpopular alternative should the committee fail: sequestration. If the committee did not reach agreement, a fate that ultimately did come to pass, sequestration would guarantee that automatic across-the-board cuts would go into effect. As designed in the BCA, these cuts would be spread equally between defense accounts and domestic discretionary spending, with each side being reduced by \$54.7 billion per year, starting in FY 2013.

The recent OMB report shows that, based on current budget estimates, all affected domestic discretionary programs (including housing and community development programs) would be cut uniformly by 8.2 percent to achieve the required savings. In addition, non-exempt defense programs discretionary and mandatory programs would be cut by 9.4 and 10 percent respectively, non-exempt nondefense mandatory programs would be cut by 7.6 percent and Medicare would

be cut by 2 percent. These calculations, as required by the Sequestration Transparency Act, are based on the assumption that discretionary appropriations are funded at the same rate of operations as in FY 2012. This assumption is likely to reflect reality, as the Continuing Resolution (CR) to fund the federal government through the first six months of FY 2013, which has already passed the House and continues to move through the Senate, contains very few anomalies (funding variations) compared to FY 2012 enacted levels. (The CR does include a 0.6 percent across-the-board increase for most programs that was not factored in the OMB estimates. The across-the-board increase could ultimately lower the sequester percentage for domestic discretionary programs by a modest amount, perhaps to 8.15 percent.)

to a recession, with GDP declining and unemployment increasing in the short term, though the deficit would decrease by \$418 billion in 2013. The outlines of such a deal have not yet emerged, and no major actions are anticipated in advance of the November elections.

## Get Involved! Your Advocacy Is Needed!

What you can do:

- Actively participate in NAHRO’s and the Concord Coalition’s webinar series explaining how—as a result of sequestration—across-the-board budget cuts could have drastic effects on your housing authority. You can access the webinars here: [www.NAHRO.org/sequestration](http://www.NAHRO.org/sequestration).

## OMB Estimates

	FY 2012 Appropriation (in millions)	Estimated Sequester Amount (in millions)	Estimated Funding Level After Sequester (in millions)
Public Housing Operating Fund	\$3,962	\$325	\$3,637
Public Housing Capital Fund*	\$1,875	\$154	\$1,721
Tenant Based Rental Assistance	\$18,664	\$1,530	\$17,134
Project-Based Rental Assistance	\$9,413	\$772	\$8,641
Community Development Fund*	\$3,408	\$279	\$3,129
Homeless Assistance Grants*	\$1,901	\$156	\$1,745
HOME Investment Partnerships Program*	\$1,000	\$82	\$918
Housing Opportunities for Persons With AIDS*	\$332	\$27	\$305

\* Funding for programs allocated annually through lump-sum distributions is generally not disbursed until final, full-year appropriations legislation is enacted. While the final funding levels for all programs are dependent upon an FY 2013 appropriations act, it is unlikely, based on recent HUD practice, that interim (partial-year) allocations will be made for these programs.

According to the report, “The Administration strongly believes that sequestration is bad policy, and that Congress can and should take action to avoid it by passing a comprehensive and balanced deficit reduction package.” Legislators on Capitol Hill are continuing to work toward a “grand bargain” on taxes and spending that would avert the “fiscal cliff,” the simultaneous expiration of various tax provisions and the reduction in federal spending caused by sequestration. The Congressional Budget Office has warned that the scheduled tax policy changes and sequester will likely lead

- Analyze the local impact that sequestration cuts will have on your local agency, the services it provides and the residents it serves. If your programs are reduced by 8.2 percent below FY 2012 levels (or, in the case of the Operating Fund, 8.2 percent below your 2012 funding level, excluding any amount that was offset), how many staff positions will you have to cut? How many families will you have to turn away under the various housing assistance programs


See **SEQUESTRATION** on page 7

you administer? How many vouchers will you be unable to renew? How will family self-sufficiency programs and other initiatives that serve residents be affected? How will your public housing maintenance and modernization plans change?

- Communicate the impact on your local agency to your elected officials at the local, state and federal levels. Set up meetings with your congressional delegation while they are at home campaigning or meeting with constituents during the pre-election recess. Write letters to the editor, tweet elected officials and media outlets and call in to radio shows and local news programs hosting debates. In other words, *reach out and get involved*. The stakes could not be higher.
- You don't have to do this alone: Inform and educate your colleagues, friends and other community stakeholders about this real and present danger to our industry. Then, plan ways in which you can speak out together to express those concerns. Consider forming an alliance with local groups that share these same interests. Think about reaching out to vendors, developers, contractors, fellow PHAs, redevelopment agencies and state and local government agencies that administer housing and community development programs. Working together is key to gaining recognition.



For additional information on how to get involved, contact John Bohm at [JBohm@NAHRO.org](mailto:JBohm@NAHRO.org) or Katy Jo Muncie at [KMuncie@NAHRO.org](mailto:KMuncie@NAHRO.org).

For more information on sequestration, visit NAHRO's new Sequestration Resource Center at [www.NAHRO.org/sequestration](http://www.NAHRO.org/sequestration), where you will find previous news coverage and analysis, as well as a webcast series with the nonpartisan Concord Coalition. 

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

**YOUR EXPERT FOR HOUSING AUTHORITIES  
AUDITS & CONSULTING**

- **OMB A-133 Single Audit and Compliance Auditing**
- **Component Units, Non-Profits and Affordable Housing**
- **SEMAP and PHAS**
- **REAC On-Line Submissions**
- **Agreed-Upon Procedures**
- **Consulting**

**Brian Nemeroff, CPA • (321) 757-2020**  
Visit: [www.bermanhopkins.com](http://www.bermanhopkins.com)



and Representative Seth McKeel (R-Lakeland) will serve in these powerful positions responsible for writing what will likely be an annual budget of more than \$70 billion.

Housing advocates are waiting to learn who will serve under the budget chairmen as chairpersons of the Transportation and Economic Development subcommittees, which control the Documentary Stamp funding source for all affordable housing spending. These subcommittee appointments as well as all other chairmanships and committee assignments will begin being announced shortly after the November elections and continue right up to the start of the 2013 regular session on Mar. 5, 2013.

Although Florida has once again captured the number one spot for the number of foreclosures being processed, housing sales are up in Florida, indicating a trend that could result in more affordable housing dollars available for SHIP funding and perhaps a modest amount of increase for SAIL funding as well.

Sales tax income in general is up in Florida, resulting in the current projections of approximately \$70 million of surplus. This is the first budget surplus indication in almost five years in Florida.

In the meantime, the departments of Agriculture & Consumer Services, Business & Professional Regulation, Citrus, Elder Affairs, Law Enforcement and Military Affairs have released legislative budget requests for fiscal year 2013-2014, as requested by Governor Scott.

## Elections

The presidential election voting in Florida is once again expected to produce a razor thin margin for the winner. Polling

leading up to the Nov. 6 Election Day has the race a dead heat in Florida. Similarly, at least four state Senate races and at least six state House races will be decided by voters split down the middle on whether to vote Republican or Democrat.

No sooner will the 2012 elections take place, then the 2014 elections will start up. The next two regular legislative sessions are sure to include plenty of Governor Scott's initiatives as he heads toward his first reelection bid. The same holds true for Florida's Cabinet; CFO Jeff Atwater, Attorney General Pam Bondi and Agricultural Commissioner Adam Putnam, who all face their first reelection bids in 2014 as well.

## Legislative Issues

The 2013 regular session will have as one of its major focuses the funding for indigent health care and Medicaid recipients, as the Affordable Health Care Act begins impacting Florida's budget. Also, Citizens Insurance Corporation will take center stage once again. Recent decisions by the Citizens' board to reduce the number of policies within Citizens by offering incentives and loans to private insurers have become controversial.

The Legislature could also have as much as \$500 million in new spending available for transportation infrastructure projects, from road and bridge construction to port and rail improvements, as a result of new transportation bonds being issued in FY 2013-2014.

Finally, FAHRO will be picking up where we left off last session, introducing our own House and Senate companion bills dealing with public housing initiatives.

See you in Tallahassee!



**innovative software**  
**document imaging**  
**dedicated PIC team**  
**outstanding support**  
**mobile inspections**

---

**TENMAST SOFTWARE**

Tenmast serves Public Housing Authorities with software for **Tenant Management, Finance/Accounting, Maintenance, Inspections, Document Management, HUD Reporting, and Executive Decision Making.**

Our team is *client-focused*, offering the industry's *finest customer support.*

| [tenmast.com](http://tenmast.com) | p: 877.836.6278 | e: [info@tenmast.com](mailto:info@tenmast.com) |





## **BRING ALL YOUR SYSTEMS UNDER ONE ROOF.**

### **Software Solutions for:**

Occupancy  
Accounting  
Maintenance  
Mobile Inspections

### **Fee Accounting Services**

**PIC Consulting & 50058 Submissions**

**Online Applications & Resident Screening Management**

### **Managed Technology Solutions for:**

Hardware  
Hosting  
Backup  
Email Services

***Efficiently managing your office saves both time and money!***

That is why we offer a variety of solutions to meet all of your organization's needs. Lindsey is dedicated to being a partner to the housing industry by providing ideas and support in addition to our extensive software, accounting, and other technology services.

**Contact us today and let us show you  
how to work efficiently by bringing all  
your solutions under one roof!**

**LINDSEY**

SINCE 1959

800.890.7058

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

# BCHA and Carlisle Development Group Unveil East Village Apartments

On a hot and humid October afternoon in Davie, officials from Broward County Housing Authority, Carlisle Development Group, the Town of Davie, Broward County and the State of Florida celebrated the grand opening of East Village, a \$33 million affordable housing community.

More than 80 people, including many residents, took part in the festivities that included live music, food, beverages and remarks from the principals who took the site of a former public housing development destroyed during Hurricane Wilma and turned it into a jewel of a community.

“This development is named East Village, and it truly is a village,” said Ann Deibert, CEO of Broward County Housing Authority, during the ribbon cutting ceremony. “It is home to 155 families, single individuals, elderly, disabled and children who call Davie home.”

Already leased to capacity, the 155 townhomes and garden-style residences feature one-, two- and three-bedroom floor plans with up to two-and-a-half bathrooms. East Village comprises eight three-story residential buildings, a community center and more than 300 parking spaces located behind the residences to allow for a more pedestrian-friendly atmosphere.

The townhome-style buildings are situated in front of a large park, with meandering paths connecting a large network of green spaces. One of the site’s best features is a 20,000 sq. ft. lake, crowning the view of Main Street. Other community amenities include a swimming pool, a large splash pad fountain, a tot lot, a computer lab, a library and a fully equipped fitness center. 🌿



*Left to right: Broward County Housing Authority (BCHA) CEO Ann Deibert, BCHA Board of Commissioners Chairman Rico Petrocelli, Town of Davie Councilmember Caryl Hattan, Carlisle Development Group COO Ken Naylor, Town of Davie Mayor Judy Paul, State Senator Eleanor Sobel, Carlisle Development Group CEO Matt Greer, BCHA Board of Commissioners Vice Chairwoman Mercedes Nunez and BCHA Board of Commissioners Member Juan Selaya*

**Gilson** has an App for that.  
SOFTWARE SOLUTIONS



Integrates with all vendor software products!

**FREE TRIAL AVAILABLE**

**iWork Order**

**iUPCS Inspection**

**iRe-Certify Kiosk**

**iHQS Inspection**

**iBoard Meeting**

[Sales@GilsonSoftware.com](mailto:Sales@GilsonSoftware.com)

888-252-2338

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



FLORIDA HOUSING AUTHORITIES RISK  
MANAGEMENT INSUREDS  
*SENDS HAPPY HOLIDAY WISHES*  
*TO THE*  
*FLORIDA HOUSING AUTHORITY*  
*COMMUNITY!!*



PARTNERING WITH PUBLIC HOUSING FOR  
23 YEARS, FHARMI IS THE INSURER OF CHOICE WHEN SEEKING  
STABILITY & CONSISTENCY

- Competitive Pricing
- HUD Bid Waiver
- Tax Credit, Non-Profit & Mixed Income Programs
- Low Wind Deductibles
- A+ Rated Carriers & Reinsurance
- Complimentary State of the Art Risk Management Services
- In-House Claims Administration
- Financially Strong & Able To Weather Disaster
- Owned & Operated By Florida Public Housing Authorities
- Peer Claims Review Committee
- Prompt, Courteous Customer Service

Brokerage Services Provided By Arthur J. Gallagher Risk Management Services  
Claims Adjusting Through Gallagher Bassett With Local Presence  
Actuarial Analysis, Financial Audits & Legal Counsel Outsourced To Firms Specializing  
In Pooling & Government Entities

To learn more about our services and products please visit us online at [www.fharmi.org](http://www.fharmi.org)  
or contact us directly at 321-255-1010

FHARMI  
7331 Office Park Place Suite 3  
Melbourne, Florida 32940  
Jennifer Luckern, CEO  
[jenniferluckern@bellsouth.net](mailto:jenniferluckern@bellsouth.net)



**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.*

# **GROW STRONGER TOGETHER!**



Owned And  
Managed By Its  
Members With  
Competitive &  
Stable Rates



Holds A HUD  
Procurement  
Waiver For All  
Lines Of  
Coverage



**Endorsed By FAHRO**

## **CONTACT THE FPHASIF ADMINISTRATOR FOR A QUOTE TODAY**

Hunt Insurance Group, LLC 800-763-4868

Brooke Butler, [Brooke.Butler@willis.com](mailto:Brooke.Butler@willis.com); Pam Wester, [Pamela.Wester@willis.com](mailto:Pamela.Wester@willis.com)