

# Executive Director's Report

Housing Authority Of The City Of Orlando, Florida  
 Vivian Bryant, Esq., Executive Director  
 Ed Carson, Chair

## HIGHLIGHTS FROM THE DESK

### Calendar of Upcoming Events

- HDLI Spring Conference, April 24-25, 2008, Washington, D.C.
- PHADA Annual Convention New Orleans, LA June 1-4, 2008
- NAHRO Summer Conference Nashville, TN July 25-27, 2008
- FAHRO Annual Convention & Trade Show Fontainebleau Resort Miami, FL August 12-15, 2008
- NAHRO National Conference San Antonio, TX October 26-28, 2008



VIVIAN BRYANT, ESQ.  
 EXECUTIVE DIRECTOR

We lost a dear friend and employee this month, Xiomara Montanez. She worked for the Orlando Housing Authority approximately eight years. Despite her weak heart, Xiomara came to work faithfully

and always tried to participate in physical activity on the Housing Authority's team sports events. I remember cautioning her that she should sit and enjoy just being with us rather than being an active participant.

Xiomara had a warm and inviting disposition and a wonderful personality. She made me feel that she wanted me to sit and chat whenever I saw her. She was a very attractive woman who always had a pleasant smile. While many of us complained of swelling feet, fluctuating waistlines, stiff necks or some other non-life threatening ailments, Xiomara would jokingly say, "Why are you complaining, I am dying." Her illness was always very apparent to her. It was easy for others to forget how very ill she has been for the entire eight years because she always came to work!!!! When she left the doctors' offices, she came to work. She loved a good party and a beer was her drink of choice. . .

.after work of course.

Xiomara passed March 28, 2008 . . . twenty-eight days after her doctors told the Orlando Housing Authority that she could not work any longer. We sadly had to terminate her because she did not want to resign.

An unprecedented number of Housing Authority staff attended the home-going service. I was out of town when her funeral services were held. I still imagine her pleasant smile. I believe the following poem is what Xiomara would have said to us if she had been able:

### WELCOME HOME

*When I am gone, release me, let me go  
 I have so many things to see and do.  
 You mustn't tie yourself to me with tears.  
 Be thankful for our many beautiful years.  
 I gave you my love. You can only guess  
 How much you gave to me in happiness.  
 I thank you for the love each of you have shown  
 But now it's time I travel on alone.  
 So grieve awhile for me, if grieve you must,  
 Then let your grief be comforted by trust.*

*It's only for a time that we must part  
 So bless the memories within your heart.  
 I won't be far away, for life goes on  
 And if you need me, call and I will come.  
 Though you can't see or touch me, I'll be near  
 And if you listen with your heart, you'll hear  
 All my love around you soft and clear.  
 And then, when you must come this way alone,  
 I'll greet you with (that soft pleasant) smile and say,*

**"Welcome home."**



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### Board of Commissioners' Meeting

The Orlando Housing Authority Board of Commissioners will hold its regular Board Meeting Thursday, April 17, 2008 at 2:00 p.m. at the OHA's Administration Building, Board Room, 390 N. Bumby Avenue, Orlando, FL 32803.

Orlando Housing Authority residents interested in attending the meeting who need transportation, please call the Family Services Department at (407) 895-3300, extension 6001.

## Carver Park Development Program Update

### Phase E Elderly Building Public Housing— The Villas at Carver Park

- ◆ **Construction:** The Florida Housing Finance Corporation tax credit/bond deal closed March 28, 2008! The permit for the senior building has been picked up and the Notice of Commencement filed with the City of Orlando. Bradley Construction will mobilize and begin building in April.
- ◆ A modification to the Disposition Approval has been approved by the Special Applications Center of HUD. The modification gives OHA permission to place the land into a long-term lease with the Villas at Carver Park, LLLP.

### Phase F Multi-family Rental (The Landings at Carver Park), Neighborhood Network Center and Central Maintenance Facility Rehabilitation

- ◆ **Construction:** The Neighborhood Network Center is undergoing some design changes by Rhodes and Brito to make it more compatible with the requirements of the tax credit financing. The re-design will look more residential than the previous design. Additionally, more storage space for residents of the rowhouse rentals.
- ◆ **Design:** Fugleberg Koch completed construction drawings for the rowhouses, townhouses, duplexes and fourplexes. The plans have been submitted to the City of Orlando for building permits. The designs were reviewed by the Downtown Development Board Design Review Committee (DRC) at their March meeting. Comments were directed primarily toward landscaping and lighting. The DRC complimented Fugleberg Koch on the designs. Final review is scheduled for the April 17, 2008 meeting. This approval must be completed prior to building permits being issued.
- ◆ **Financing:** The Orange County Finance Authority (OCHFA) will be issuing the 4% tax credits/bonds for the Landings at Carver Park rental units. OCHFA and OHA are excited about the partnership. Closing is tentatively scheduled prior to the end of May. It is dependent on HUD legal review and approval. The OCHFA Board is scheduled to approve the deal at the May 4, 2008 meeting.

### VERTICAL CONSTRUCTION ON THE MODEL HOME IS MOVING QUICKLY!



The City of Orlando issued the building permit January 31, 2008 on a Carver Park model home located at the corner of

Short Avenue and Conley Street. The model will be used as a sales office. The builder, Concor Construction, Inc. has completed all foundation work, rough plumbing, exterior masonry walls, roof and interior framing.

### ECONOMIC STIMULUS PAYMENT INFORMATION

Starting in May, the Treasury will begin sending economic stimulus payments to more than 130 million households. To receive a payment, taxpayers must have a valid Social Security number, \$3,000 of income and file a 2007 federal tax return. IRS will take care of the rest. Eligible people will receive up to \$600 (\$1,200 for married couples), and parents will receive an additional \$300 for each eligible child younger than 17. Millions of retirees, disabled veterans and low-wage workers who usually are exempt from filing a tax return must do so this year in order to receive a stimulus payment.

For more information please visit the IRS website at <http://www.irs.gov>

**Reminder: The deadline for filing income tax is  
Tuesday, April 15, 2008**

### Warning—Scam Artists are calling Taxpayers about the Stimulus Payments

If someone claiming to be from the IRS calls or E-Mails you about the payments and asks you for a Social Security, bank account or credit card number, it's a scam. The scammers are trying to get your personal and financial information so they can empty your bank account, run up charges on your credit card and more.

### PENN STATE UNIVERSITY NAVIGATORS

Fifty (50) students from Penn State University (PSU) came to Orlando March 10-14, 2008 to volunteer in four days of community service at Orlando Housing Authority public housing sites. The students are known as Navigators, a campus national Christian group; they were accompanied by university staff. The students installed washers and dryers, took down clothes lines, landscaped, etc.

*“We are a community of students who love Jesus ...”*

“We are a community of students who love Jesus and are committed to sharing His love, grace and forgiveness with our friends. We are disciples of Christ who desire to know His Word and to love and labor for him for a lifetime. We acknowledge that we make mistakes and are in constant need of the grace of God. Thus, we value creating in our ministry an atmosphere of love, grace, and truth so that our relationships with Christ and others can flourish.” That is the foundation that these young people base their lives. For the short time they were here, they were truly a blessing to the Orlando Housing Authority and we appreciate all their hard work.



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#### April is National Child Abuse Prevention Month

#### Help Prevent Child Abuse

Source: [www.preventchildabuse.org](http://www.preventchildabuse.org)

- ◆ **Be a nurturing parent.**  
*Children need to know that they are special, loved and capable of following their dreams.*
- ◆ **Help yourself**  
*When the big and little problems of your everyday life pile up to the point you feel overwhelmed and out of control—take time out. Don't take it out on your kid.*
- ◆ **If your baby cries...**  
*It can be frustrating to hear your baby cry. Learn what to do if your baby won't stop crying. Never shake a baby—shaking a child may result in severe injury or death.*
- ◆ **Get involved.**  
*Ask you community leaders, clergy, etc. to develop services to meet the needs of healthy children and families*
- ◆ **Monitor your child's television and video viewing**  
*Watching violent films and TV programs can harm young children*
- ◆ **Volunteer at a local child abuse prevention program**  
*For more information about volunteer opportunities, call 1.800.CHILDREN*
- ◆ **Report suspected abuse or neglect.**  
*If you believe a child has been or may be harmed, call your local department of children and family services or your local police department.*

#### DISCOVERY CHURCH PROVIDED BREAKFAST

Discovery Church provided breakfast for Ivey Lane students in 3<sup>rd</sup> through 12<sup>th</sup> grade each morning before the FCAT Testing. The youths were treated with grits, eggs, breakfast meats, oatmeal, toast and pancakes and various juices. This outstanding effort on the part of the church, ensured that the youth received a good hot hearty breakfast to allow them to concentrate on their tests.



*“I offer you peace. I offer you love. I offer you friendship. I see your beauty. I hear your need. I feel your feelings. My wisdom flows from the Highest Source. I salute that Source in you. Let us work together for unity and love.”*

— Mahatma Gandhi



ORLANDO HOUSING AUTHORITY

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**WE ARE ON THE WEB**  
**WWW.ORL-OHA.ORG**

**HUD's Mission Statement:** To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

**Orlando Housing Authority Mission Statement:** To offer a choice of safe and affordable housing options and opportunities for economic independence for residents of Orlando and Orange County.



## Capital Improvements Report



### Complex 4-1 Griffin Park Apartments

- ◆ Refinish 162 Bathtubs: Permaglaze of Central Florida, LLC began work February 11, 2008. Work is 16% complete. The estimated completion date has been changed to June 16, 2008.
- ◆ Supply and Install 162 each 220 Volt Electrical Circuits for Washer/Dryer: Faith Electrical Service began work February 11, 2008 and completed work March 31, 2008.
- ◆ Supply and Install Ceramic Tile in Bedrooms: Gomez Ceramic Tiles began work March 4, 2008. The work is 24% complete. The estimated completion date is August 15, 2008.

### Complex 4-4 Lake Mann Homes

Supply and Install Interior and Exterior Doors, Windows, Ceramic Floor Tile, Water Heaters, 220 Volt Electrical Circuit, Bathtub Refinishing, Exterior Stucco and Exterior Painting: Britt Construction began work March 17, 2008. Stucco application has been made to twelve (12) buildings. Ten (10) bathtubs have been painted. The estimated completion date is September 18, 2009.

### Complex 4-9 Ivey Lane Homes

Supply and Install Interior and Exterior Doors, Windows, Ceramic Floor Tile and Interior Painting: Breen Construction will begin work April 28, 2008. The estimated completion date is November 25, 2009.

### Complex 4-10 Lorna Doone Apartments

Re-build Two (2) Elevator Piston Cylinders: General Elevator will begin work April 21, 2008. The estimated completion date is June 30, 2008.

### Complex 4-11 Meadow Lake Apartments

Supply and Install Aluminum Replacement Windows and Interior Doors: Ovation Construction, Inc. began

January 21, 2008. The estimated completion date is June 15, 2008.

### Complex 4-12 Johnson Manor Apartments

Supply and Install Kitchen Cabinets, Bathroom Vanities, Interior Doors and Interior Painting: RC Engineering began work March 17, 2008. Work is 1% complete. The estimated completion date is September 1, 2008.

### Complex 4-12A Citrus Square Apartments

Interior Painting of 87 Residential Units: Picasso Painting began work January 7, 2008 and completed work March 7, 2008.

### Complex 4-13 Omega Apartments

Interior Painting: Ovation Construction will begin work April 21, 2008. The estimated completion date is August 19, 2008.

### Complex 4-14 Marden Meadows Apartments

Supply & Install Exterior Doors: Ovation Construction, Inc. began work January 28, 2008 and completed work March 26, 2008.

## Bid Packages Being Prepared

Supply and Install Exterior Doors at Omega Apartments.

Supply and Install New Windows, Kitchen Cabinets, Bathtub Refinishing, 220 Volt Electric Circuit for Washer/Dryer, Exterior Stucco and Exterior Painting at Reeves Terrace Apartments.

Supply and Install Insulation at Lake Mann Homes.

Supply and Install Insulation at Murchison Terrace Apartments.

Supply and Install Insulation at Reeves Terrace Apartments.