

FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

September / October 2010

President's Message

Participation Pays!



William Russell

I hope everyone had a good summer. It is with great pleasure that I write to you about what a success our annual convention was, and how pleased I am that you all made it so. I want to thank all of our members and associate members for attending and *participating*. Your *participation* paid off—for you, for your agency or business and for all who attended. We each benefit, not only from our own *participation*, but especially from others' participation as well.

It was great to hear such positive feedback from newcomers and FAHRO veterans alike. In fact, I and others heard from a number of longtime FAHRO members that this was perhaps the best FAHRO convention they had ever attended.

The numbers also tell a tale of success: 185 participants and 78 vendors, with 118 organizations represented (PHAs and businesses).

We are already working on next year's convention, which will be held Aug. 16-19, 2011. It will also likely be in the Orlando area since it seemed to be a nice, central location that made it relatively easy for many of you to attend. My goal for next year is to get even more agencies to *participate*. For those who did not or could not attend, you don't know what you missed! But we hope and expect to see you next year.

If you have suggestions for how we can improve on our convention and trade show, please email me (WRussell@SarasotaHousing.org) or Corey Mathews (Corey@FAHRO.org) with your suggestions.

In the meantime, stay tuned for ways in which you can *participate* in FAHRO functions, such as regional trainings throughout the state. 🌴

State Legislative Affairs

The Best Show in Town

by Richard Pinsky, FAHRO State Affairs Consultant

Even for the casual political observer, the 2010 election year in Florida has turned out to be some of the best theatre to play out in recent history.

The simple fact that almost \$100 million was spent statewide on behalf of the dozens of candidates running for election in the Aug. 24 primary certainly forced us all to pay attention.

And now the serious campaign advertising money will be spent to really get

our attention, just in time for the Nov. 2 general election.

For the first time ever, Floridians are presented with an extremely viable no-party affiliation candidate as a choice for a U.S. Senate seat, the one previously held by Mel Martinez. Governor Charlie Crist is running as an Independent against Republican nominee and former state

Calendar

September 24, 2010

Fort Walton Beach, Fla.

Commissioner Ethics Training

Striving for Perfection Ministry

Oct. 31-Nov. 2, 2010

Reno, Nev.

National Conference and Exhibition

Grand Sierra Hotel and Casino

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Internal Circulation

See **BEST SHOW** on page 13

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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 10/1/10. All articles, RFPs and classified ads must be received by 10/1/10.

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9/2010

Member Feedback

Do you need help with a project or issue and want to see if any of our readers have the answer? Has a colleague done something wonderful that deserves an at-tabby 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 Boca Raton Housing Authority, one of four housing authorities in Florida to receive a Residence Opportunity for Self-Sufficiency Program (ROSS) grant.
- The Tampa Housing Authority is buying up land around its proposed \$800 million Encore urban redevelopment project, spending \$1.2 million in an effort to keep property values high by controlling lots along the development's perimeter.
- Congratulations to Virginia Padgett, a case manager for the Tampa Housing Authority, one of six recently named "Unsung Heroes" at Molina Healthcare of Florida's Community Champions Awards dinner. Padgett promotes wellness and education by volunteering with several community organizations.
- The Pinellas County Housing Authority and 1-800-Got Junk? have achieved Pinellas County's Green Business Partnership



designation. Each business has demonstrated its commitment to operating at the highest level of efficiency that environmentally, economically and socially benefits their business as well as the community.

- Congratulations to Larry Shoeman, executive director, and the Avon Park Housing Authority on the Sept. 20 groundbreaking for a 72 single family housing development. Funding for the development, which took a little over three years to secure, came from three different sources: United States Department of Housing & Urban Development, United States Department of Agriculture and the Federal Home Loan Bank of Atlanta, Ga. The total development cost for the project is estimated at \$9.5 million.

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

FAHRO IDEA BANK: Easing Hassles in the Housing Application Process

Here is how two of our member agencies are dealing with the issues surrounding the application process. These agencies share some ideas other housing authorities may wish to use.

For PHAs having difficulties with long lines and hot tempers when applications are announced, please take a look at how Orange County Housing and Community Development handles its applications here in Orlando. Once the notice is published that the list is open, applications are available for the taking for a 10-day or 2-week period. Instructions state that all applications must be mailed by regular mail beginning on "date certain" (after the 10-day/2-week period ends). As the applications are delivered to the office by the mail carrier, they are date stamped and that becomes their application date. Certainly takes a lot of hassle out of the process.

Here in Winter Park we take appointments by phone ONLY one day per month. Phones are busy, but those without appointments can try again in 30 days. We take only a very limited number of applications for each bedroom size. In this manner, we keep our lists short and the wait for housing short as well. It's much easier to find an applicant who applied three months ago as opposed to one who applied three years ago. 🌿

HUD Submits 2012 Budget to White House

by Scott Keller, FAHRO Federal Policy Consultant



HUD has submitted its 2012 budget to the White House. In June the secretary was given an austere “budget guidance” by the White House: First, the total should be 5 percent

below the 2012 discretionary level in the FY 2011 budget, and across-the-board cuts are not acceptable. Second, it should highlight top policy and funding priorities and discuss how they will further presidential goals such as encouraging economic growth, investing in the future and responsibly governing the nation. Third, it should include at least five significant terminations, reductions and administrative savings initiatives that reduce costs below FY 2011 budget levels. And fourth, it should address government-wide initiatives, including improper payment reductions and place-based policies.

As part of the low-priority programs, and as a separate exercise to be submitted with his budget request, the secretary must also identify the programs and sub-programs that have the lowest impact on the department’s mission and constitute at least 5 percent of its discretionary budget.

The goal is to obtain information to analyze HUD-requested funding levels and policy initiatives so that the White House can develop a holistic budget that weighs spending in every area. What it signals to us, however, is that the White House (read economists and “non-housers”) intends to deviate from the agency’s request and probably will make some decisions on a wholesale level, which may mean we will see some dramatic cuts proposed in February.

The next step in this process will come around Thanksgiving. Following extensive White House-HUD consultation, policy officials at the White House will make funding and policy decisions for inclusion in the “pass back” to HUD. The pass back to HUD will include funding amounts for all HUD programs (includ-




ing any new initiatives) and additional funding and policy guidance where appropriate. HUD will have the opportunity to appeal those levels, with either the OMB director or the president deciding the outcome of the appeal.

The Congress will have budget hearings on the 2012 budget in the spring. It will be critical that we make contact with our congressional delegation early and often, reinforcing the importance of our mission and each of the programs we use. Make no mistake; this budget will be a tight one. The number one issue in the nation right now is the economy, and a key component of recovery is to reduce the federal debt. HUD is funded on the discretionary side of the budget. The discretionary side is the portion that gets hit hardest in lean times. The capital fund is the program most at risk, followed by operating and then Section 8. I am picking up definite indications that CDBG is very much on the chopping block. Given the severe guidance HUD is under, I would not be surprised to see a greater than 50 percent cut to programs like CDBG. Programs like HOME, ROSS and FSS will certainly feel pressure as well.

Other programs that will face considerable challenges will be new initiatives such as TRA and Choice Neighborhoods. Transforming Rental Assistance initiative is a multi-year initiative with the first phase costing \$350 million. Of that, \$300

million will be used to convert approximately 300,000 public and assisted housing units to long-term property-based contracts. The remaining \$50 million will be used to improve access to neighborhoods of opportunity and to encourage, but not require, administrative consolidation of Housing Choice Voucher programs. On the legislative end, the administration’s bill to authorize the TRA initiative, PETRA, was made public last May, but a TRA bill has not been formally introduced. That legislation has a price tag of almost \$2 billion.

The Choice Neighborhoods budget is \$250 million, which is equal to the 2010 request. It will be difficult to fund both Choice and HOPE VI. Choice Neighborhoods is part of the administration’s broader effort to revitalize neighborhoods that includes the Department of Education’s Promise Neighborhoods initiative. The administration’s Choice Neighborhoods bill was submitted to Congress in March. The Frank/Waters Choice Neighborhoods initiative is part of the Public Reinvestment and Tenant Protection Act of 2010 that was voted out of full committee in July.

FAHRO will stay deeply involved in the process. Having dealt with tough budgets in the past, we know all the tricks and will persevere. The first step in winning is to become an indispensable resource to our local electeds. So, let’s get out there and shake some hands! 

We Have Cousins!



Corey Mathews

I was totally exhausted last Sunday evening as I said good night to my boys, Jack and Tom. We had spent the entire weekend driving around North Florida, visiting their great-grandfather, aunts, uncles and myriad cousins.

My weariness quickly turned to personal satisfaction when as I was kissing the boys good night, Jack exclaimed with pride and total glee, "Pop-pop, we have cousins!"

I excitedly replied, "Yes, you do, Jack. Yes, you do!"

We can learn so much from children. They inherently know the value of family and other close personal relationships as well as the importance of building and maintaining them. In the adult world, we

tend to minimize the significance of our personal and professional relationships, but they are critical elements for personal satisfaction and self improvement.

It is through organizations like FAHRO that we are best able to do this on a professional level. FAHRO provides the opportunities to learn from our peers, to set benchmarks and realistic goals and to motivate ourselves for continual advancement. It also empowers us to make a difference in our field of work and the world around us.

Members of FAHRO have cousins, lots of them, and it was so nice to see so many of you at the 2010 Annual Convention and Trade Show! Don't forget to mark your calendars for next year! Plans are already in the works to surpass the 2010 convention. Be sure to join us on Aug. 16-19, 2011. 🌴

Send Your News to FAHRO!

Tell us about your accomplishments, milestones and other interesting member news. Your fellow members want to know!

Submit your news to FAHRO via:

Email: editor@ctf.nu (attach in MS Word format)

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Photographs are welcome!



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Convention: In a Word—Amazing!

The word “amazing” pretty much sums up the 2010 FAHRO Annual Convention and Trade Show. Participants and exhibitors are saying it was the best FAHRO convention yet! Some are even saying it was the best industry convention they have attended!

Either way, we are proud to say it was a huge success. The exhibit hall was completely sold out, we experienced record numbers of participants and everyone is reporting they had an enriching, informative and fun time. Special thanks to our sponsors, speakers, volunteers, board of directors and associate member chairperson, Maria Burger, for making the 2010 FAHRO Annual Convention one to talk about for years to come!



Iris Parrish, Johnson Control, and Angela Jackson, Pahokee HA



Beth Kincey (foreground), Broward County HA; Lynda Hinckley, Winter Park HA; and Kevin Cregan, Broward County HA



Jennifer Luckern, FHARMI; Brian Nemeroff, Berman Hopkins; and Marcus Goodson, Fort Myers HA



B.J. Ryan, GLE Associates; Corey Mathews and Myra Jirau, Pinellas County HA



Jane Dixon and Bill Grindl, TAG Associates



Craig McDuffie, Color Wheel



Brooke Butler, Vivian Bryant, Lillian Stringer, Ed Carson and Joyce Carson, Orlando HA



Jerome Ryans (left), pictured here with Scott Serani, is all smiles after winning a wii from InstaKey Systems



John Colon, Sarasota HA



Kimberly Berghoefer, Progress Energy, and Corey Mathews



Larry Shoeman, Avon Park HA, and Maria Burger, Stuart HA



Lisa Landers, Winter Haven HA; Nichole Brown, Sarasota HA; and Nichole's fiancé, Jonathan Harris



John Colon, Sarasota HA; Ric Gilmore, Saxon Gilmore; and Frank Chavers, FHARMI



Joyce Carson, Orlando HA



Lynda Hinckley and commissioners



Martha Mosely, Christine Vining and Ron Burger (Maria Burger's husband), Housing Authority of the City of Stuart



Kimberly Berghoefer and Melvin Philpot of Progress Energy, Prime Energy Efficiency Sponsors



Marcus Goodson, Fort Myers HA, and Jerome Ryans, Tampa HA



Miguell del Campillo, winner of the FAHRO Individual of the Year Award



Marcus Goodson, Fort Myers HA



Ray Dirusso and Elisa Galvan, Pinellas HA; Andy Libby, Tampa HA; and Brian Nemeroff, Berman Hopkins



Sam Brunson, Crestview HA; Pam Brewster, DeFuniak HA; and Kathy Dunn, Niceville HA



This breakout session, like most, is packed.



Pam Brewster, Defuniak HA, and Kathy Dunn, Niceville HA



Myra Jirau, Pinellas County HA, participates in a drawing with Progress Energy representatives.



Pamela Webster and Brooke Butler, Florida Public Housing Authority Self Insurance Fund



Folks from Sarasota gather at their table.



The banquet entertainment: Jack and Tom Mathews!

And the Winner Is ...

Winners of the 2010 competitions include the following recipients of Best Practice Awards:

- Tampa Housing Authority for Monthly SEMAP Audit, HUD Funded Large Agency Category
- Milton Housing Authority for James Street Enrichment Project, HUD Funded Small Agency Category
- Broward County Housing Authority for Calendar Contest, Non-HUD Funded Large Agency Category
- Pinellas County Housing Authority for Implementing Green Initiatives, Non-HUD Funded Medium Agency Category
- St. Petersburg Housing Authority for Section 3 Resident Skills Assessment, HUD Funded Medium Agency Category

Newsletter Competition Awards recipients:

- Fort Myers Housing Agency for *Beautiful In The Eyes of the Community*, Best Newsletter – Large Agency
- Housing Authority of the City of Daytona Beach for *Resident Chronicle*, Best Newsletter – Medium Agency
- Housing Authority of the City of Daytona Beach for *Resident Chronicle*, Best Overall Layout & Design
- Stuart Housing Authority for *Stuart Housing Times*, Best Newsletter – Small Agency

The FAHRO Agency of the Year Award went to the Broward County Housing Authority.



Kevin Cregan, Beth Kinsey, Barbara Miller, Ann Deibert and Kathy Haynes, Broward County Housing Authority

The FAHRO Individual of the Year Award went to Miguell del Campillo from the Miami Beach Housing Authority.



Corey Mathews with Miguell del Campillo, Miami Beach Housing Authority

Best Practices



Jerome Ryans and Lillian Stringer, Tampa Housing Authority



Robert Youngblood, Milton Housing Authority



Kevin Cregan and Beth Kinsey, Broward County Housing Authority (this is the one labeled 0091)



Ray Dirusso, Pinellas County Housing Authority

Newsletters



Sherri Campanale, Fort Myers Housing Authority



Pete Gamble, Daytona Beach Housing Authority



Maria Burger, Stuart Housing Authority

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Errors and Omissions

FAHRO staff members work to make everything just right at the FAHRO Annual Convention and Trade Show, but unfortunately, last minute changes and the need to work at lightning speed sometimes result in errors and omissions. The following are corrections to the 2010 Show Program:

- Omitted 2010 Committee Chairpersons: Disaster Preparedness & Response, Beth Kincey; Bylaws, Rob Rogers; Nominations, Gail Sansbury; Small Agency, Pam Brewster; Strategic Planning & Management, Kevin Cregan; Past President's Council, Gail Sansbury
- Omitted Board Member: Member at Large, Maria Burger
- Corrected Email Address: Honeywell Representative, julie.weiss@honeywell.com
- Corrected Exhibitor Description: Security Works LLC d/b/a HRST is a provider of armed and unarmed guards for housing authorities.

The following editorial was posted on MiamiHerald.com on Aug. 21. Congratulations to Kevin Cregan and the staff at the Broward County Housing Authority!

Well-earned reward

Congratulations to the Broward County Housing Authority for being named the best such agency in the state by the Florida Association of Housing and Redevelopment. The BCHA has a reputation for working without fanfare to bring affordable housing to Broward's needy, and this recognition is well deserved.

The authority has built or developed housing for nearly 12,000 residents using a combination of public and private funding. It also developed an effective program that counsels families facing foreclosure to avoid losing their homes. In awarding the authority its "best of" title, the Florida housing association specifically cited work that has helped "hundreds" of families escape foreclosure and its "forward-thinking" attitude.

One of the authority's showplace properties is the classy-looking Crystal Lakes Apartments situated on a quiet lake in Hollywood. The 190-unit family-oriented gated community provides classes, a fitness center and swimming pool for residents. It looks nothing like the stereotypical housing "projects" of old.

Kudos to BCHA CEO Kevin Cregan and his small army of dedicated employees.



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What to Do When an Employee Complains

by Raleigh F. (Sandy) Seay, Jr., Ph.D.
Seay Management Consultants

"If your phone don't ring, it'll be me."

—George Jones

Week 1: Dustin, the department manager, is sitting in his office reviewing the time cards of his employees, when suddenly Billy walks in, his countenance displaying an obvious state of personal agitation. "I don't think this place is fair. It's obvious the guys in the other department get treated better than me!" "What do you mean?" Dustin asks. "Give me an example." Billy can't be more specific. He just "thinks" the other guys are treated better, and he's mad about it.

Week 2: Dustin is once again in his office, this time reviewing and answering his email, when Heather walks in, upset, and begins to talk. "I'm tired of that fellow Wilson looking me up and down every

time I pass by his work station! He has a creepy look on his face, and he makes me feel very uncomfortable!" she says.

Week 3: Dustin, again. He's working on a report for his boss when Robert comes in the door, mad as a hornet and visibly shaking. "Have you seen this cartoon?" he asks. He shows Dustin a cartoon with a racial picture and a racial epithet.

In each of these situations, we have an employee who has complained, and Dustin is asking himself some tough questions: "Which of these complaints is the more serious?" he wants to know, and "How do I handle them?" Most supervisors and managers receive complaints like these on a regular basis, and we know that, according to a variety of employment regulations, employees have the

protected right to complain about wages, benefits and working conditions. Plus, according to generally accepted principles of human resources management, good employers would like for employees to tell them if there is a problem at work. It's better to find out about a problem so you can fix it, rather than not knowing and having it get worse.

Good employers don't leave this to chance. Good employers institute policies and procedures that provide a systematic way for employees to complain, and good employers communicate these policies and procedures clearly and regularly. An open door policy and an employee complaint procedure are examples. Other employers

See **COMPLAINS** on page 12



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conduct periodic employee opinion surveys, which have the twin values of 1) providing information about how employees feel and what they think and 2) serving as a “steam valve” for employees’ dissatisfaction, legitimate or otherwise. Still other employers have an employment hot line, which employees can call anonymously. One hospital in Virginia has a “Red Box” where employees can ask any question they wish—no question is off limits—with a guarantee of an answer on the bulletin board within 48 hours.

So, if an employee does decide to complain, how do you decide how serious it is, and how do you handle it? Here are five key principles to remember:

1. Take all complaints seriously, even ones that seem to have little or no merit. We live in a litigious employment environment, and you can’t afford not to take all complaints seriously. A complaint may seem to have little merit at first, but upon investigation, you may uncover something
2. Some complaints are serious at the starting line, particularly complaints about protected categories such as race, religion, sex, ethnicity, age, etc. If an employee comes to you with this kind of complaint, it is imperative to take action immediately by conducting a full, comprehensive and swift investigation. More and more employers are using a third party to conduct these investigations, on the basis of objectivity, efficiency and thoroughness. Plus, if a federal enforcement agency looks into the matter, its representatives may regard a third party investigation as a positive mark for the company, and this may help you move toward a favorable conclusion.
3. Time is of the essence. You should complete the investigation quickly,

within a timeframe of two to seven days, if possible.

4. Employees have the protected right to complain about wages, benefits and working conditions. This means that an employer may not take any negative or punitive action against an employee for filing a complaint. This is called “retaliation,” and an employee is protected from retaliation, even if the complaint itself has no merit.
5. Document everything completely, thoroughly and in great detail. Documentation is your defense in the event of an investigation. You will need to show that you took the complaint seriously, that you investigated the complaint and that you took appropriate action, based on your findings.

If you would like more information on Sandy’s presentation entitled “Peeling the Onion Down to the Tears – How to Conduct an Employment Investigation,” email Sandy at Sandy@Seay.us or visit www.Seay.us. 



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Richard Pinsky

House Speaker Marco Rubio and Democrat nominee and current Congressman Kendrick Meek. There is no run-off, so the person with the most votes wins.

Another first for voters is the opportunity to elect Florida's first woman governor. Alex Sink, the state's chief financial officer, is the Democrat nominee, and she will be facing off against the Republican nominee and multimillionaire businessman Rick Scott. Florida has been under Republican control since 1998 when Jeb Bush was first elected, who, like Rick Scott, had never held elected office.

The next interesting statewide contest pits Democrat and state Senator Dan Gelber from South Florida against Republican newcomer and state attorney from Hillsborough, Pam Bondi. Both of these folks are relatively unknown outside of their respective districts, and it will be

interesting to watch if either candidate can gain momentum beyond Republican v. Democrat party-line voting.

The same difficulty to attract attention for their races holds true for the candidates for chief financial officer as well as for commissioner of agriculture. State Senate President Jeff Atwater from South Florida is the Republican running for CFO, and he will face the Democrat nominee, former state legislator Lorraine Ausley from North Florida. In the race for commissioner of agriculture, Republican Congressman Adam Putnam from Central Florida will match up against Democrat and former Tallahassee Mayor Scott Maddox.

Not only will the four Florida Cabinet positions see new faces running state government, but out of the total 25 congressional seats here in Florida, three are open seat races up for grabs, and another six have the incumbents facing serious challenges.

Florida's Legislature will also realize some significant changes.

Out of the 40 senate seats, 14 will have new occupants, although many of those are trying to move up from their term-limited House seats. At least two incumbent senators also face serious challenges.

Of the 120 House seats, 35 will have new members, making it one of the largest incoming classes since term limits began in Florida. An additional six incumbents face serious challenges.

Amendments 4, 5 and 6, dealing with growth and redistricting of legislative and congressional district lines respectively, round out what is sure to be a wide open election ballot that will keep pundits guessing right up to the time the polls close.

As you have heard me preach over and over again, now is the time to volunteer, get involved and help some friends of public housing get elected! 🌿

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PCHA Showcases ARRA Improvements

On Aug. 19, the Pinellas County Housing Authority (PCHA) held a ceremony to recognize capital improvements completed at its public housing properties, made possible by the funds received from the American Recovery and Reinvestment Act of 2009 (ARRA).

The event was held at French Villas Apartments, a PCHA public housing community in unincorporated Pinellas County, where many improvements were visibly showcased, from new steel entry doors and energy efficient and impact resistant windows to new stair rails and exterior painting.

Guest speaker Marcel Charpentier, operations specialist for HUD, stated, "It is an honor to be at French Villas and to see the improvements that will help increase the quality of life. We can see the tangible results at French Villas, Rainbow Village and Lakeside Terrace."

Charpentier also mentioned that not only was he proud of the improvements and the property, but he was proud of the PCHA. "PCHA was selected as a High Performer, and that's not

easy to do. PCHA not only received over \$1.3 million in funding for improvements, but will also receive over \$895,000 in 2010 for their continued dedication in building and improving their communities."

PCHA Executive Director Debbie Johnson commended the PCHA Board of Commissioners for its continued commitment to the preservation of low income housing in Pinellas County. She also stressed the importance of continued HUD funding for low income housing and talked about future capital improvement plans for French Villas.

State Representatives Janet Long (District 51), Rick Kriseman (District 53), Jim Frishe (District 54) and Darryl Rouson (District 55) attended the ceremony, adding their commendations concerning the way the agency is using the ARRA funds.

For more information and photos of PCHA's ARRA improvements, click on the Recovery Funding tab at www.pin-cha.org. 🌿



Tampa HA Receives Funding for Broadband Internet

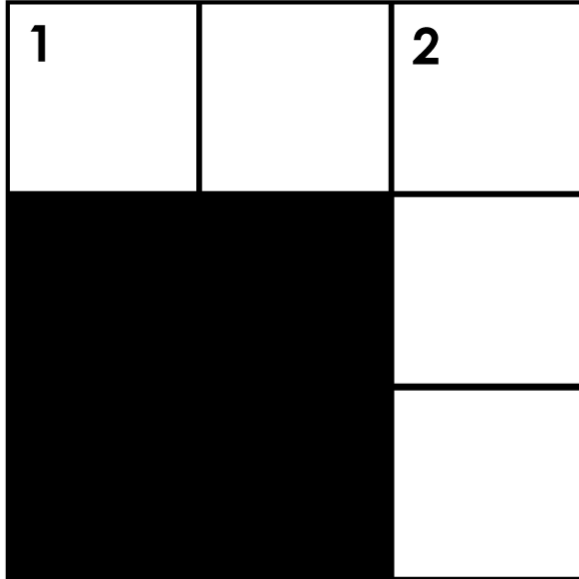
Vice President Joe Biden recently announced 66 Recovery Act Investments in broadband Internet projects that will create jobs and expand economic opportunities in 37 states. It is interesting to note that the Tampa Housing Authority was the only housing authority funded by this grant.

According to Vice President Biden, "This investment will create jobs across the country and expand opportunities for millions of Americans and American companies; in addition to bringing 21st century infrastructure to underserved communities and rural areas, these investments will begin to harness the power of broadband to improve education, health care and public safety. These projects will connect Americans who have for too long been without the full economic, educational and social benefits of high-speed Internet."

Broadband funding will be administered by the Department of Commerce's National Telecommunication and Information Administration (NTIA).

The Tampa Housing Authority plans to use this funding to create technologically smart communities by turning on high-speed broadband Internet service to 3,430 apartments; implementing a Smart-Home Pilot Initiative where computers will be installed as standard appliances in 219 apartments to support self-sufficiency; delivering comprehensive digital literacy training; implementing a subsidized computer purchase initiative for select subscribers; and developing a resident services website focusing on employment, education, job training and health care services. This funding will support the creation of a minimum of 12 direct jobs while also increasing the employability skills of hundreds of public housing residents.

Jerome D. Ryans, THA president/CEO, says, "I am excited at the number of jobs that implementation of this program will create, both short-term and long-term, as well as the potential for economic growth for our public housing families for years to come." 🌿



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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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