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*- Leticia Skipper, Collier County Housing Authority*

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**AUG. 16-19, 2011**

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- Networking
- Education
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- Trade Show

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phone: 850.222-6000  
fax: 850.222-6002  
FAHRO.org

August 16, 2011



Dear FAHRO Members and Friends,

Welcome back to Orlando – and Disney no less! – for the 2011 FAHRO Annual Convention and Tradeshow. This year's convention, "Charting a Course for Our Future," will provide you with a stimulating mix of seminars, events and networking opportunities that will serve as valuable resources to you when you return to your important endeavors and missions.

All the training sessions are designed to provide you with solutions to the latest challenges we all are facing in the current housing environment. "Latest challenges" sounds so familiar doesn't it? Don't we face daunting challenges each and every year in this industry? Yet this does seem like relatively uncharted territory when it comes to the budget pressures we face in Washington and even here in Florida, with no clear end in sight. So we have worked to tailor the training agenda, which has three dedicated tracks for Commissioners, the Housing Choice Voucher Program and public housing to ensure it will meet the needs of everyone in attendance.

Also, be sure to visit the Exhibit Hall to meet and greet our diverse group of vendors and associate members who support us in carrying out our mission. Each year I meet new vendors and learn about services and technologies that help our agency be even more efficient and effective in carrying out our mission.

Throughout my presidency I have promoted the theme, "Participation Pays." It serves as a reminder that the more we participate in FAHRO, the more we will get out of it and the more effective FAHRO becomes. And I can tell you, FAHRO is in very rare company for state associations. Your participation in this association is vital to not only its future and effectiveness, but also the future of our agencies. The tools, knowledge and networking opportunities available at this annual convention, as well as regional trainings and special events are invaluable and highly useful. As I near the end of my FAHRO presidential term, I would like to encourage each of you to remain active in this great organization and you will see that your active participation in FAHRO will pay dividends for your agency.

In addition, I would like to say special thank you to all of the members, volunteers and FAHRO staff who have dedicated numerous hours to making this Convention, and all that it entails, a success. It is an impressive amount of work that goes into these conventions and I truly appreciate those who have worked so hard to pull it off.

We have stuck together through the good and bad times as a family. Now that you are here, it is time for us to reflect on our accomplishments and lay the foundation for future success, even in the face of resource restrictions. We can and will succeed, together.

Thank you for being here and participating in FAHRO. Learn, network and don't forget to have fun!

William Russell  
FAHRO President



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## FAHRO BOARD OF DIRECTORS 2009 - 2011

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William Russell, *Executive Director*  
Sarasota Housing Authority  
40 S Pineapple Ave.  
Sarasota, FL 34236  
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### Immediate Past President

Gail Sansbury, *Executive Director*  
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### Vice President/Secretary

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### Member at Large

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### Member at Large

Laurel Robinson, *Executive Director*  
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### President Elect

Marcus D. Goodson, *Executive Director*  
Housing Authority of the City of Fort Myers  
4224 Renaissance Preserve Way  
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### Vice President/Treasurer

Miguell del Campillo, *Executive Director*  
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### Commissioner at Large

George Stakley, *Chairman of the Board*  
Crestview Housing Authority  
371 W Hickory Ave.  
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*Fax:* 850.689.4559  
*e-mail:* stakleysarge@yahoo.com

### Member at Large

Maria Burger, *Executive Director*  
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611 Church St.  
Stuart, FL 34994  
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*Fax:* 772.287.4084  
*e-mail:* maria611sh@aol.com

### Member at Large

Catherine Reddick, *Executive Director*  
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PO Box 1413  
Bartow, FL 33831  
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## FAHRO BOARD OF DIRECTORS 2009 - 2011 *(cont...)*

### Member at Large

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Pinellas County Housing Authority  
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### Member at Large

Esmeralda Serrata, *Executive Director*  
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1800 Farm Worker Way  
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### Member at Large

Jerome Ryans, *Executive Director*  
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1529 W Main St.  
Tampa, FL 33607  
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### Executive Director (Non-Voting Member)

Corey Mathews, CAE, *Executive Director*  
FAHRO  
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## FAHRO COMMITTEE CHAIRS 2011

<b>State Affairs</b> Marcus Goodson	<b>Bylaws</b> Rob Rogers	<b>Communications &amp; Public Relations</b> Lisa Landers
<b>Education</b> Maria Burger	<b>Technology Committee</b> Larry Shoeman	<b>Peer Assistance Network</b> Vivian Bryant
<b>Scholarship</b> Pam Davis	<b>Awards</b> Catherine Reddick	<b>Associate Member Advisory Council</b> Maria Burger
<b>Site Selection</b> Bill Russell	<b>Budget &amp; Audit</b> Miguell del Campillo	<b>Disaster Preparedness &amp; Response</b> Beth Kinney
<b>Federal Affairs</b> Pete Gamble	<b>Small Agency</b> Pamela Brewster	<b>Strategic Planning &amp; Management</b> TBA
<b>Nominations</b> Gail Sansbury	<b>Fraud Committee</b> Tom Baker	<b>Past President's Council</b> Gail Sansbury

## 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.



## FAHRO PAST PRESIDENTS

1939 – 1941	Walter G. Ramsuer	1971 – 1972	Ralph Carey
1941 – 1942	George W. Johnson	1972 – 1973	Howard Harris
1942 – 1943	James T. Daniels	1973 – 1974	Joseph Kelley
1943 – 1944	James G. Bendingfield	1974 – 1975	Calvin P. Ogburn
1944 – 1945	Ray O. Edwards	1975 – 1976	John Van Ness
1945 – 1946	Wallace B. Kirke	1976 – 1977	Frank C. Chavers
1946 – 1947	Emil A. Nordstrom	1977 – 1978	Dean S. Robinson
1947 – 1948	Colin Murchison	1978 – 1979	Nan Gordon
1948 – 1949	George M. White	1979 – 1980	Ronald T. Rotella
1949 – 1950	Thomas A. Dyer	1980 – 1981	Jerry Lang
1950 – 1951	J. T. Knight	1981 – 1982	Melvin Adams
1951 – 1952	J. N. Miller	1982 – 1983	Paul Tanner
1952 – 1953	Paul A. Colton	1983 – 1984	Mike Rogers
1953 – 1954	C. W. Hickey	1984 – 1985	Mike Rogers
1954 – 1955	Thomas A. Dyer	1985 – 1986	Juanita Holloway
1955 – 1956	Earl J. Pound	1986 – 1987	Richard Bowers
1956 – 1957	Philip R. McGowin	1987 – 1988	Roger Braun
1957 – 1958	Gordon L. Bradley	1988 – 1989	Larry Shoeman
1958 – 1959	Gordon L. Bradley	1989 – 1990	Deborah Vincent
1959 – 1960	Gardmer E. Dickinson	1990 – 1991	Robert Rogers
1960 – 1961	Haley Sofge	1991 – 1992	Marilyn Phillips
1961 – 1962	S. E. Lorimier	1992 – 1993	Jean Kelly
1962 – 1963	James W. Van	1993 – 1994	Karen Godley
1963 – 1964	George W. Lubke	1994 – 1995	Audley Evans
1964 – 1965	George W. Lubke	1995 – 1996	Fred N. Thomas, Jr.
1965 – 1966	Martin Fine	1996 – 1997	Lynda Hinckley
1966 – 1967	Henry A. Simpson	1997 – 1998	Dorothy Sasser
1967 – 1968	Paul S. Buckman	1998 – 1999	Kathy Haynes
1968 – 1969	Gerald E. Metko	1999 – 2001	Sam Brunson
1969 – 1970	Norman V. Watson	2001 – 2003	Gail Monahan
1970 – 1970	E. Whitford "Bud" Ware	2003 – 2005	Richard Turner
1970 – 1971	Herbert Underwood	2005 – 2007	Jerome Ryans
		2007 – 2009	Gail Sansbury

## FAHRO LIFE MEMBERS

Melvin Adams	Audley Evans	Jerry Lang	Mike Rogers
Melissa Alford	Martin Fine, Esq.	Ray McDaniel	Larry Shoeman
Dick Bowers	John Fredrick	Gerald Metko	Fred Srozyk
R. G. Boyd	Karen Godley	Calvin Ogburn	Paul Tanner
Rev. Carl Brinkley	Nan Gordon	Alice Oldham	Fred N. Thomas, Jr.
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## 2011 EXHIBITION AND TRADE SHOW

### Exhibit Hall Hours

The exhibit hall will be open throughout the convention until Thursday afternoon at 3:00 pm. We encourage you to visit our vendors during the seminar breaks. We have arranged to have Wednesday and Thursday's breakfast and breaks in the exhibit hall so take advantage of the opportunity to grab refreshment and see what resources are available to you.

**Tuesday, Aug. 16<sup>th</sup>**  
5:30 pm – 7:30 pm

**Wednesday, Aug. 17<sup>th</sup>**  
8:00 am – 7:30 pm

**Thursday, Aug. 18<sup>th</sup>**  
8:00 am – 3:00 pm

## SPECIAL EVENTS DURING THE CONFERENCE

Evening reception, drink tickets and banquet are included in your registration.

**FAHRO Welcome Reception** Tue., Aug. 16<sup>th</sup> 5:30 pm - 7:30 pm

**FAHRO Legislative Appreciation Reception** Wed., Aug. 17<sup>th</sup> 5:30 pm - 7:30 pm

**FAHRO Annual Celebration Cocktail Party & Banquet** Thu., Aug. 18<sup>th</sup> 7:00 pm - 10:30 pm

**Annual Charity Golf Tournament** Fri., Aug. 19<sup>th</sup> 7:30 am - 11:30 am  
**ChampionsGate Golf Club**

## SPECIAL CONVENTION INFORMATION

### Registration and Information

The FAHRO registration and information desk is located right outside of the Hilton Walt Disney World Resort Palm Ballrooms and will be open at the following times:

**Tuesday, Aug. 16<sup>th</sup>**  
4:00 pm – 7:30 pm

**Wednesday, Aug. 17<sup>th</sup>**  
8:00 am – 4:00 pm

**Thursday, Aug. 18<sup>th</sup>**  
8:00 am – 4:00 pm

*\* Name badges have been provided for all attendees and should be worn at all times.*



## SPECIAL CONVENTION INFORMATION *(cont...)*

### Ticket Sales

Guests are welcome to join us during our evening receptions and Celebration Cocktail Party & Banquet. They will only need to purchase tickets for the Celebration Cocktail Party & Banquet on Thursday at 7:00 pm. The tickets will be \$66 each. This includes two drink tickets.

### FAHRO Sponsors

We love our sponsors. Please be sure to thank these generous companies for sponsoring our events and supporting our FAHRO Convention! If you get a chance, give their representatives a hug.

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### Incentive Game

Each registrant will receive a vendor passport to be completed by visiting each vendor booth. Completed passports shall be returned to the UNCF booth prior to the exhibit hall closing Thursday at 3:00pm. Passports will be drawn at random during the banquet on Thursday night for a prize.

### 50/50 Raffle (RED Tickets)

You may purchase RED Raffle Tickets from the UNCF booth to participate in the 50/50 Raffle. Proceeds go to the Deborah L. Vincent Scholarship Fund and for every ticket you purchase, you get a chance to win half of the money collected.

### Scholarship Ribbons

You make a \$5 dollar donation to the Deborah L. Vincent Scholarship and show your support for the Scholarship Program by wearing scholarship plumage.

### Golf Tournament

Its not too late to register for the FAHRO Charity Golf Tournament at ChampionsGate Golf Club. Registration forms and mulligans are available at the front desk.



# SILENT AUCTION & THE DEBORAH L. VINCENT SCHOLARSHIP FUND

Be sure to visit the silent auction located at the registration desk. It will close Thursday, August 18<sup>th</sup> at 2:45 pm. This is a fun event for all involved and contributions go to the Deborah L. Vincent Scholarship fund. The Deborah L. Vincent Scholarship gives college scholarships to deserving resident students. You don't need to be present to win, but...those who bring a donation for the silent auction will receive an ADDITIONAL FIVE MINUTES after the auction closing to make their final bids.

## “WHAT HOME MEANS TO ME” POSTER CONTEST

To submit posters to the National "What Home Means to Me" Poster Contest, bring one poster from each category to the FAHRO Annual Convention and Trade Show. We will be displaying the posters during the Trade Show for FAHRO members to select which posters are to be submitted for national competition.

State winners will be announced during the event's annual dinner party, Thursday, August 18, 2011.

All submissions need to be labeled on the backside with the name of the associated housing authority and the contact information for the housing authority employee involved in the contest submittal.

We hope you take advantage of this worthwhile endeavor and bring your posters with you to the FAHRO 2011 Annual Convention and Trade Show.

Use the ballot below to vote for your favorite!

## “WHAT HOME MEANS TO ME” POSTER CONTEST BALLOT



*Choose the poster number of your choice and please choose one from each category.*

Elementary School - K to 5<sup>th</sup> grade \_\_\_\_\_

Middle School - 6<sup>th</sup> to 8<sup>th</sup> grade \_\_\_\_\_

High School - 9<sup>th</sup> to 12<sup>th</sup> grade \_\_\_\_\_



## SCHEDULE AT A GLANCE

Tuesday, August 16<sup>th</sup>

4:00 pm		<b>Registration Desk Open</b> Asbury Registration Desk/Rotunda
5:30 pm	<b>FAHRO Welcome Reception</b> Grand Harbor Ballroom South & Salons 5-8	
7:30 pm		<b>Hospitality Suite</b> Captain's Deck Suite
-		
10:30 pm		

## SCHEDULE OF EVENTS

Tuesday, August 10<sup>th</sup>

4:00 pm - 7:30 pm **Registration Desk Open**

5:30 pm - 7:30 pm **FAHRO Welcome Reception**  
Sponsored by: Mutual of America

7:30 pm - 10:30 pm **Hospitality Suite**

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# SCHEDULE AT A GLANCE

Wednesday, August 17<sup>th</sup>

8:00 am	<b>Networking Continental Breakfast</b> Grand Harbor Ballroom South & Salons 5-8	<b>Registration Desk Open</b> Asbury Registration Desk/Rotunda
9:00 am	<b>Opening General Session</b> Asbury Hall B-D	
11:00 am		
11:15 am	<b>General Session: Fathoming the Knots - Nuances of the PHAS Interim Rule</b> Asbury Hall B-D	
12:15 pm		
12:30 pm	<b>Networking Lunch</b> Grand Harbor Ballroom South & Salons 5-8	
1:30 pm		
1:45 pm	<b>State &amp; Federal Affairs Update and Discussion</b> Asbury Hall B-D	
3:00 pm		
3:15 pm	<b>Networking Afternoon Break</b> Grand Harbor Ballroom South & Salons 5-8	
3:45 pm		
4:00 pm	<b>Annual Business Meeting</b> Asbury Hall B-D	
5:30 pm	<b>FAHRO Legislative Appreciation Reception</b> Grand Harbor Ballroom South & Salons 5-8	
7:30 pm	<b>Hospitality Suite</b> Captain's Deck Suite	
10:30 pm		

# SCHEDULE OF EVENTS

Wednesday, August 17<sup>th</sup>

8:00 am - 4:00 pm	Registration Desk Open
8:00 am - 7:30 pm	Exhibits open during meals and breaks
8:00 am - 9:00 am	Networking Continental Breakfast (Exhibit Hall)
9:00 am - 11:00 am	<b>Opening General Session</b> Opening Speaker: State Representative Gary Aubuchon General Speaker: Ed Jennings, <i>Regional Administrator for HUD</i> Presentation of Colors: U.S. Marine Corp. Invocation: Pastor Rolous Frazier, Jr., <i>St. John Missionary Baptist Church</i> Key Note: Congressman Daniel Webster
11:15 am - 12:15 pm	<b>General Session: Fathoming the Knots - Nuances of the PHAS Interim Rule</b> Moderator: William Russell, <i>Executive Director, Sarasota House Authority</i> Speaker: David Vargas, <i>Deputy Assistant Secretary of REAC</i>
12:30 pm - 1:30 pm	Networking Lunch in the Exhibit Hall
12:30 pm	Start of voting for our submittals to NAHRO's "What Home Means to Me" poster contest
1:45 pm - 3:00 pm	<b>State &amp; Federal Affairs Update and Discussion</b> Join us as we discuss the achievements of our state and federal affairs programs, and plan the goals and objectives for the year to come. Speakers: Marcus Goodson, <i>FAHRO State Affairs Chairman</i> Richard Pinsky, <i>FAHRO State Affairs Consultant</i> Pete Gamble, <i>FAHRO Federal Affairs Chairman</i> Mike Rogers, <i>FAHRO Federal Affairs Co-Chairman</i> Scott Keller, <i>FAHRO Federal Affairs Consultant</i>
3:15 pm - 3:45 pm	Networking Afternoon Break in the Exhibit Hall
4:00 pm - 5:30 pm	Annual Business Meeting
5:30 pm - 7:30 pm	FAHRO Legislative Appreciation Reception in the Exhibit Hall
7:30 pm - 10:30 pm	<b>Hospitality Suite</b>



# SCHEDULE AT A GLANCE

Thursday, August 18<sup>th</sup>

8:00 am	<b>Networking Continental Breakfast</b> Grand Harbor Ballroom South & Salons 5-8		
9:00 am	<b>Finances - Part I</b> Asbury Hall B ■	<b>Staying Afloat: Avoiding HAP and Administration Fee Shortfalls - Part I</b> ● Asbury Hall C	<b>REAC: "Really Easy; Application Complex"</b> ▲ Asbury Hall D
10:15 am			
10:30 am	<b>Finances - Part II</b> Asbury Hall B ■	<b>Staying Afloat: Avoiding HAP and Administration Fee Shortfalls - Part II</b> ● Asbury Hall C	<b>Charting the Waters in Low Tide: Maintaining Quality Operations with Funding Shortages Roundtable</b> ▲ Asbury Hall D
12:00 pm	<b>Networking Lunch</b> Grand Harbor Ballroom South & Salons 5-8		
1:00 pm	<b>Commissioner Certification Program: HUD Inspector General Overview &amp; Things to Avoid</b> ■ Asbury Hall B	<b>Watching Out for the Undercurrent: PIC's Growing Impact on Your Agency</b> ● Asbury Hall C	<b>Tending the Anchor: Strategies to Manage Resident's Ability to Age in Place</b> ▲ Asbury Hall D
2:30 pm	<b>Networking Afternoon Break</b> Grand Harbor Ballroom South & Salons 5-8		
3:00 pm	<b>HUD: Its Role and Program Fundamentals</b> Asbury Hall B ■	<b>Using the Ships Scuppers: HCV Portability</b> ● Asbury Hall C	<b>Trimming the Sails: PHA Policy Exchange and Discussion Roundtable</b> ▲ Asbury Hall D
4:30 pm	<b>Executive Director's Contracting &amp; Related Legal Issues Round Table</b> Asbury Hall B		
5:30 pm			
7:00 pm - 10:30 pm	<b>FAHRO Annual Celebration Cocktail Party &amp; Banquet</b> Grand Harbor Ballroom South & Salons 5-8		

# SCHEDULE OF EVENTS

Thursday, August 18<sup>th</sup>

- 8:00 am - 4:00 pm Registration Desk Open
- 8:00 am - 7:30 pm Exhibits open during meals and breaks
- 8:00 am - 9:00 am Networking Continental Breakfast in Exhibit Hall  
Featuring the first ever Deborah L. Vincent Charity Breakfast Bingo  
Sponsor: Progress Energy
- 9:00 am - 10:15 am **Finances - Part I**  
Earn credit towards your FAHRO Commissioners' Certification in this session on Federal Funding, Financial Statements, Audits and Budgeting.  
Speaker: Debbie Martin, CFO & Deputy Director, Pinellas County HA
- 9:00 am - 10:15 am **Staying Afloat: Avoiding HAP and Administration Fee Shortfalls - Part I**  
In the volatile world of federal budget belt-tightening, the threat of significant cuts to housing assistance payments and admin fees for the housing choice voucher programs will very likely become a reality. In this session, we will explore concepts that you can prepare and implement to ensure that your program doesn't capsize.  
Moderator: Lori Rosado, Director of HCV Program, HA of the City of Fort Myers  
Speakers: Jose Cintron, PIH Field Office Director, Miami  
Victoria Main, PIH Field Office Director, Jacksonville
- ▲ 9:00 am - 10:15 am **REAC: "Really Easy; Application Complex"**  
REAC continues to be an issue for all public housing agencies. Join us as we discuss the application and inspection process to simplify your REAC process.  
Moderator: Maria Burger, Housing Authority of the City of Stuart  
Speaker: David Vargas, Deputy Assistant Secretary of REAC
- 10:30 am - 12:00 pm **Finances - Part II**  
Speaker: Debbie Martin, CFO & Deputy Director, Pinellas County HA
- 10:30 am - 12:00 pm **Staying Afloat: Avoiding HAP and Administration Fee Shortfalls - Part II**  
Speakers: Jose Cintron, PIH Field Office Director, Miami  
Victoria Main, PIH Field Office Director, Jacksonville

# SCHEDULE OF EVENTS

Thursday, August 18<sup>th</sup> (cont...)

▲ 10:30 am - 12:00 pm **Charting the Waters in Low Tide: Maintaining Quality Operations with Funding Shortages Roundtable**  
With the imminent budget cuts, agencies are forced to make tough decisions. Join together with fellow PHA executives and discuss your strategies for maintaining your agency with less funding.

12:00 pm - 1:00 pm Networking Lunch in the Exhibit Hall  
Sponsor: Progress Energy

■ 1:00 pm - 2:30 pm **Commissioner Certification Program: HUD Inspector General Overview and Things to Avoid**  
Earn credit towards your FAHRO Commissioners' Certification in this session on The HUD Inspector General: Overview and Things to Avoid.  
Speaker: Tim Mowery, *Office of the Inspector General, Special Agent In Charge*

● 1:00 pm - 2:30 pm **Watching Out for the Undercurrent: PIC's Growing Impact on Your Agency**  
Not to be PICky or anything, but as funding determinations are made in Washington, HUD will have a good deal of leniency in determining how to allocate available funds. However, one thing is certain - they will rely on this data and you will benefit from its accuracy - so don't miss the boat!  
Moderator: Wence Cunningham, *Tampa Housing Authority*  
Speakers: Rick Smith, *U.S. HUD Director of PIC*  
Christina Alaimo, *U.S. HUD MIS/Trainer*

▲ 1:00 pm - 2:30 pm **Tending the Anchor: Strategies to Manage Resident's Ability to Age in Place**  
We're all getting older. As we do, studies have shown that we are healthier and less costly to care for the longer that we are able to "age in place." We all have elderly tenants and this session will help us accomplish the goal of serving those tenants in a manner that is mindful of our limited resources.  
Moderator: Gail Monahan, *Executive Director, Alachua County HA*  
Speaker: ConchyBretos, *Company Principal, Mia Consulting Group, Inc.*

■ Commissioners ● HCV ▲ PHA

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# SCHEDULE OF EVENTS

Thursday, August 18<sup>th</sup> (cont...)



Supports  
**FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS**

2011 Annual Convention & Trade Show

### Recent Awards:

- Charles L. Edson Tax Credit Excellence  
*National Award Winner*  
 Gulf Breeze - Family Apartments - Punta Gorda, FL
- Novogradac Journal of Tax Credits Developments of Distinction  
*National Honorable Mention*  
 Overcoming Significant Obstacles
- Renaissance Preserve Senior Apartment Homes - Fort Myers, FL



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2:30 pm - 3:00 pm Networking Afternoon Break in the Exhibit Hall

3:00 pm - 4:30 pm Exhibitors Move-Out and Decorator Break-Down

■ 3:00 pm - 4:30 pm **HUD: Its Role and Program Fundamentals**  
 Earn credit towards your FAHRO Commissioners' Certification during this session and learn the importance of HUD and how it interacts with your agency.  
 Speakers: Jose Cintron, *PIH Field Office Director, Miami*  
 Victoria Main, *PIH Field Office Director, Jacksonville*

● 3:00 pm - 4:30 pm **Using the Ships Scuppers: HCV Portability**  
 The portability of HCV vouchers is an issue that all agencies face. Gather with other agencies to discuss different ways to handle voucher portability.  
 Facilitator: Shannon Young, *Executive Director, Seminole County HA*

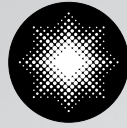
▲ 3:00 pm - 4:30 pm **Trimming the Sails: PHA Policy Exchange and Discussion Roundtable**  
 Code of conduct, pest control, dress code... Learn how other agencies handle issues that arise in public housing agencies.  
 Facilitators: Pamela Brewster, *Executive Director, DeFuniak Springs HA*  
 Dottie Avery, *Executive Director, Niceville Housing Authority*

4:30 pm - 5:30 pm **Executive Director's Contracts and Related Legal Issues Roundtable**  
 Facilitators: Pete Gamble, *Executive Director, Daytona Beach HA*  
 Vivian Bryant, *Executive Director, Orlando Housing Authority*  
 Ricardo L. Gilmore, *Saxon, Gilmore, Carraway & Gibbons, P.A.*

7:00 pm - 10:30 pm FAHRO Annual Celebration  
 Cocktail Party & Banquet  
 Sponsor: FPHASIF

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## MEET THE SPEAKERS

### Conchy Bretos

*Company Principal, Mia Consulting Group, Inc.*

Conchy Trelles Bretos is a founder of Mia Consulting Group, Inc. Prior to founding Mia Consulting, Ms. Bretos served as Florida Secretary for Aging & Adult Services and AARP State Legislative Representative for Florida, Puerto Rico and the Virgin Islands. Ms. Bretos was the project director for the World Health Organization Regional Teacher Center for Southeast Asia and CEO of The College of Law in Sydney, Australia.

Ms. Bretos has drafted and successfully advocated for several successful bills creating Medicaid funding for services in seven states. In 2003, Ms. Bretos introduced the idea of creating a national demonstration project to the Department of Housing & Urban Development (USHUD) to provide assisted living services to seniors and disabled adults living in public housing. Her efforts have led to an agreement between the Departments of Housing & Urban Development (USHUD) and Health & Human Services (HHS).

Ms. Bretos founded two micro-enterprise foundations, served as Chair of Florida Women's Commission and the Hispanic Affairs Commission. She has also served in the Florida Commission on Long Term Care; delegate to the White House Conference on Aging, member of the Governor's Taskforce on Prevention of Elder Abuse; and has been on the board of the Area Agency on Aging, Alzheimer's Association and Florida Center for Housing and Long-term Care Services. She serves on several committees of housing non-profit organizations, including AAHSA.

Ms. Bretos is a graduate of Oberlin College and received a MBA from the University of New South Wales in Sydney, Australia. She attended Harvard John F. Kennedy School of Government.

In 2006, she became one of the first winners of the \$100,000 Purpose Prize Award for her innovative work in bringing assisted living services to public housing. In 2009, she became an Ashoka Fellow as recognition of her social entrepreneurship. Named by Bloomberg's Business Week as one of the most promising 2011 social entrepreneur.

## MEET THE SPEAKERS *(cont...)*

### **Pilar Bretos Carvajal**

*Company Principal, Mia Consulting Group, Inc.*

Pilar Bretos Carvajal joined Mia Consulting Group, Inc. in 2001. Prior to joining Mia Consulting Group, Inc. Mrs. Carvajal worked as a management consultant for the leading management consulting firms of Accenture and IBM Global Business Services in New York City. As such she helped national and international organizations manage change while developing new processes to create competitive advantages and achieve high performance. Earlier, Mrs. Carvajal worked as a sales and marketing executive for the pharmaceutical company Boehringer Mannheim.

Mrs. Carvajal founded the Mia Consulting Group Foundation in 2010. The Foundation is a not-for-profit organization that supports the establishment of pilot senior living demonstration projects working with the federal government. The foundation is also tasked with improving the well-being of senior living residents within the community through educational and wellness programming.

Mrs. Carvajal is an experienced, certified ALF administrator with considerable experience in operation and financial management. As such, Mrs. Carvajal has overseen the management of senior living projects for the company. Mrs. Carvajal holds a Master's degree from the London School of Economics and a Bachelor's of Arts from Smith College and is a graduate of the Miami Chamber of Commerce Leadership Miami program.

Mrs. Carvajal is actively involved in the community including volunteering for the Junior League of Miami and six years as the Smith College Club of Miami President. She also currently acts as the Chairperson for the Town of Surfside Parks and Recreation Board.

She is fluent in English, Spanish and French.

### **Ricardo L. Gilmore, Esq.**

*Saxon, Gilmore, Carraway & Gibbons, P.A.*

Mr. Gilmore has practiced law for more than twenty-five years and specializes in the areas of business and corporate law, real estate, public finance, and commercial litigation. He serves as special counsel to housing authorities in Florida and other states relative to affordable housing development matters, which involve a multiplicity of legal issues unique to housing authorities as well as applicable to governmental agencies and/or corporate entities. Mr. Gilmore is particularly proud of serving as legal counsel to a housing authority in Georgia that achieved complete autonomy from the U.S. Department of Housing and Urban Development, while retaining its status as a public housing authority. Mr. Gilmore received his B.A. degree from the University of Georgia in 1975 and his J.D. degree from the University of Florida College of Law in 1978.

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## MEET THE SPEAKERS *(cont...)*

### **David Nisivocchia**

*Executive Director, Fort Pierce Housing Authority*

Before his three year role as Executive Director for the Fort Pierce Housing Authority, David Nisivocchia had been in the affordable housing industry for approximately 20 years in various executive positions.

### **Shannon Young**

*Executive Director, Seminole County Housing Authority*

Shannon Young has been with the Seminole County Housing Authority since 2005, and has been the Executive Director since 2009. Our agency administers over 300 portable vouchers from over 125 different housing authorities. Our agency has been successful in collecting over 99% of all Port Receivables for the last 5 years.

## **Michael Brady Inc.**

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### **Lori Rosado**

*Director of HCV Program, Housing Authority of the City of Fort Myers*

Lori Rosado began her career with the Section 8 Program in 1983. At that time the City of Fort Myers Neighborhood Redevelopment Agency managed a small 170 Section 8 Certificate Program. Lori transferred to work with the Lee County Government's Section 8 Program. For the next 7 years she had various duties which included conducting eligibility interviews, voucher briefings, inspections, and calculating payments due to private landlords. Once the Lee County Government transferred the Section 8 program to the City of Fort Myers, Lori continued to manage the Section 8 Program and bring forth the many regulatory changes that were mandated. Today, after 24 years of working with the program, Lori manages the Section 8 Housing Choice Voucher Program with a program size of 1755 vouchers. She has attended NAHRO and FAHRO conferences, has received Section 8 Update certifications from Nan McKay and Associates and National Facility Consultants and has obtained her Section 8 Housing Manager certification from NAHRO. She was born in New York City but raised in Fort Myers, Florida where she is an active member of her church.

### **Christina Alaimo**

*Presidential Management Fellow in HUD's Real Estate Assessment Center*

Before joining the IMS/PIC Team, Christina Alaimo worked on HUD's Public Housing Utilization Initiative to increase occupancy rates in Public Housing. Her work with the IMS/PIC Team includes program office coordination, training, and stakeholder communications.

## MEET THE SPEAKERS *(cont...)*

### **Rick Smith**

*Director of PIC*

Currently Mr. Smith is the director of the IMS/PIC data system. His duties are to maintain the system functionality and meet the existing and new needs for system improvements that serve the many stakeholders that use and rely on PIC. In addition, he is responsible for maximizing the accuracy of the data to ensure that HUD can calculate the Operating Fund and Capital Fund and provide the data necessary for headquarters and field offices to effectively monitor the Public Housing Agencies.

Previously, Mr. Smith served as the Deputy Director of the Office of Capital Improvements and began his HUD career at the Grants Management Center. Prior to his HUD career Mr. Smith spent 21 years as a systems engineer supporting the nuclear industry at various site on the east coast and 8 years in the US Navy Nuclear Power program. Finally he began his working life in the trades renovating private homes.

### **David Vargas**

*U.S. Department of Housing & Urban Development, Washington*

David Vargas is a career member of the Senior Executive Service at HUD. Since March, 2010, Mr. Vargas has served as the Deputy Assistant Secretary of PIH's Real Estate Assessment Center (REAC).

Mr. Vargas brings an aggressive agenda to REAC. His top priorities include improving customer service and innovating new information technology to serve PIH and our external partners. He has committed to ensuring that the REAC's physical inspections meet the three "R's:" Reasonable, Reliable and Replicable.

Prior to REAC, Mr. Vargas was the Director of the Office of Housing Voucher Programs. He's also served as a Senior Advisor to the Assistant Secretary for PIH, the Assistant Comptroller for PIH and the Administrative Receiver of the HOPE VI program in Puerto Rico. Before HUD, Mr. Vargas worked for one of the "Big Eight" accounting firms. He is a licensed CPA and holds Bachelors and Masters Degrees in Accounting.

### **Victoria Main**

*Director of the Office of Public Housing, Jacksonville HUD*

Ms. Main is responsible for oversight, monitoring and technical assistance for the public housing and Housing Choice Voucher programs operated by 52 housing authorities in northern Florida. Ms. Main became the Director in Jacksonville in August 2009 following a decade as a consultant with public housing authorities throughout the country.

Prior to becoming a housing consultant, Ms. Main served as the Executive Director of the Sarasota Housing Authority. The Sarasota Housing Authority was designated as a troubled housing authority by the Department of Housing and Urban Development prior to Ms. Main's assumption of the leadership role. She and her staff developed a strategy for improving the public housing and Housing Choice Voucher programs and the agency was removed from the Department's troubled housing authority list.

Ms. Main's initial experience with housing programs came with the Department of Housing and Urban Development in Washington, DC. There, she served as the Special Assistant in the Office of Troubled Agency Recovery. Prior to joining HUD, Ms. Main worked as a civilian for the Marine Corps, as well as with the U.S. Department of State and the U.S. Agency for International Development.







# EXHIBITORS

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*Contact:* Kathleen Thompson  
*Service:* Electric Company  
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*Contact:* Tracy E. Gallentine  
*Service:* Performance-based utility service contracts

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*Contact:* Brian Nemeroff  
*Service:* Professional Auditing; Financial; Compliance Services

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*Service:* Environmental, facility and building assessments

**FL Public Housing Authority Self Insurance Fund (FPHASIF)** Booth 12  
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*Contact:* Brooke Butler  
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*Contact:* Veronica Castro  
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*Contact:* Scott Brown  
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*e-mail:* sherri@sacssoftware.com  
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*Contact:* Paula Rhodes  
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