



City of Palms
THE HOUSING AUTHORITY
OF THE CITY OF FORT MYERS, FLORIDA

Keeping in Touch

Housing Authority of the City of Fort Myers

SECOND QUARTER | JUNE 2019

A MESSAGE FROM YOUR EXECUTIVE DIRECTOR



Greetings,

I am very excited to be back in Fort Myers and rejoining the Housing Authority of the City of Fort Myers as the Executive Director.

It was bittersweet six years ago when I left after a decade at HACFM. Along with my family relocated to Richmond, Virginia, to take on the role of Chief Real Estate Officer for the Richmond Redevelopment and Housing Authority.

Richmond was definitely a growing and learning experience in planning and implementing redevelopment plans for a housing authority with more than 4,000 public housing units. The experience

I now bring back to Fort Myers from managing all aspects of Richmond's real estate and community development programs, as well as their Rental Assistance Demonstration (RAD) sustainability plans, will serve our community well.

Fort Myers is growing and the need for affordable housing is needed now more than ever. Working together with my incredible team at HACFM as well as our Board of Commissioners led by E. Bruce Strayhorn and new Commissioners like Richard Fain, we have a lot of exciting future plans in the works.

The most important thing I can share and will continue to share is that this is YOUR Housing Authority and my ears are always open to your concerns, questions and input. Don't hesitate to call me, email me, or stop by our offices. We are here for you.

Sincerely,

Marcia Davis

Richard Fain named to Housing Authority of the City of Fort Myers Board of Commissioners

The Housing Authority of the City of Fort Myers has appointed Richard Fain to its Board of Commissioners.

Appointed by the Mayor of the City of Fort Myers, the board serves as the governing officers of HACFM. Through formal adoption of policy, they ensure the authority's purpose and accompanying responsibilities are carried out in as efficient and economical a manner as possible. The seven board members volunteer their services to the authority. Commissioners ensure the authority operates within the law and according to the U.S. Department of Housing and Urban Development regulations.



A Fort Myers native, Fain is a commercial lender and senior vice president of Lake Michigan Credit Union and has 24 years of banking experience. He grew up in the City of Fort Myers' Dunbar community and after graduating from North Fort Myers High School, Fain attended the University of Florida on an academic sports scholarship, played four years for the Gators football team and graduated with a bachelor's degree in Exercise and Sport Sciences. He then went on to play professionally in the NFL for the Cincinnati Bengals, Phoenix Cardinals and Chicago Bears. He is a Dale Carnegie graduate of Effective Communications and Human Relations and has completed Omega Commercial Credit Training.

Fain has served as a board member for the Boys & Girls Clubs of Lee County and as Board Chairman for AMKids Southwest Florida.

Chambliss named CFO of the Housing Authority of the City of Fort Myers



The Housing Authority of the City of Fort Myers has appointed Sieglinde Chambliss as Chief Financial Officer.

Chambliss has more than 37 years of experience in the finance, budget and accounting sector. Her career has been spent in the public, non-profit and affordable housing industry.

She earned a bachelor's degree in Business and Finance and a master's degree in Financial Management and from the University of Maryland University College. Chambliss is a member of the American Institute of CPAs and the International Foundation of Employee Benefit Plans

She previously held financial roles at both the Housing Authority of New Orleans and the Housing Authority of Baltimore City.

Housing Authority of the City of Fort Myers and the Fort Myers Police Department dedicate new Nelson Tillis Police Substation



The Housing Authority of the City of Fort Myers and the Fort Myers Police Department recently held a ribbon cutting and dedication for another new Police Substation located within the City.

The Substation is located at the Landings at East Pointe at 3696 Nelson Tillis Blvd. in Fort Myers. The Landings at East Pointe (formerly Sabal Palm Apartments) opened in 2014 after revitalization of two former public-housing properties owned by

the HACFM, Landings at East Pointe and East Pointe Place, that now provide 212 affordable housing units.

This is the fourth substation to open in the past year. The first three were opened at Southward Village on Dora Street, the Renaissance Preserve apartment complex on Romeo Lane and at Next Level Church's Dream Center on MLK Boulevard. A dedication was also recently held for a fifth station at the Children's Network on Ford Street.

"These stations provide a convenient and secure space for community input, advice and consultation," said FMPD Chief Derrick Diggs. "The Fort Myers Police Department is the community's police department and we are here to serve and protect in anyway we can."

While the substation is not manned 24 hours per day, residents can call 911 or use an emergency box on the exterior of the building to get a direct line to FMPD. During hours the substation is manned, it is open to the public and the FMPD invites residents to stop by to ask questions, make requests, report issues or share concerns.

"In 2013, HACFM embarked on the successful redevelopment of the Landings at East Pointe to preserve affordable housing options for the City of Fort Myers," said HACFM Executive Director Marcia Davis. "Our partnership with the City of Fort Myers Police Department will continue to provide community resources and to ensure the safety of our communities that we all serve."

"Back in the 90s, this neighborhood was a place people were afraid to come to because there were so many things going on. It's not easy to make a transformation or a change, but that happened in this community," said Ward 1 Fort Myers City Councilmember Teresa Watkins Brown. "If we continue to look out for the welfare of the people in this community, they will look out for us. We need to keep encouraging the people in this community to press forward and to keep up the change that is taking place."

"These resource centers with police presence are essential tools in combating crime through community involvement," said Ward 2 City Councilmember and former Fort Myers police officer Johnny Streets. "We saw it work at the former Michigan Court and it will work here."

Guest speakers at the dedication included Fort Myers City Council Member Teresa Watkins Brown, Mayor Randy Henderson, FMPD Chief Derrick Diggs, Fort Myers HACFM Board Chairman E. Bruce Strayhorn and Executive Director Marcia Davis.

As part of the redevelopment, the former Sabal Palm Boulevard, the roadway on which the Landings at East Pointe is located, was rededicated as "Nelson Tillis Boulevard" by the City of Fort Myers. Tillis was Fort Myers' first free black pioneer when he arrived on Christmas Day 1867, two years after the Civil War ended. The new substation is also named in honor of him.

Build Your Future 1st Annual Career Exploration Career Fair in the Dunbar Community

By Vivian Watkins



The Housing Authority of the City of Fort Myers coordinated with the CareerSource Southwest Florida and partnered with the 21st Century Collaboration and a variety of community and faith based organizations to form an ad-hoc committee to organize a Career Exploration Career Fair.

The purpose of this career fair was to host a fun family style event specifically for the Dunbar Community (and the surrounding

area) to encourage young and older individuals to explore career opportunities. Most importantly, the door of opportunities was opened to young adults to explore available grants, other short-term training funding aimed at high skilled and high waged jobs. These on-the-job training careers were within the Construction, Healthcare, Hospitality, Law Enforcement, and Technology industries.

The first of its kind Career



Exploration event was held at the Dr. Carrie B. Robinson Center and the S.T.A.R.S. Complex on April 4 from 6:00 to 8:00 P.M. Although, the affair was slow to start after 6:30 P.M. people of all ages and ethnic groups filled the grounds. The Build Your Future Career Fair located in the heart of the Dunbar Community hosted approximately 200 attendees. It was a very well organized and successful career fair. The attendees participated in an

onsite survey and expressed how they enjoyed all of the interactive trades, and suggested that maybe more businesses and training providers will be made available at the next Build Your Future Career Exploration Career Fair in the Dunbar Community in 2020.

On behalf of the HACFM board of commissioners, the executive director, Marcia Davis, staff and residents, we extend a heartfelt thank you to the Workforce Development Board, and the CareerSource Southwest Florida staff. And to the Corporate Sponsors: B & I Construction, Deangelis Diamond, Entech, Family Health Centers of SWFL and Lee Health, thank you for offering career opportunities to the citizens in the Dunbar Community and surrounding areas. To the media representatives WINK (CBS), NBC2 News, radio stations 97.7 Latino and 105.5 "The Beat" thanks for spreading the word in the community. The Cornerstone Ministry Media staff, thanks for reaching out to the targeted age group posting the video "Build Your Future Career Exploration Career Fair" advertisement on social media, it worked!

Finally, to Joan Show the second Vice President, Retail Managing Officer at MidWest One Bank for sponsoring the Nathan Hotdog Food Truck it was a huge thumbs up by the attendees.

Abby Services Family Owned In-Home Care Service Honors and Supports Veterans at Bonair Towers and Everywhere

Mr. Rick Steele is a resident of Bonair Towers and owner of Ideal Impressions Graphic Design. Having served in the Air Force, Rick wanted to give honor to Veterans everywhere and spotlight his neighbors who were committed to protect the citizens of the United States.



The unveiling of the Veterans Wall took place on April 4, during a public ceremony at Bonair Towers, 1915 Halgrim Avenue, Fort Myers, FL 33901. The wall was shaped of placards with each individualized service photos of the residents living at Bonair and displaying their rank and branch of military in which they served. Although, all the veterans weren't identified, there is room to honor the current remaining veterans living at Bonair Towers as well as new future move-ins.

The Housing Authority of the City of Fort Myers (HACFM) is very excited that Mr. Steele shared his vision to bring honor to the men and women who proudly served and fought for our freedom. We would like to extend a heartfelt thank you to Jaimee Thompson, Co-Owner Abby Services, Inc and Scott Strachan RN, BSN, Administrator with Abbey Services. Additionally, we would like to thank Rebecca Ott the Regional Manager with VetAssist for all that she does for our veterans.

Employee Promotions

By Sherri Campanale



Domingo Andujar began with HACFM on October 1, 2015 and continues daily to shine his bright light upon this agency and his clients. Domingo was hired as the agency's Janitorial Housekeeper for the COCC building and the CSS building and continued with this position for 16 months. While Domingo would be cleaning the building, he would get called to the front desk often to help with Spanish translations for the receptionist and/or the Housing Specialists. In January of 2016 a receptionist

position became available and he asked if he could apply. He did apply and was granted the position where he stayed for the next 12 months. Domingo excelled in his duties once again and continues to learn more about the agency's programs and function. In January of 2017, HACFM posted a position in the HCV department for Housing Specialist. Once again Domingo applied for and was granted the position.

In the past 3½ years, Domingo has excelled in all that he has set out to accomplish at HACFM and continues to flourish as one our most valued employees. Domingo has created a flourishing career for himself at HACFM and it is our hope that he continues to grow with the agency as we venture into new housing activities and programs.

Christian Fontanezbegan with HACFM on August 7, 2007 and continues in the Maintenance Department as one of HACFM's up and coming leaders. Christian came to HACFM as the agency Janitorial Housekeeper for the COCC building and the CSS building and continued in this position for four years. Christian came to HACFM as a young man who spoke very little English from Las Piedras, Puerto Rico, was shy and nervous but one who caught the attention of the Housing and Maintenance Director. The Director saw something in him that drew him to her, and her gut feeling was that he was loyal, honest and would be hard working and although there was a language barrier, he gave her the impression that he had a desire to succeed in the US. During Christian's time as the Janitorial Housekeeper he asked if he could work with maintenance to learn more during his slow time. He was granted his request to work in the field with maintenance so that he could learn a new trade and to enhance what he already knew about the maintenance trade. In 2011 Christian applied for and was granted the position of Maintenance Technician because his hard work and ambition paid off. Christian still wanted more and wanted to make sure he kept himself educated in the field of maintenance. In 2013 Christian took an A/C class where he received an A/C Certification which permits him to service A/C's, apply Freon and perform basic maintenance on refrigerators. His goal was to make himself more marketable within the agency so that the agency would have to use less vendors and keep the work in-house to ensure he would be considered for any future promotions. The Director asked how much the class cost him and then requested finance reimbursement for his class because it is work related and provides the agency with staff that is skilled in areas where outside vendors would otherwise be used. This request was granted and has proven to be a positive result for HACFM.

Christian has been with HACFM for 12 years, got married in 2012 and has a 5-year-old son. We have watched Christian grow from a teen to a responsible young man with a family and a great career with HACFM.

Juan Joseph began with HACFM on July 15, 2010 and continues to be a positive, inspiring and self-motivated employee with the agency today. The Director can clearly remember that during Juan's initial interview in 2010, he specifically asked if there were opportunities to "move up in the agency" at which time the Housing/Maintenance Director replied yes, HACFM would prefer to hire and promote from within and that the employee's performance would dictate if a promotion and job location change would be possible. Juan decided within the first six months where he wanted to transfer to within HACFM. Juan came to the Director and told her he wanted to be a Section 8 Inspector. He was then instructed to continue to do a good job with his current position and to start learning what an inspector's job functions and duties were. He was given the HQS guidebook to read and write down any questions he may have. Juan was then permitted to shadow the HQS Inspectors in the field during slow times so that he could have hands on experience and be prepared for when a position opens. HACFM had two Inspector positions and did not really anticipate having any openings in the near future but he was determined to be prepared.

Due to an extremely unfortunate circumstance the position of HQS Inspector became available and Juan applied for and was granted the position January 29, 2015. Juan has excelled in his position and has proven himself to be very dedicated to HACFM. Juan is happy in his position and intends to continue and grow with HACFM.

A Note from your Property Manager's Corner **RESIDENT ENERGY SAVING TIPS SAVE \$\$\$ BY FOLLOWING** **THESE SIMPLE EASY TO USE TIPS**

1. Set thermostat between 76-78 degrees.
2. Keep all registers/intake vents clear from any obstruction so that proper airflow can happen.
3. Keep all doors and windows closed while air conditioning is running.
4. Limit your shower time and take cooler showers.
5. Use cold water when washing clothes and use the proper water level.
6. When using an electric dryer, do not set the timer for longer than 20 minutes.
7. Keep stove/ovens, burners and drip pans cleaned at all times and use microwaves when possible.
8. Do not overload the refrigerator or freezer. Over filling the freezer especially will obstruct the airflow. Keep the refrigerator set at 5 or at the middle setting.
9. Report any broken or damaged seals, bad weather stripping or any other maintenance issues to maintenance immediately.
10. Turn off lights and the televisions when you leave a room.

The Housing Authority of the City of Fort Myers (HACFM) is committed to providing safe, affordable and descent housing to all residents. Energy conservation is a prevention of wasteful use of a resource. HACFM want to do our part as an agency to conserve everywhere and anyway we can. We need your help to achieve going GREEN. All of the above tips can help not only the environment but your energy costs as well. Join in conserving energy today and help us to go green.

Meet your Manager and Service Coordinators

The HACFM would like for you to take time to stop by the rental office to meet your property management staff.

Southward Village- Joselene Jocurin, Asset Manager, Jennifer Davis, Assistant Manager

Horizons-Cynthia Rhodes, Property Manager, Nellie Rios, Property Manager
Bonair-Roxanna Perez-Harnarain, Property Manager is currently assigned to oversee Bonair until a new manager is hired.

Royal Palm-Roxanna Perez-Harnarain, Property Manager

This management team is dedicated to working hard, they are highly skilled and available to answer any questions you may have about your residency with the HACFM.

Resident Parking-HACFM has a strict policy on parking all properties

1. All vehicles MUST have a valid registration in the name of the head of household.
2. All vehicles MUST be parked facing in and the license plate MUST be visible from the street - DO NOT back into any parking space for any reason.
3. Driving and parking on lawns is strictly prohibited - Violators will be towed and

presented with a 30-day notice to vacate.

4. Vehicles parked in No Parking spaces will be towed and ticked by Fort Myers Police Department (FMPD).

5. Any inoperable vehicles will be towed by the FMPD - this includes, broken windows, flat tires or any other faulty car parts.

6. No vehicle repairs are to take place on any property.

7. No trailers, campers, boats or commercial vehicles are permitted to be parked on any property.

Resident Services Department

The HACFM also has a vastly skilled Client/Resident Services Department staff. They are ready to serve and assist you in identifying your needs. In addition, the resident services staff assists with basic self-sufficiency services. The staff has set their goals to go above and beyond the call of duty. They want to make sure that all residents receive the necessary services to live independently.

Lori and Vivian are trained housing counselors. A monthly homebuyer education class is offered on a Saturday, if five or more clients pre-register. They also, offer one-on-one housing counseling sessions. Residents and the community at large are invited to attend these sessions. You must register by calling 239-332-3825.

The resident services staff assist the resident councils with their monthly meetings. Lori assists the following properties; Horizons Apartments, the Homes at Renaissance Preserve, and Southward Village. Vivian assists the resident councils at the senior developments; Bonair Towers, Renaissance Preserve Senior and Royal Palm Towers. Please check out the agency website, hacfm.org to learn more about the programs and services offered.

Renovation Update

By Jeanne S. Dufresne, Procurement Officer

The long awaited, Royal Palm Towers Elevator Modernization project, is almost completed. As you are aware, the elevator modernization could not be done until the Fire Alarm System was replaced to accommodate all the code requirements for the elevator operation and the retrofit of your building with a fire sprinkler system was also a code requirement. Once the funding for such a large project became available, the bid process started, then the engineering and design took place and getting the approvals from various City departments and materials special ordered, all of that, before you even saw one worker on site. By the time you read this, both elevators should be back in service with new interior décor and flooring. Your patience has been appreciated through the inconvenience of having only one elevator in operation as they worked on the other. Through this process, Otis has done a great job working around your schedules to keep the elevator in operation and still do what was necessary in the upgrades.

This also brings to mind that the new mechanics of the elevator operation is electronic. Pushing the button numerous times will not bring the car to you quicker. It will only delay the process or stop the service until the system is allowed to reset itself and answer the command signal in sequence. This has been the case in several instances and Otis has been called out for an "emergency" to find the elevator had reset and was in working order when they arrived. The leveling is about as perfect as you can ask for mechanical equipment. Those in wheelchairs and scooters should truly be happy about this improvement. The door has a set delay to close which allows for the disabled to board without the door closing prematurely before they are settled into the car. The able bodied should be grateful they do not need the extra time and have patience with those that need the extra few seconds.

All contractors have done their best to keep the mess of construction to a minimum and respect your safety and needs. Your help in allowing access to your units, which sometimes was a nuisance, truly made their job a little easier and they have expressed their gratitude. The sprinkler lines will have a decorative covering installed over the piping to sprinkler heads. There may be some cases where the covering cannot be attached and the pipes will be painted to match the walls to disguise them as best we can. Royal Palm Towers is built very strong, with some walls being almost ten inches of solid concrete. If this were new construction, all would be hidden in the walls but on a retrofit this is not always possible. Enjoy the ride and the safety of the new fire sprinkler and alarm system.

Dr. Carrie Robinson Center
Phone: (239) 344-6433 - Web: www.CrcEventsCenter.org - Email: info@CrcEventsCenter.org
2290 Edison Avenue, Fort Myers, Florida 33916

Schedule Your Event TODAY!
Call: (239) 344-6433

The advertisement features three photographs: a wedding couple, a group of people at a social gathering, and a large event space with tables and chairs.



Make the call TODAY at 239-332-3825 to speak to a Housing Counselor

HOUSING COUNSELING AND HOMEBUYER EDUCATION

The HACFM has developed a Housing Counseling Work Plan to offer homeownership education, training and counseling to residents in Lee County, FL who request assistance regarding homeownership and other housing counseling services.

HUD Approved Housing Counseling include:

- Financial Management/Budget Counseling
- Mortgage Delinquency and Default Resolution Counseling
- Pre-purchase Counseling
- Rental Housing Counseling
- Financial, Budgeting, and Credit Workshops
- Pre-purchase Homebuyer Education Workshops



Are you ready to own your HOME?

Did your Realtor or Lender ask you to attend a Homebuyer workshop?

Are you confused about where to begin?

Are you delinquent in mortgage payments?

Are you in fear of possible foreclosure?

**HOUSING AUTHORITY
OF THE CITY OF FT MYERS
Community Supportive
Services Center
4211 Romeo Lane #103
Fort Myers, FL 33916
(239) 332-3825**

The Housing Authority of the City of Fort Myers (HACFM), a professional housing management government corporation, owns, manages, develops and administers, federal and local housing and social programs for low, very low and moderate-income families while successfully implementing national housing policies incorporating family self-sufficiency as the main component for transitioning, families from welfare to work. The Authority's focus is two-fold: It works with the community to administer successful Housing Choice Vouchers and project-based assisted housing programs. It also works to change the face of public housing in Fort Myers from sources of urban renewal, creating paradigm shifts in public housing culture, values and behaviors through establishing positive incentives for residents self-sufficiency, providing comprehensive services that empower residents, while lessening concentrations of poverty, promoting mixed-income communities and assuring equal access to safe quality housing for low, very low and moderate-income families throughout the community.

4224 Renaissance Preserve Way
Fort Myers, FL 33916
Phone: 239-344-3220

Marcia Davis - Executive Director
Lissie E. Betances - Executive Assistant to Mrs. Marcia Davis
Sherri Campanale - Deputy Director of Operations
Sieglinde Chambliss - Chief Financial Officer

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