

FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

May/June 2012

President's Message

National Participation Is Vital



Greetings!

Since my return from attending NAHRO's Legislative Conference in Washington, D.C., in March, I have been asked on a number of occasions if I think the conference will have a positive impact on congressional funding for housing and if

we were able to persuade the Department of Housing and Urban Development (HUD) to be more sensitive to the needs of housing authorities. My response to this question has not wavered ... I have no idea if the journey many of us made to our nation's capital will change anything by way of program funding or increased sensitivity from HUD. However, I am assured of one thing: If we do not attend these types of conferences and meet with congressional and HUD staff to convey our concerns while shining a spot-

Marcus D. Goodson

light on the housing needs of low-income families in our communities, *absolutely nothing will change*. For that reason, I strategically attend national and regional conferences to learn from others and to share our successes, no matter how large or small.

Given the economic challenges we face as a nation, and the tough budget decisions that need to be made in Washington, only the naive among us in public housing would think NAHRO's and PHADA's budget recommendations would be fully endorsed by HUD and subsequently funded by Congress. During these difficult times, our presence on the national scene is essential to show decision makers that our industry is an alliance on budgetary and regulatory issues that impact us.

Conferences serve as breeding grounds for new ideas developed during open discussions by attendees ... ideas that can be further

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State Legislative Affairs

It's 'ADOPT A CANDIDATE' Time

by Richard Pinsky, FAHRO State Affairs Consultant

Every 10 years, the U.S. Congress reapportions its House of Representatives based upon population data collected during the U.S. Census.

As a result of the 2010 census, Florida will be receiving two new congressional representatives, which will increase Florida's delegation in Washington from 25 House members to 27. Every state has two U.S. senators as well.

The precise boundaries of the new districts are determined by the Florida Legisla-

ture, which also is responsible for setting the House and Senate district boundaries of the state Legislature. This process of drawing the boundaries for the Florida congressional seats as well as the state legislative seats is called redistricting. Local, county and municipal districts are drawn by the respective elected bodies at the local level.

Redistricting dominated the 2012

See STATE LEGISLATIVE AFFAIRS on page 9

Calendar

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

June 5, 2012
FAHRO Training
Team Management for Middle Managers
Brentwood Lakes Apartments
Community Center
Jacksonville, Fla.

June 6, 2012
Veterans' Symposium
Tampa, Fla.
www.FLHousing.org

June 24-27, 2012
SERC Annual Conference
New Orleans, La.
www.SERC-NAHRO.org

July 29-31, 2012
NAHRO Summer Conference
San Francisco, Calif.
www.NAHRO.org

August 7-10, 2012
FAHRO Annual Convention and Trade Show
Disney's Yacht Club Resort
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Member Feedback

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

- Congratulations to the Jacksonville HA on receiving a HUD Capital Fund Emergency Safety and Security Program grant of \$133,000 for security cameras and lighting.
- The Palatka HA recently celebrated the grand opening of the Annie M. Spell Senior Community, which will house 36 senior citizens. In addition, the PHA was given a citation for being the first recipient of the Florida Water Star award in the state for designing a water efficient development.
- The Lake Wales HA celebrated the opening of its newest development, Sunrise Park, on April 12. Phase I of the construction is complete and consists of 72 family units. The layout offers tenants one-, two-, three- and four-bedroom apartments. The project combines a mix of financing resources including low income tax credits, casualty insurance proceeds and HUD RHF funds.
- Congratulations to the Broward County HA on receiving a HUD housing counseling grant of \$21,507. The BCHA program, designed to leverage the HUD grant with funding from other sources, offers one-on-one counseling as well as individual and group education to residents countywide.
- Congratulations to the Lee County HA for improving its REAC score from 66 in 2010 to 93 during its most recent inspection.
- We welcome three new members to the FAHRO Family: Benjamin Stevenson, new executive director of the Lakeland HA; Dianne Morris, new executive director of the Pasco County HA; and Marc A. Starling, new executive director of the HA of the City of Cocoa.

If you would like to contribute to Sounding Off, please email your comments to Susan Trainor, FAHROgram editor, editor.trainor@gmail.com.



Attention Members! Keep FAHROUp-to-Date!

Help us serve you better by keeping our record of your mailing address, telephone, fax, email address and website address up-to-date.

Whenever you make a change, please send your new information via email to Jan Hendricks, Jan@FAHRO.org, call 850/222-6000 or fax 850/222-6002.

Thank you!



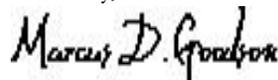
developed and eventually implemented by HUD. In that spirit, FAHRO anticipates a lively discussion during the upcoming ED Forum to be held in Daytona Beach, Fla., May 15-17, 2012. We hope the attendance will be up from last year, when we had a very strong turnout.

The debate for change in Washington does not always take place in Washington. As a respected public housing association, FAHRO has the ability to impose change in Washington from our position in Florida. If we are going to be a leader in the public housing industry like we know we can be, attendance at sessions like the ED Forum is critical to the development of ideas and concepts that can be implemented both throughout Florida and nationally. Moreover, the talent in Florida at the executive level cannot and should not be hidden from those outside of Florida that are seeking a more efficient way of managing their public housing operations. We stand at the forefront of creativity in many areas, including large- and small-scale redevelopment projects funded with HUD and non-HUD funds. To keep these experiences to ourselves would be shameful.

During the NAHRO Legislative Conference, a small group of FAHRO members were fortunate to meet with Saul N. Ramirez, CEO of NAHRO, along with staffers Courtney Watson and John Bohm. The brief lunch meeting provided FAHRO members the opportunity to voice concerns about the legislative and regulatory issues we believe have overburdened housing authorities in Florida and nationally. Saul was very responsive to our questions,

and he committed to following up in other areas where FAHRO members were not totally satisfied with the actions or reactions of NAHRO to proposed HUD policy changes. In a separate meeting held for state presidents, which I attended, Florida was asked to increase the number of FAHRO members serving as congressional district contacts for NAHRO. Upon a closer look, we currently have only one member registered as a congressional district contact person, which is unacceptable. We will be contacting members following the ED Forum to get more names on the contact list. See you in Daytona Beach. 🌴

Sincerely,



Marcus D. Goodson

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, P.O. Box 14629
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Photographs are welcome!

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FAHRO Members Travel to D.C. to Advocate for Affordable Housing

FAHRO members enjoyed a very informative luncheon with Saul Ramirez, CEO of NAHRO, while in Washington, D.C., for the NAHRO 2012 Legislative Conference. Discussions included a full gamut of topics, including the NAHRO/PHADA lawsuit against HUD's re-capturing of reserves. The meeting helped build more coordinated advocacy efforts and contributed toward the message we delivered to Capitol Hill. Included on this page are the finalized talking points FAHRO members provided to Florida's congressional delegates. More details will be provided during the FAHRO 2012 ED Forum.



Saul Ramirez (NAHRO executive director) addresses members' concerns during a FAHRO coordination luncheon. Ramirez is joined by Cortney Watson (NAHRO manager, congressional relations and advocacy) and John Bohm (NAHRO senior director-congressional relations, public affairs and field operations).



The Future of Affordable Housing in Florida

The **Florida Association of Housing and Redevelopment Officials (FAHRO)** represents over 85 public housing and community development agencies, which are committed to providing quality affordable housing to Florida's diverse citizenry.

OUR CHALLENGE: DO MORE WITH LESS - The recent Census identifies Florida as having one of the largest numbers of families paying more than 50% of their income for housing. Even though there is an emphasis on reducing the federal budget deficit, it is essential that core housing programs remain adequately funded. If Congress deems that cuts to basic safety-net housing programs are warranted, **FAHRO urges and demands that corresponding flexibility be given to housing authorities** in order to reduce costly administrative burdens and continue with our important mission of housing low-income families.

PROPOSED SOLUTIONS:

- **Act on urgently needed reform proposals.** We are long overdue to adopt meaningful reforms,

both to the public housing and housing choice voucher programs, including allowing increased minimum rents, which were set by Congress in 1998 at \$50 and have remained unchanged for 14 years. FAHRO urges Congress to support—in a bipartisan manner—the Section 8 reform bill being marked up in the House Financial Services Committee.

- **Maintain as much funding for housing as possible.** These are tough times and belts must be tightened; however, in this time of great need, housing is at the top of most families' lists. The loss of housing for the populations we serve would only serve to greatly increase the costs to society and taxpayers. Affordable housing lost more than \$1 billion last year in deep cuts that were taken from your district, communities, and constituents from those who could least afford it.
- **Require regulatory relief to offset any funding cuts.** Most agencies are forced to spend more time complying with federal regulations than pursuing their missions. We understand and agree with the public need to ensure proper use of its funds; however,

many of these obtrusive and costly regulations detract from resources needed to serve families. Case in point: extremely complicated statutes on income and rent calculations erode a significant amount of staff time, as well as several mandates that require agencies to hire outside consultants for numerous services on an annual basis.

- **Reward ingenuity and success, don't punish it.** Strangling regulations and funding inequities often discourage those agencies who find innovative ways to accomplish their missions and stretch their limited funding. So often, new ideas are greeted with "you can't do that," without any substantive reason or regulation to the contrary. Furthermore, recent funding cuts fell disproportionately to those agencies that had been good stewards of funding and built reserves, as they were encouraged, rather than being felt equally. The result was that the greatest reward was given to those lowest performing. 🌿



Florida Association of Housing and Redevelopment Officials (FAHRO), in partnership with HD Supply and the Jacksonville Housing Authority, proudly presents ...

“Team Management for Middle Managers”

June 5, 2012 • 11:30 a.m. to 4 p.m.

Hosted by the Jacksonville HA

Brentwood Lakes, 3465 Village Center Drive, Jacksonville, FL 32206

Presented by **Stephen Key** with



FAHRO is proud to announce a FAHRO-sponsored professional development session designed specifically for property managers and maintenance supervisors to take as a team. This fun and enlightening class promotes shared responsibility between team leaders and highlights how joint efforts can bring better results with little exertion—at a time when we are asked to do more with less funding. The curriculum is designed to build cohesiveness, communications, partnering and overall teambuilding for the betterment of property sites, staff and residents. Because the emphasis is on teambuilding, pricing is set to encourage both property managers and maintenance supervisors to attend as a team. In addition, a networking luncheon is included as part of the registration fee.

Visit **www.FAHRO.org** to register your team leaders today!

	FAHRO Member Rate	Non-Member Rate
Registration fee for just one agency rep.	\$50	\$80
Registration fee for two or more agency reps.	\$40 each if two or more attend	\$70 each if two or more attend

Key Objectives of Training:

June 5, 2012 • 11:30 a.m. to 4 p.m.

- ✓ Safety/OSHA Issues
- ✓ Team Management/Maintenance
- ✓ Property Appearances
- ✓ Team Budget/Inventory Control
- ✓ Maximum and Minimum Stock Levels
- ✓ Standardizing Parts
- ✓ Ordering Cycles
- ✓ Anticipating Needs and Seasonal Adjustments

Training Destination

**Jacksonville Housing Authority
Brentwood Lakes Apartments
Community Center
3465 Village Center Drive
Jacksonville, FL 32206**

Directions: From I-95 take Exit 354A for US-1 South (ML King Jr. Pkwy.). Merge all the way right onto US-1 South and take the Boulevard Street exit. Take your first left onto Boulevard Street. Go 350 feet and turn left onto West 21st Street. Take your second right onto Brentwood Avenue. At the traffic circle, continue straight on Brentwood Avenue. Turn left onto Village Center Drive South when Brentwood Avenue dead ends. The community center will be approximately 80 feet ahead of you.

Have You Googled Yourself Lately?

by *Corey G. Mathews, CAE*

If I had asked you this question 15 years ago, I would have gotten countless complaints about my inappropriate language. Today, however, Googling is a necessity! It is important for you to be aware of what is being said about you and your agency on the Internet.

The old statistics were that if residents had a great experience with your agency, they might tell one person, but they would tell 10 people about every bad experience. (Yes, I couldn't remember the exact numbers, so I Googled it!) Of course, this isn't true today. With the power of the Internet and Google reviews, Angie's List and countless other ways to express your feelings online, people are literally sharing everything with everyone. A recent Pew study found that 58 percent of Americans research a company, product or service on the Internet before they buy (another statistic courtesy of Google). So, if you think what people say online doesn't matter, you are wrong!

When I Google myself, ironically the first thing that comes up is Ben Savage. I am sure you know why—almost everyone I meet brings it up—but if you need to, you can Google it. After the Wikipedia page for Ben Savage, you'll get an exhaustive list of my social media references, pictures, every organization I have been involved with and loads of other information about folks with the same name, whose reputations I also need to be mindful

of, lest I be mistaken for one of them. In fact, it took Google only 0.26 seconds to identify 2.6 million results and to suggest I might have misspelled my name.

The bad news is that a post to the Internet is like a tattoo used to be—once it's there, it's there forever. It can be taken down, deleted, scrubbed, written over or any other term you might be able to conceive of for the concept of "delete"; however, whatever you put on the Internet is never truly gone. Be mindful of that when associating yourself or your agency with something. The good news is the Internet remains a place for free and open exchange. Therefore, if you invest a little time each month to monitor what is out there (or have someone else do it for you), you will be glad you did. You can thank those who are kind, learn from those who disappoint you and set the record straight for those who set it astray.

One last recommendation: Google others as well. It is an incredibly powerful tool for obtaining information. If you do



See E.D.'s CORNER on page 12

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Daytona Official Reluctant to Retire

by Eileen Zaffiro-Kean, *The Daytona Beach News-Journal*

Joyours “Pete” Gamble started life with disadvantages that could have put him on a much different road than the one he’s traveled. Doors were closed to him simply because he was black. He grew up in Daytona Beach’s public housing. His mother worked two jobs, and she raised him and his four brothers and sisters alone. None of it held Gamble back.

As he’s downshifting into semi-retirement this year, the 65-year-old looks back on a career that included 15 years running the Daytona Beach Housing Authority and 28 years developing satellite communications, artificial intelligence, solar power technology, automated ship control systems and cell phone technology for Martin Marietta, Lockheed Martin and General Electric. Gamble plans to fully retire by the end of the year, but he’s having a hard time letting go. “I’m going to have to force myself to walk away,” he said. “I just love helping people.” His closest friends say

that reflex to help has ranged from quietly paying a light bill for someone who lost a job to becoming a long-term mentor to a young aide in U.S. Rep. John Mica’s office he started working with a decade ago. “He lives the words he speaks,” said Charles Bryant, a good friend and the city’s redevelopment project manager for the Midtown neighborhood. “You’ll never know some of the things he’s done. He doesn’t like to be in the limelight.” Gamble found himself in the glare of that limelight at the City Commission’s Feb. 15 meeting, when he was honored for his career. But after the mayor praised his accomplishments, Gamble was quick to list all the people who helped him.

Taking It Down a Notch

More than 40 years of taking after-hours phone calls, regularly flying to another state or country with only a few hours notice and getting up in the middle of the night to develop an idea that would pop in his

head have exhausted him. People are asking him to sit on boards, and he’s telling them no. He’s ready to drop a fishing line in the water and travel with his wife. “I’m mentally and physically drained,” Gamble said.

He said his drive came largely from his mother, Charlotte Norris Gamble. “I know I would have strayed without her,” Gamble said. “She was a huge inspiration to me. She pushed us to be the best at whatever we pursued.” Gamble was also guided by Mary McLeod Bethune, whose college was three blocks east of his apartment in the Pine Haven housing complex. He said Bethune took him under her wing, enrolled him in her private preschool and considered him a godchild. “Mrs. Bethune was a powerful person in my life,” said Gamble, who noted his grandfather worked in the vocational



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department of the college. "I ate dinner with her. She played with us. I was 7 or 8 when she died."

Finding His Way

After graduating from segregated Campbell High School in 1964, Gamble decided to escape the racism in the South. He moved to New York City and found work at a dry cleaning plant. But after just 18 months in the Big Apple, he was robbed of a full week's pay and headed back to Daytona. Gamble decided to go to college, and wound up making a mark in local history. He and six other students were the first to integrate what was then Daytona Beach Junior College, now Daytona State College. After two years, Gamble transferred to what is now Bethune-Cookman University and double-majored in history and political science. While in college he worked at a service station and restaurant, often only sleeping four hours a night. Gamble had wanted to be a teacher since he was a child, and for two years that's what he did. He took a job at a high school in Titusville, but then in 1970 a friend told him about an engineer training program at General Electric back in Daytona Beach. "There was a shortage of engineers for the space program," he said. Some of his work at GE wound up being used by the space program, and some was used by the military. "My second project at GE was developing autopilot for ships," he said. "No one had that at the time." The GE training helped him become a software engineer, systems analyst and project manager. Gamble said some of his work is still incorporated in "the finest fighting ships in the world." The damage control system he designed was used on the USS Cole, and it saved hundreds of lives when the ship was bombed by terrorists in 2000, he said. In 1991, Gamble and other GE employees created Advanced Information Systems Group, a high-tech company now based in Orlando. Gamble is still an owner of the company, which has had a presence in England, Saudi Arabia, Germany and Mongolia. After serving on the Daytona Beach

Housing Authority's board for nine years, Gamble was lobbied to become the organization's executive director. "I thought they were crazy," Gamble said. "I dealt with systems and machinery. In the housing environment, you're dealing with people." He resisted for a while, but accepted in 1997.

A Dream Comes True

One of his biggest accomplishments with the housing authority came six years later, when he secured two federal Hope VI grants, together worth \$25 million. It took him four tries to get the money, but once he had it he used it to tear down three deteriorating Daytona public housing complexes—including the one he grew up in—and replace them with Lakeside Village, Villages at Halifax and a new Pine Haven. "That was a dream of his," said Volusia County School Board Chairman Al Williams, who also worked as a software engineer at GE and has been a good friend since the 1970s. "He had a goal to do it by the time he retired." Gamble said he was driven to revitalize Midtown because it had been neglected for 40 years. When he was growing up there in the 1950s and early 1960s, he remembers Midtown "booming," Mary McLeod-Bethune Boulevard, then Second Avenue, and Martin Luther King Boulevard, then Campbell Street, were packed with thriving minority-owned businesses, he said. Asked what he's most proud of in his four-decade career, Gamble chose the Hope VI complexes. "The center of the city had decayed so much," he said. "We only put a dent in it, but it was a good dent." Bryant, who said he loves Gamble "like a real brother," doubts anyone else could have made the improvements in the Midtown neighborhood Gamble has. "He's gained the trust and respect of congressmen," Bryant said. "The city needed someone who had the knowledge and wisdom Pete had to take it to the next level. I just hope we can get a few more Pete Gambles in this community." 🌿

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STATE LEGISLATIVE AFFAIRS continued from page 1



Richard Pinsky

regular session of the Florida Legislature and required a special session as directed by the Florida Supreme Court to redo the state Senate districts to comply more satisfactorily with the Florida Constitution.

Ten years ago, the Republican-controlled Legislature was able to draw district boundaries that assured the likelihood of maintaining a Republican majority. Many newly drawn lines at that time produced districts in which incumbents had no opposition. The Florida Constitution has since been amended to include criteria making it more difficult to draw unusually shaped districts called gerrymandered districts. Consequently, state House and Senate districts will pit incum-

bents against each other and cause more hotly contested races than ever before.

Because all district boundaries have been completely redrawn, all 120 state House seats and all 40 state Senate seats as well as the 27 congressional seats will have multiple candidates running for each office. Legislative races have only one primary (with no run-offs), which will be held Aug. 14, 2012. The winners of the Democrat and Republican primaries will face off against the opposing party's candidates on Nov. 6, 2012, in the General Election. President Obama and Mitt Romney will also be on the ballot in November, which means we expect an extremely high voter turnout.

What does all this mean for us? It means OPPORTUNITY!

Not only will money from contributors be stretched severely thin, but

campaign volunteers will be like gold to a campaign. Volunteering a few hours over the weekend to a campaign will mean the world to a candidate.

Between now and August 14 is the opportunity to adopt a candidate to help. If you need to know who is running for the House, Senate or Congress in your area, call FAHRO headquarters or call me directly.

At the Executive Directors Forum in May, I will have complete lists of all the candidates running and some basic points on how to get involved and help on a campaign.

Getting involved between now and next November will ensure our success during the 2013 legislative session, which is our ultimate goal!

See you around the Capitol! 🌿

Pursue Eight Characteristics to Help You Succeed

Nancy Friedman, “The Telephone Doctor,” helps organizations improve the quality of their communications with their staff and customers. She has identified the following eight characteristics anyone can pursue to help them achieve individual and organizational success:

1. **Choose to have a great attitude.** Successful people have chosen their attitude. That doesn't mean they are always in a good mood. A mood is temporary; an attitude is permanent. Successful people with a great attitude are able to get out of a bad mood more quickly than those who don't have a great attitude.
2. **Visualize success.** Successful people visualize themselves being successful. It doesn't mean you'll always get what you visualize, but it really helps to visualize what you need to do. Think about *American Idol*. Every one of those contestants firmly believes they have a chance of winning. And the successful cyclist Lance Armstrong,

winner of seven Tour de France races, never saw himself losing. Visualizing success does help.

3. **Generate energy, humor and enthusiasm.** Watch how people walk—even in the parking lot. Successful people walk differently. They have a special energy. They keep their head up high and walk a tad faster. Show me a slow, drag your feet, head down walker, and I'll show you someone who probably isn't as successful as he'd like to be. And we know from all the very successful comedians that successful people laugh a lot. They enjoy making others laugh. Laughter is contagious. Successful people with a good attitude tend to find humor in things quickly.
4. **Resist negativity.** Successful individuals stay away from negative tendencies. Successful people with a good attitude resist becoming part of others' negativity. They feel better for it, and their attitude stays in check.

5. **Be a “whatever it takes” person.** It's easy to turn customers (or anyone) down and not make a second effort. Successful people are “double checkers.” They look for positive alternatives. Their attitude tells them to double check the situation and offer a positive alternative.
6. **Accept change.** Things didn't go your way? You couldn't/didn't get what you want? Successful people can accept change and move on or forward.
7. **Be grateful for what you have.** Successful people who have a good attitude are most often void of jealousy. They share. They help. They donate. They are genuinely happy for others. Are you?
8. **Smile.** The most successful individuals SMILE—a lot!

Want to learn more? Go to Friedman's website at www.TelephoneDoctor.com. 🌿



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FAHRO Seeks Award, Scholarship Nominations Deadline: May 31, 2012

FAHRO will award Outstanding Individual, Outstanding Facility, Best Practices and Newsletter awards at the FAHRO Annual Convention and Trade Show, to be held August 7-10, 2012, in Orlando, Fla. In addition, FAHRO will award college scholarships of up to \$2,500 each to selected high school seniors and graduates who reside in public housing. The deadline to nominate for awards or to apply for a scholarship is **Thursday, May 31, 2012**. Complete information has been posted on the FAHRO website, or you may email Jan@FAHRO.org for details.

FAHRO's Outstanding Individual Awards

Recipients demonstrate commitment to solving housing and associated community problems and display leadership and advocacy excellence in addition to excellence within the nominee's employment that exceeds what would be normally expected. Past awards, commendations and professional affiliations are also considered when judging nominees for this award.

FAHRO's Outstanding Agency Awards

Recipients demonstrate an overall agency commitment to solving housing and associated community problems and demonstrate innovation and industry involvement. Affiliations with state and federal associations and past awards are considered, as is HUD High Performer classification.

FAHRO's Best Practices Awards

Best practices are judged on the expected outcomes and benefits, the actual outcomes and benefits achieved, cost effectiveness and transferability to other agencies.

FAHRO Newsletter Competition

Winners will be selected from two categories, best newsletter and best issue. There will be a winner from one small authority, one medium authority and one large authority in each category. Also, additional awards will be given for best overall layout and design, best overall photography and best overall writing and informational content.

Deborah L. Vincent/UNCF Scholarship

The Deborah L. Vincent/UNCF Scholarship is developed to assist residents of federally assisted housing or a recipient of assistance through the Community Development Block Grant program in Florida. Recipients must be a high school senior and expected to graduate no later than August 2012 or currently be enrolled in a postsecondary institution. All applicants must meet income requirements as defined by HUD for public/assisted housing and Community Development Block Grant targeted area recipients. Applicants must have a sponsor that is an active member of FAHRO as a housing authority/agency or community development agency that is willing to support the recipient's travel expenses to attend the annual convention awards banquet to receive the scholarship if selected. Final selections will be announced at the 2012 FAHRO Annual Convention and Trade Show. 

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not Google your employees before and after they are hired, you should. Same goes for your suppliers, service providers and really anything else you don't know the answer to. The most dreaded question my staff members hear from me is "Did you Google it?" It means they likely brought me a problem without first searching for the answer on their own. If the answer is yes, then they are covered. So, don't be stingy; Google others as well as yourself.

That is about as plain as I know how to make it, so if you haven't Googled yourself in awhile, get to it! (P.S. I used Google seven times to write this article, for a total cost of exactly nothing.) 🌿

Save Resources With FAHRO!

You can save some trees and save some resources for FAHRO at the same time by receiving the FAHROgram's digital version only. Email Jan@FAHRO.org with "SAVE Resources With FAHRO" in the subject line if you want to stop receiving a printed version of the *FAHROgram*.



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Hope for the Homeless in Avon Park

After three-plus years of planning, supplemental funding applications, underwriting and lender processing, and developer selection, the Avon Park Housing Authority has finally rounded the corner on implementing a project that will transform 16 of its public housing family units into a complex to assist homeless families. The project was made possible with combined funding from the State of Florida State Apartment Incentive Loan Program and Federal Home Loan Bank of Atlanta, Ga., totaling \$1.3 million in rehabilitating a portion of the authority's Lakeside Park housing development. Families admitted to the development will enjoy newly remodeled bathrooms, new appliances, lighting, kitchen cabinets, central heat and air, security window and door screening, interior and exterior painting, new metal roofs, interior doors and re-sealed terrazzo floors. Many of the improvements include reduced wa-



New cabinets await residents in this renovated kitchen at Lakeside Park.

ter and energy consumption "greening" savings to minimize utility costs to the authority. In addition, the revamped site includes a small pavilion, tot-lot, commercial laundry facility and community vegetable garden.



The new tot lot at Lakeside Park is ready for children to come and play.

Executive Director Larry Shoeman says, "The authority is truly excited about this special initiative to assist those families who have become 'casualties of our economy.' Many families who have fallen on hard times due to loss of a job, medical hardship or other unique circumstance are in need of stabilizing their lives, a second chance so to speak. Our Emergency/Transitional Housing Program will give them that opportunity. We believe we have assembled the majority of the ingredients necessary to promote a successful family self-sufficiency program aimed at helping families move 'up, out and off' public assistance and succeed in regaining their affordable housing choice options." 🌿

Progresso Point: 'Green Building' With a Social Conscience

Progresso Point, a new affordable housing property co-developed by Broward County Housing Authority and Reliance Housing Foundation, recently celebrated its grand opening. The ribbon cutting, held on the building's fourth-floor pool deck, was framed by a panoramic view of downtown Fort Lauderdale. The event was marked by a City of Fort Lauderdale proclamation recognizing Feb. 22, 2012, as "Progresso Point Day" and included city and county officials, development and construction team members, financing stakeholders and current building residents.



Progresso Point celebrates its grand opening.

The \$20.9 million eight-story building was completed in just over a year, with all 76 units leased within weeks. The affordable and stylish studio and one-bedroom apartments made extensive use of energy efficient and water-saving features. Items such as tankless water heaters and low flow showerheads conserve water while high efficiency air conditioning and impact windows significantly reduce residents' energy bills. These are some of the features that led Progresso Point to become the first hi-rise in the state to achieve the Florida Green Building Coalition's Green Hi-Rise Residential Designation.

Progresso Point is also a socially conscious community providing special needs housing for former foster youth. Working closely with Child Net Inc. and the Fort Lauderdale Training and Education Center, four of the property's one-bedroom apartments have been set aside for young people who "age out" of the foster care system. Affordable rents, money-saving green features and a location near transit, schools, work and recreation make Progresso Point Apartments a perfect place for young adults to call home. 🌿



Congratulations to the Housing Authority of the City of Fort Myers' Broadway Apartments on becoming Lee County's and Florida's first LEED Platinum affordable housing development!



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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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