

# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

January / February 2012

## President's Message

### First Board Meeting Yields Great Results for FAHRO Members



Marcus D. Goodson

Greetings!

The start of the new year is always a time for reflection, and by now I am sure we are all sitting back and reflecting on last year and the things that went well for us, and more important, the things that did not turn out as planned. It was a very fast 12 months, complete

with many changes from Washington, one of which many in the public housing profession viewed as a personal attack on upper management that could have been handled differently. I am referring to Notice PIH-2011-48, Public Housing Agency Executive Compensation. We (FAHRO) received many comments and emails from members concerning this notice, asking if housing authority advocates are developing a strategy to have this notice rescinded.

During our first FAHRO board meeting under my presidency, held Dec. 5, 2011, attorney Ric Gilmore provided detailed information about PIH 2011-48 and the impact it would have. Mr. Gilmore explained there is not much impact for Florida housing authorities because we already operate in the sunshine, in accordance with General Statute 119. In any event, FAHRO would like to schedule a meeting with NAHRO officials during their 2012 Legislative Conference to be held in Washington, D.C., this March. Our meeting has not been scheduled as of this writing, but we are hopeful that NAHRO officials will avail themselves to FAHRO members to discuss the process that led to the creation of PIH 2011-48.

We were encouraged by the turnout for the December 2011 board meeting in Orlando. The

**See PRESIDENT'S MESSAGE on page 11**

## State Legislative Affairs

### FAHRO Promotes Important Housing Legislation in 2012

by Richard Pinsky, FAHRO State Affairs Consultant

Florida lawmakers will be making their annual trek to Tallahassee a little earlier this year for the start of the 2012 Regular Session, which begins Jan. 10, 2012, and concludes Mar. 9, 2012.

The governor recently submitted his 2011-2012 fiscal year budget for the Legislature to consider. It would reduce the state's budget by over \$2 billion, down to \$66 billion, to meet yet another projected revenue shortfall.

Of course it is up to the Legislature to write and pass the final spending bill, but lawmakers this year must first agree on new congressional and state legislative district boundaries within which they run for election.

If the 2012 session is anything like previous redistricting sessions, which occur every 10 years following a census, final decisions

**See HOUSING LEGISLATION on page 3**

## Calendar

January 23-27, 2012 (revised date)  
**FAHRO HCV Specialist Training**  
Nan McKay & Associates  
Housing Authority of the City of Fort Myers

February 22-24, 2012  
**FAHRO FSS Case Management**  
Nan McKay & Associates  
Jacksonville Housing Authority

March 13-14, 2012  
**FAHRO Inspecting Public Housing Training**  
Training Services Association  
Housing Authority of the City of Fort Lauderdale

May 15-17, 2012  
**FAHRO Executive Directors Forum**  
The Shores Resort and Spa  
Daytona Beach, Fla.

August 7-10, 2012  
**FAHRO Annual Convention and Trade Show**  
Location TBD

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

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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 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 cities of Avon Park, Jacksonville, Lakeland, Largo, Leesburg, Miami, Opa Locka and Pompano Beach on receiving \$6.9 million from Federal Home Loan Bank of Atlanta (FHLBank Atlanta). Community developers, in partnership with FHLBank Atlanta member institutions, will use the funding to build or repair 701 affordable housing units in these eight cities.



- Congratulations to Pam Davis on her new job as executive director of the Gainesville Housing Authority!

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).

## HOUSING LEGISLATION continued from page 1



Richard Pinsky

on district map configurations will play a major role in the passage of unrelated legislation as well as in the budget talks.

FAHRO will be pushing for its own legislation this year in House Bill 933 by Rep. Darryl Rouson (D-St. Petersburg) and its companion, Senate Bill 1182 by Senator Jim Norman (R-Tampa). You can read and follow these pieces of legislation at:

<http://myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=48168>

[www.flsenate.gov/Session/Bill/2012/1182](http://www.flsenate.gov/Session/Bill/2012/1182)

The identical bills allow public housing authorities to use any portion of their property for commercial use without being subject to ad valorem taxes, thereby providing the opportunity to enhance further a mixed-use opportunity through a public/private partnership or to use the additional income for preservation of public housing units.

The legislative proposal includes three major provisions:

1. The declaration that the property tax exemption is for a public purpose:

*An important public purpose is served by providing access to essential commercial goods and services necessary for daily living for persons served by public housing authorities as those persons often have limited transportation capacity and significant family demands. Issues such as limited transportation capacity and significant family demands complicate daily living and make access to essential commercial goods and services difficult.*

2. The description of eligible essential services:

*"Essential commercial goods and services" means goods, such as groceries and clothing, and services, such as child care, K-12 education, financial services, job training and placement, and laundry facilities, that are necessary for daily living and that may be difficult for persons of low income to access unless co-located with the housing project where they live and substantially serving persons of low income.*

3. The revenues derived are restricted to rehabilitation of housing units only:

*Any revenue received by a housing authority from commercial projects that provide access to essential goods and services necessary for daily living of persons residing in housing projects must be used exclusively to upgrade and improve living conditions in the housing project or to preserve and rehabilitate public or affordable housing managed by the housing authority.*

We will need everyone's help in getting these bills heard and passed in committee. That means we will be contacting FAHRO members and requesting housing authority board

See **HOUSING LEGISLATION** on page 9

# Precarious Times, But Hope Remains

by Scott Keller, FAHRO Federal Policy Consultant



It is a difficult time on the federal front for budgeting and policymaking. After all, state legislatures are redrawing all of the congressional districts, and everyone from the president on down is running for reelection. Add to that lean times for state and federal budgets, persistently high unemployment and a tremendous amount of partisan posturing and bickering, and much more time is spent arguing about the problems than searching for the solutions. After all, it is easier to blame the other side for the problems than to fight over credit for the solutions.

What does this mean for public housing authorities? Mostly nothing good, but we have foreseen our challenges for awhile now and have been working diligently to make the best out of a bad situation. As predicted, discretionary domestic spending continues to be under attack, which includes our funding. As always, appropriators look for ways to cut our budgets even further, without actually forcing families to be cancelled from our programs—though we are quickly running out of alternatives. To make matters worse, HUD has determined to pass cuts on to the agencies that, through strong management and responsible reserve building in anticipation of these tough times, have resources in reserves. The result is the best-run agencies will be forced

into an equally precarious position as those agencies that have notoriously mismanaged their programs.

Despite our aggressive efforts to thwart these issues, they are nonetheless an approaching reality. Still, as we said, we have long been searching for other ways to lessen these burdens on your agency, including pursuing long overdue regulatory reforms, including risk-based physical inspections and extended schedules, minimum rents and other changes that would result in substantial savings to your agency to offset lost federal appropriations.

We are pleased to report that these efforts are beginning to bear fruit as congressional appropriators have given their lawmaking counterparts a deadline to pass a reform package by next year's budgeting cycle or face having it done through budgeting proviso language. With this clock ticking and policymakers sharing the goal of these reforms, we believe there is a real chance of making many of them a reality following the November elections. There remains much to be done and many hurdles to overcome, but with FAHRO's continued effort and the support of our national counterparts' time, we can and will be successful. 🌿



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# Tips for Successful REAC Submissions

by Jason Olsen, CPA, and Brian Nemeroff, CPA

Twice a year, PHA accountants face the task of submitting their financial information to HUD through the REAC platform. The first submission is the unaudited REAC submission, which includes the Financial Data Schedule (FDS) and the Data Collection Form (DCF), due within 60 days of the PHA's fiscal year-end. The second submission is the audited REAC submission, which includes the FDS, a more comprehensive DCF and financial statement attachments. Due to the infrequent use of the REAC platform throughout the year and the use of FDS accounts instead of the HUD chart of accounts, many PHA accountants incorrectly or ineffectively report their financial information to HUD.

In our experience, several rejection comments are prevalent throughout many unaudited and audited FDS submissions. To help reduce the likelihood of a rejected FDS submission, the following are 10 common rejection comments that should be addressed on the FDS or should be provided via the "Comments" link:

1. It is now a requirement to submit via the "Comments" link the amount of post-2003 and pre-2004 administrative fee reserves required by PIH Notice 2010-07 with every submission.
2. The total of line 70610 under the Total Projects column plus the CFRG grants column needs to equal the memo accounts 11610 through 13510.
3. A recent focus of REAC analysts is the differences between amounts reported on VMS and the amounts reported on the FDS. If there are *material* differences, provide an explanation via the "Comments" link.
4. Be prepared to provide explanations for material amounts reported on lines 144 and 347 (Interprogram due to/from). It is helpful to settle interprogram balances if there is sufficient cash in the projects/programs to reduce the amount of interprogram due to/from.
5. Verify that the amounts reported on the FDS are equal to the amounts reported on the DCF and can be reconciled to the amounts reported on LOCCS/HUDCAPS.
6. Port-In HAP expense should agree to VMS and should be reported on line 97350 and line 71500.
7. Provide detailed explanations for any equity transfers or prior period adjustments reported on line 11040.
8. Be prepared to provide explanations for operating transfer (FDS lines 10010 and 10020) and transfers between programs and projects (FDS lines 10093 and 10094).
9. Amounts reported on line 70610 under the CFRG column should be transferred to the corresponding AMP Capital column as an equity transfer reported on line 11040.
10. If you have long-term notes receivable (FDS line 171) with no current portion (FDS line 127), provide an explanation via the "Comments" link that there is not a current portion of the note receivable and that the entire amount is a long-term note receivable.

In addition to the common FDS rejection items, here are tips to help improve your PHAS score, based on the FDS submission. To help improve the MASS Tenants Accounts Receivable Indicator, make sure to report any fraud recovery accounts receivable on line 128, instead of line 126. To help improve the Accounts Payable Indicator, only include items that meet the definition in the FDS line definition guide. For example, invoices received prior to fiscal year-end but not paid until after fiscal year-end should be included in Accounts Payable (FDS line 312). However, invoices received after year-end for services rendered prior to year-end could be reported in Accrued Liabilities-Other (FDS line 346). To help improve the Quick Ratio, ensure that liabilities are properly reported as current or long-term, based on when payments are required to be made. To help improve the Quick Ratio and Months Expendable Net Assets Ratio, transfer cash between the AMPs through inter-AMP transfers. If you are going to transfer cash between AMPs, make sure you follow HUD's requirement pertaining to excess cash.

If you follow these tips while you are preparing your unaudited or audited REAC submission, you should limit the likelihood of a rejected submission and also increase your PHAS score. 🌿

*Jason Olsen, CPA, and Brian Nemeroff, CPA, are with Berman Hopkins Wright and LaHam CPAs and Associates LLP ([www.BermanHopkins.com](http://www.BermanHopkins.com)).*



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# HUD to Introduce Physical Needs Assessment Protocol in 2012

by Bill Grindl

In 2012, HUD will introduce a Physical Needs Assessment (PNA) protocol. HUD has had a longstanding requirement for public housing authorities (PHAs) to perform PNAs. This requirement was further reinforced in the agreement that every PHA signed when they accepted ARRA stimulus funds. There will be no additional HUD funding to cover the cost of the PNAs.

A series of user group meetings and conference calls in 2009 and 2010 have provided HUD with a great deal of input as to how the PNAs should be performed. In 2011, HUD had the PNA development team and others perform beta testing of the inspection and data collection approach. Additional testing is being performed at various PHAs.

The protocol will describe how all PHAs will perform a PNA. Along with the written protocol, HUD will provide a guidebook and a data base spreadsheet for recording the information and for data submission to HUD. The data base is in Access, but data can be entered from inspection forms or downloaded to forms using Excel. It is available for download at [www.HUD.gov](http://www.HUD.gov).

When performing the PNAs, housing authorities will have the option of performing the inspections themselves or contracting for them. The HUD guidebook and protocol will provide guidance on inspector qualifications for the inspections as well as a sample RFP for contractor solicitation.

When the inspections are complete, the data will be uploaded to HUD. Inspections will be for a 20-year period, similar to the private industry. HUD will require a new inspection every fifth year. In the intermediate years, PHAs will provide annual updates for completed work activities, probably as part of the Annual Plan process.

The key elements of the PNA include downloading development characteristics from HUD PIC into the PNA data base. It is very important to have accurate PIC data before performing the PNAs. Once downloaded, the data will be sorted by the PHA into building types and bedroom mixes by property as well as community and office spaces. Inspections must occur for a minimum of 10 percent of each unit or building type, and more as needed to assure a representative sample. The inspections will focus on capital needs items as separate from maintenance items, with the difference focusing on replacing a percentage of all cabinets (for example) versus repairing an individual cabinet. All building components must be identified and quantified (e.g., how many double hung windows of each size). Once items are identified, their expected useful life (EUL) must be estimated and the cost of replacement per item identified. EUL and item costs may be entered based on the PHA's experience or from industry standards such as R.S. Means. HUD will not provide those data bases due to licensing issues. The data base will compile the information into various reports. As a part of the PNAs, housing authorities also will be required to perform an energy audit. The proposed energy audit rule was published on Nov. 17, 2011. The energy audit is to inform "green" and other decisions related to energy conservation.

Inspection sheets can be printed or filled in electronically in Excel. The initial inspection and the identification and quantifying of all building elements form the most difficult part of the task. Once entered into the data base, the inspection must be updated annually, but building components should not change dramatically, so the initial data base development will require the greatest effort. PHAs will have the flexibility to modify costs, EUL and building components based on experience. 🌿

*Bill Grindl is a senior associate with TAG Associates of Florida and a member of the HUD PNA development team. He can be reached at [BGrindl@aol.com](mailto:BGrindl@aol.com).*

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## New Unemployment Law in Effect

Under the new unemployment law that went into effect on Aug. 1, 2011, Florida's housing authorities can disqualify employees for initial unemployment benefits due to misconduct. Even misconduct outside the workplace can be cited by an employer in firing an employee and contesting benefits.

Florida's Department of Economic Opportunity, which oversees unemployment benefits, has reported some specific reasons for which benefits have been disqualified thus far:

- "Failing to adhere to a known company policy."
- Demonstrating "insubordination," which constitutes "misconduct."
- Failing to "properly notify the employer of an absence." The former employee's actions "were not in the best interest of the employer."
- Performing "unsatisfactory work" which "was not in the best interest of the employer."
- "Consciously failing to meet the employer's job requirements."
- "Fighting on the job."
- "Consciously instigating conflict on the job."
- Demonstrating "chronic absenteeism."
- Refusing to perform an assigned task.

Of course, you can also disqualify your employee for benefits if he or she was fired for theft of company property, had a positive drug test or failed to adhere to a known safety regulation.

Job-performance issues may be used to prevent paying benefits, but employees should be denied benefits only for substantial misconduct, insubordination, falsifying documents, theft or violence in the workplace. We advise obtaining legal advice prior to contesting an employee's benefits. 🌿

# Changing Times. Unchanging Principles.

by Corey G. Mathews, CAE

*We must adjust to changing times and still hold to unchanging principles.*

— Jimmy Carter, Jan. 20, 1977

Jimmy Carter's statement is as apropos today as it was back then. The year 2012 is already promising to be another year of economic challenges and uncertain changes.


One thing is certain, however. It is not a time to drift apart, but a time to stand together as we hold fast to our principles, a time to fight for adequate funding to maintain housing for those in need. We must work together to keep our housing stock intact and growing to meet the increasing demand, and we at FAHRO are here to help you.

One thing FAHRO will be watching during the legislative session is the handling of the state's unemployment benefits trust fund. A significant increase in unemployment compensation taxes is scheduled to occur this spring. The minimum rate is slated to increase from \$72.10 per employee to more than \$171.70. The maximum rate is expected to rise from \$378 to \$459 per employee, representing the largest tax hike in Florida's history.

The reason? Florida's elevated unemployment rates have drained the state's trust fund used to pay unemployment benefits. In 2009, the state borrowed \$2.4 billion from the federal government to keep the trust fund solvent, and now the state is faced with paying back the money with interest owed.



State legislators voted to increase the annual employment compensation taxes to replenish the fund, but ended up delaying the increase in hopes the economy would recover. It is possible the Legislature will further delay or reduce the tax hikes this year to lessen their impact on the soft economy. However, deferring the tax hike further is going to subject Florida's employers to even higher costs over a longer period of time.

Gov. Rick Scott and lawmakers have already lowered the amount of weekly benefits provided to out-of-work residents as a way of mitigating the impending impact on Florida's employers. In addition, Scott is proposing to overhaul the unemployment system and require training to help the unemployed gain job skills. In the meantime, you may want to increase the line item amount on your annual budget for your unemployment compensation taxes, just to be prepared. We will keep you informed of this and other pertinent matters as things unfold. 

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by *Patti Zatarian-Menard* with *Nan McKay*  
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## HOUSING LEGISLATION continued from page 3

members and executive directors to contact particular legislators from their areas in support of the bills.

We will, of course, be supplying talking points for everyone to communicate effectively. And while FAHRO is not planning a formal Lobby Day in Tallahassee due to agency budget and travel cutbacks, if anyone can make the trip to Tallahassee when our bills are being heard, it will be greatly appreciated and needed.

Finally, many of you have asked for additional changes and improvements to Chapter 421. HB 933 and SB 1182 certainly provide an opportunity to include additional changes to the statutes governing public housing authorities. FAHRO's State Legislative Affairs Committee is working on possible amendments that could be attached to our legislation as it moves through the process.

See you in Tallahassee!

## NEW From FAHRO!

In an ongoing effort to improve the FAHRO website, we have added a "news clip" function that automatically updates with recent news stories relating to housing authorities as they are published in Florida's newspapers. Rather than flooding your email with constant news updates, you can now find them conveniently, and at your own leisure, on the FAHRO website. To access these news clips, please visit [www.FAHRO.org/HANews](http://www.FAHRO.org/HANews) or click the News & Press link on [www.FAHRO.org](http://www.FAHRO.org).

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# FAHRO Meets With FHFC Directors

by Marcus D. Goodson, FAHRO President


On Nov. 14, 2011, Bill Russell, executive director of the Sarasota Housing Authority, Beth Kinsey, director of the Broward County Housing Authority, Jeff Kiss of Kiss and Company, Jeff Lines and Jane Dixon of TAG Associates and I met with Steve Auger, Nancy Muller, Kevin Tatreau and Bill Aldinger of the Florida Housing Finance Corporation (FHFC) to discuss the importance of Florida public housing authorities being able to access the funding resources administered through the FHFC. The focal point of the meeting was the need to provide allowances or points for using subsidy and other project-based rental assistance (PBRA) for leveraging tax-credits redevelopment and/or preservation deals so that housing authorities are able compete in a very difficult and competitive process.

Discussions led to proximity of services and how not all PHAs will be able to compete very well within the current standards. Large counties such as Dade will not have as much difficulty competing, but smaller counties and municipalities will because the location of their PHA properties are not always located close enough to services to obtain the points necessary to compete in the application pool. The FHFC expressed interest in ways to get support for PHA redevelopment projects through the possible use of Tax Increment Financing (TIF) and other local government support. FAHRO suggested PHAs should get points for local government support and for leveraging other

housing authority dollars for revitalization projects.

The FHFC is focusing its efforts on placing housing where it believes the greatest needs exist. We believe FAHRO can help impact those decisions by providing information on where subsidized housing is needed in the state. We also reiterated that no entity is better than housing authorities at delivering this product to the most extremely low-income (ELI) families in Florida.

The FHFC seems to be interested in continuing the dialog with FAHRO on how it can assist us in furthering our mission to provide affordable housing throughout the state. The FHFC is also interested in having FAHRO provide information about the many services outside of housing we make available to our residents, which could be helpful to the FHFC as it develops future rules for the tax-credit program.

By all measures, our meeting was a success, and we look forward to preparing detailed information to submit to the FHFC following the close of the current universal cycle. 



*Affordable housing professionals meet with the FHFC for a candid discussion about funding resources.*

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# Special Session for EDs/CEOs

Executive directors and CEOs gathered on Dec. 5, 2011, at the Embassy Suites-Orlando Airport for a special strategy session. These FAHRO leaders discussed the important issues they face in their agencies and worked together to develop ways the association can help members provide affordable housing to Florida's citizens in the current climate of budget cuts and belt tightening. 🌿



*The ED Session was an excellent opportunity for FAHRO executive directors and CEOs to gather and discuss the most important issues affecting their agencies and to strategize how FAHRO can help them overcome the challenges that lie ahead.*

members present were able to hear firsthand from Mr. Gilmore and Scott Keller, FAHRO federal affairs consultant, on the changes we should expect from Washington in 2012 and beyond. We also took the time to talk honestly about our goals and expectations for FAHRO. The behind closed doors discussion revealed pent-up frustrations from some members that can be easily resolved with a more aggressive outreach program and improved communications from staff. As a result of these discussions, we believe 2012 will be a very successful year for FAHRO and our members. I am in the process of calling each housing authority in the state of Florida that is not currently a member of FAHRO. Thus far my conversations with non-members have been promising, and I truly believe some will return to FAHRO as members. I will continue to work the telephone lines until every non-member agency knows FAHRO has not forgotten about them and will welcome them back when they are ready to return. We have seized a degree of momentum, so let's keep it moving forward.

We have decided on a location for the May 15-17, 2012, Executive Directors' Forum. We had several prime locations throughout the state from which to choose, but in the end, The Shores Resort & Spa in Daytona Beach offered the most amenities for the members at a competitive cost. Please know that FAHRO is here to complement the work of your housing authority, and if we are not responsive in providing the resources and services you need, I want to hear from you personally. 🌿

Sincerely,

Marcus D. Goodson, President

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# News From Tampa Housing Authority

## High-Speed Broadband Surfs Its Way Into the Homes of Tampa Housing Residents

What was once a convenient luxury is now a common reality for many residents who live in public housing. On Nov. 9 and Dec. 1, 2011, the Tampa Housing Authority (THA) hosted its BTOP (Broadband Technology Opportunity Program) computer fairs. The purpose of the fairs was to encourage residents to receive free computer training in addition to providing them with affordable refurbished computers to purchase. Several residents signed up for the free computer training that, once completed, guarantees the resident an opportunity to purchase a computer at a discount.

Funds for BTOP were made available through the NTIA National Telecommunications and Information Administration grant, which invests in broadband projects. THA was the only agency to apply and receive \$2.1 million to help revolutionize Internet access by creating SMART Technology communities. THA was able to install modems in 3,100 units and offer computer training to all interested residents. High-speed broadband Internet service will be provided to approximately 3,430 apartments, and to support self-sufficiency, computers will be installed in 219 apartments. 🌿

## HUD Assistant Secretary Visits THA's ENCORE Site

Oct. 26, 2011, was a special day as THA provided an up-close and personal tour of its ENCORE site for HUD Assistant Secretary Mercedes Marques, HUD Regional Manager Ed Jennings, HUD Tampa Manager Ron Herbert and HUD Miami Manager Jose Cintron as well as other HUD staffers. Also in attendance were Senator Arthenia Joyner, a representative from Congresswoman Cathy Castor's office as well as local leaders, community partners, THA Board Chairwoman Hazel Harvey and Commissioner Rubin Padgett. According to an article in Sarasota Speaks, an online news blog, Secretary Marques said, "Tampa is on the cutting edge of innovative housing: specifically getting an approval for the ENCORE 28 acres so close to downtown. To honor its American roots is just beautiful to see. I look forward to coming back when it's all completed to welcome families to their new homes."



*HUD Assistant Secretary Mercedes Marques at her recent tour of THA's ENCORE site*

The ENCORE project is five months ahead of schedule with more than 95 percent of the infrastructure completed.

The HUD team was in town for a one-day visit to projects that had been constructed or that were under construction utilizing HUD's NSP2 dollars. 🌿

## THA Hosts Job Fair for Residents

The Tampa Housing Authority based in residents from several of its properties to participate in the first of what will be many job fairs to come. The purpose of the job fair was to give qualified residents "first dibs" on positions that would be available in the near future on the ENCORE construction site. Some of the employers present were USF Coalition, Hardin Construction, Seniors in Service of Tampa Bay Inc., Wellcare, Workforce Alliance and the Tampa Housing Authority. Residents were also able to participate in an informative money management/credit seminar given by financial advisors from Bank of America. 🌿



*A THA resident gathers information at the job fair.*

## 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 (attach in MS Word format)

**Fax:** 850/878-7760

**Mail:** FAHROgram,  
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(Send disk in MS Word format and include a printed copy.)

**Photographs are welcome!**





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## **Questions?**

Contact Craig Gardei, AIA, LEED AP  
[cgardei@gleassociates.com](mailto:cgardei@gleassociates.com)  
813-241-8350

**About GLE:** GLE is a full service facilities and environmental consulting firm, providing architecture, engineering and environmental consulting services for clients nationwide. GLE has 5 LEED Accredited Professionals on staff in every major discipline and is familiar with various sustainable techniques and energy conservation measures. GLE has worked with over 50 PHAs and has completed more than 150 PNA's for both public and private sector clients. *GLE has also served as a **Beta Test consultant for the new PNA tool** and has been involved in discussions with HUD regarding the performance of the tool.*

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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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