

President/CEO's Report

Housing Authority Of The City Of Orlando, Florida
Vivian Bryant, Esq., President/CEO
Ed Carson, Chair

HIGHLIGHTS FROM THE DESK

Calendar of Upcoming Events

- PHADA Annual Convention, Atlanta, GA May 1–2, 2009
- HDLI Spring Conference, Washington, DC May 5–6, 2009
- FAHRO Executive Director Retreat St. Augustine, FL May 19–21, 2009

Inside this issue:

Highlights from the Desk	1
Calendar of Upcoming Events	1
Board of Commissioners Meeting	1
Carver Park HOPE VI	2
The Villas at Carver Park	2
Alumnae Chapter of Delta Sigma Theta Sorority Inc. Hosted a Community Resource Fair at Ivey Lane Homes	3
Capital Improvements Report	4



VIVIAN BRYANT, ESQ.
PRESIDENT/CEO

We all know that Spring is a time of renewal. We in Central Florida are so blessed with incredible flowering shrubs and trees. The Easter season seems to bring hope that our economic challenges will soon improve.

Of course, there are many families still struggling. At the Orlando Housing Authority, we work very hard to make sure that our programs continue to meet the needs of residents living in public housing. That makes the completion of the Villas at Carver Park even more gratifying. Last month, I told you that the first residents would move into the Villas at Carver Park in April. On April 13, three former Carver Court residents were the first families to move into the newly completed four-story 64 unit “seniors only” public housing building.

When I recently visited Jackson Court, an Orlando Housing Authority affordable property jointly owned with the City of Orlando’s Community Redevelopment Agency, I noticed

a poster hanging in the lobby. It showed photographs of the building and noted that the residents were all very proud of the site and their apartments within Jackson Court. In the narrative, I read this: “Buildings have a mission in their lives, just as people do.”

I had not really thought of construction and buildings that way. Businesses and organizations have missions. The Orlando Housing Authority’s mission statement is printed in this newsletter every month, “To offer a choice of safe and affordable housing options and opportunities for economic independence for residents of Orlando and Orange County.” But buildings? Do they have a mission?

I started to look around at all the buildings downtown: The SunTrust building, the Bank of America tower, City Hall, etc. Now, I understood that each serves a purpose in our lives. Some directly affect us, such as City Hall or the Orlando Police Department headquarters. Some, like the Bank of America provide us with loans and credit, or a safe place to save our money. When OHA developed its mission statement, it was not an easy task nor one taken lightly. To focus on what we do and why we do it in a short statement is very difficult.

Each and every one of us needs a “mission statement”. What is our purpose? For most of us, discovering why we are here is a life-long journey. Others of us are driven by a very clear purpose and mission.

As a result of reading the poster, when I look at the blooming flowers and budding trees, I think about their mission and purpose. Whoever wrote those words at Jackson Court was very wise. I am a strong advocate for our pulling together as a community and sharing a common goal. Still, I never thought of the individual value of each piece, including the bricks and mortar. As I see the joy on the faces of the new Villas at Carver Park residents, I see how it all comes together. I see how, after years of challenges in getting the building constructed, it was worth every bit of energy. Welcome to Spring and the renewal it brings. On behalf of the OHA Board of Commissioners and staff, welcome to the Orlando Housing Authority’s newest public housing units at the Villas at Carver Park!

Board of Commissioners' Meeting

The Orlando Housing Authority Board of Commissioners will hold its regular Board Meeting Thursday, April 16, 2009 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 6006.

Carver Park Development Program

The Villas at Carver Park April 2009



Carver Park HOPE VI

Phase A Infrastructure And Soil Remediation

Infrastructure: Infrastructure remains 99% complete. The storm water connection at Gore Street and Westmoreland Drive has been completed! All infrastructure that can be done at this time, is complete. The remaining activities will take place as buildings are finished.

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

Admissions: OHA established a site-based waiting list for The Villas at Carver Park. The waiting list will remain open until initial occupancy of the Villas is complete. Lane Management, the selected management company for both the Villas at Carver Park and the Landings at Carver Park, is working along with OHA Admissions staff to accept applications and sign leases for the units. The first moves are scheduled for Monday, April 13, 2009. The remainder of the units will be filled by April 30, 2009. Three former Carver Court residents that were relocated by OHA will relocate to Carver Park.

Tax Credits: Several OHA staff attended two Florida Housing Finance Corporation-approved tax credit compliance workshops. A “compliance checklist” is being prepared by OHA’s auditors at Caballero and Castellanos.

HUD Site Visit: Hazel Braxton, the HUD Grants Manager for the HOPE VI program will visit the site Tuesday and Wednesday, April 21 and 22, 2009.

Construction: Construction is 99.9% complete. The “punch list” is started to finish up all the details. Inspections by the City of Orlando are occurring frequently prior to the issuance of a Certificate of Occupancy. Exterior painting continues. A completion date in March is still expected. The residents will move into units in April 2009.

Interior Design: All new furnishings have been placed in the Villas. Barbara Ondo Designs, the interior decorator for the model home, arranged the furniture and art work in the public spaces.

Pre Occupancy Tour: Mr. Walter Hawkins from Mayor Dyer’s office, toured the Villas and the Landings at Carver Park. Mr. Hawkins requested a tour for other City staff. The tour was Friday, April 10, 2009. OHA Commissioners and other stakeholders also toured the new facilities.

Move-in Start: The first residents are scheduled to move in Monday, April 13, 2009. Three former Carver Court residents will return. A press release announcing the opening of the building was sent to elected officials and the news media.

Management: Lane Management has been working closely with OHA staff to assure that the applicants meet the tax credit compliance guidelines. OHA staff and Lane Management staff are coordinating the move-in dates.

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

Construction NNC: The Neighborhood Network Center is under construction and should be completed by June 2009.

Construction Living Units: Construction on the quad units and row houses is about 95% complete.

Financing: The Orange County Finance Authority (OCHFA) approved a 4% tax credits/bonds application for the Landings at Carver Park rental units. The closing occurred May 28 and 29, 2008.

Central Maintenance Facility: Conceptual designs for rehabilitation of the Central Maintenance facility were approved by the Downtown Development Board (DDB) Design Review Committee at their January 15, 2009 meeting. All conditions of the DDB are being met and the final construction drawings are being prepared by OB Architects.

Management: The Landings at Carver Park, LLLP, the partnership entity between OHA and Finlay Development, has signed a management agreement with Lane Management for the Landings management. Lane Management has extensive experience with tax credit/public housing properties.

Multi-Family Rental



Alumnae Chapter of Delta Sigma Theta Sorority Inc. Hosted a Community Resource Fair at Ivey Lane Homes

On Saturday March 14, 2009, The Orlando Alumnae Chapter of Delta Sigma Theta Sorority Inc. hosted a Community Resource Fair at Ivey Lane Homes from 10:00 a.m. - 3:00 p.m. The day consisted of session for adults and the youth. The adult sessions included first time home buyers information, credit repair, healthy living/prevention, saving and investing and life insurance. The youth sessions included police and fire safety, understanding money, kids vote, reading projects, image building and attaining information on using the library. The sorority also provided free health screenings for residents such as HIV education/testing, blood pressure, glucose and cholesterol testing.



Residents were provided with lunch and tote bags to carry around as they went to the different sessions. There was also a bounce house for children to play and enjoy themselves. Thanks to the Orlando Housing Authority and the dedication from The Orlando Alumnae Chapter of Delta Sigma Theta Sorority Inc., this was a huge success. Over 200 people attended and 111 of them were OHA residents.





ORLANDO HOUSING AUTHORITY

390 N. BUMBY AVE
ORLANDO, FL 32803
Telephone: (407) 895-3300
Fax: (407) 895-0820

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

* Supply and Install Kitchen Cabinets: Camelot Development, Inc. began work December 1, 2008. The work is 99% complete. The estimated completion date is June 2, 2009.

* Supply and Install Security Screen Doors: Ovation Construction began work January 19, 2009. Work is 99% complete. The estimated completion date is July 2, 2009.

Complex 4-2/5 Reeves Terrace Apartments

* Supply and Install Security Screen Doors: Spires Construction began work January 21, 2009 and completed work March 31, 2009.

* Supply and Install New Windows, Kitchen Cabinets, Bathtub Refinishing, Electrical Upgrade from 100 amps to 125 amps, Interior Plumbing, 220 Volt Electric Circuit for Washer/Dryer, Electric Stove and Electric Water Heater, Exterior Stucco and Exterior Painting at Reeves Terrace Apartments: Britt Construction, Inc. began work July 16, 2008. Work is 95% complete. The estimated completion date is April 26, 2010.

Complex 4-6 Murchison Terrace Apartments

* PEX Re-Pipe Murchison Terrace Apartments: Camelot Development will begin work April 13, 2009. The estimated completion date is October 10, 2009.

Complex 4-9 Ivey Lane Homes

* Remove and Replace Central Air Conditioning Units: Wilson 5 Corporation began work January 12, 2009. Work is 80% complete. The estimated completion date is June 25, 2009.

* Supply and Install Kitchen Cabinets: Spires Construction will begin work April 6, 2009. The estimated completion date is September 23, 2009.

Complex 4-10 Lorna Doone Apartments

* Supply and Install Exterior Doors: MVB & Associates, Inc. began work January 12, 2009 and completed work March 17, 2009.

* Supply and Install Ceramic Tile Around Bathtub and New Tub Fixtures: GL Renovations began work February 23, 2009 and completed work March 31, 2009.

Complex 4-11 Meadow Lake Apartments

* Stucco and Exterior Painting at Meadow Lake Apartments: Picasso Painting began work January 12, 2009 and completed work March 13, 2009.

Complex 4-12 Johnson Manor Apartments

* Supply and Install Packaged Terminal Air Conditioners: AireTronics, Inc. began work March 4, 2009 and completed work March 31, 2009.

* Supply and Install New Medicine Cabinets and Refinish Bathtubs: Stones Unlimited, Inc. began work February 17, 2009 and completed work February 26, 2009.

Complex 4-12A Citrus Square Apartments

* Supply and Install Aluminum Replacement Windows: RH Paradise Construction, LLC began work February 9, 2009. Work is 30% complete. The estimated completion is July 30, 2009.

Complex 4-13 Omega Apartments

* Supply and Install Aluminum Replacement Windows: RH Paradise Construction began work March 2, 2009. Work is 15% complete. The estimated completion date is August 17, 2009.

* Supply and Install Ceramic Tile Around Bathtubs, New Tub Fixtures, Exhaust Fan and Refinish Bathtubs: Spires Construction began work January 29, 2009 and completed work March 31, 2009.

* Supply and Install Water Heaters: Tri-Star Plumbing will begin work April 13, 2009. The estimated completion date is October 5, 2009.

Complex 4-14 Marden Meadows Apartments

* Supply and Install Ceramic Tile Around Bathtub, New Tub Fixtures and Refinish Bathtubs: Stones Unlimited began work March 9, 2009. The work is 72% complete. The estimated completion date is September 4, 2009.

* Supply and Install Water Heaters: Bryan Plumbing began work March 11, 2009 and completed work March 30, 2009.

Bid Packages Out for Bids

Individual Electric Metering at Lorna Doone Apartments: Bids are due April 23, 2009.

Bid Packages Being Prepared

Supply and Install Aluminum Replacement Windows at Marden Meadows Apartments.

Exterior Painting at Johnson Manor Apartments.

Interior Painting at Meadow Lake 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.