

# 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

- NAHRO Legislative Conference  
 Washington, DC  
 March 16–18, 2009
- 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

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VIVIAN BRYANT, ESQ.  
 EXECUTIVE DIRECTOR

The excitement of President Obama's inauguration is passed but not the expectations of hope and change. Transition... We are all very aware that the economic environment impacts everything we do.

At the Orlando Housing Authority, we are undergoing our own transition as well. I am happy to introduce you to our two new Deputy Executive Directors, Chuck Miller and Ellis Henry. Mr. Miller has been with OHA for several years, leading us through some transactions that have kept OHA operating through some severe budget cuts. Mr. Henry brings with him years of experience at other housing authorities where he has also found ways to fund essential services that make the organizations less dependent on HUD funds. I hope you have the opportunity to meet both of these energetic and skilled staff and

February has always been a transitional month. It is not quite winter and not yet spring, with the days getting a little longer but not long enough. The holidays are a memory and the new year is now in full

welcoming them to their new positions.

No one knows how long the current economic difficulties will last, but I think we all know that things may get worse before they get better. There is more and more need for affordable housing, either public housing, Section 8 or other types of programs. I can assure you that the Orlando Housing Authority, while being fiscally prudent, is also proactive, seeking opportunities for new and innovative ways of creating and sustaining more affordable housing in Orange County.

Transition. We experience changes every day, some so small we barely notice. Other experiences are life changing. With the excitement of possibilities, comes fear of loss and change. At OHA, we are committed to balancing the risks and rewards so that we can continue to fulfill our mission. As always, I welcome your comments, thoughts, ideas and concerns. Call me at 407-895-3300, extension 1000 or email my office at [jcarson@orl-oha.org](mailto:jcarson@orl-oha.org). As OHA moves through its own transition, I assure you that one thing will not change. OHA staff will never lose focus on the families that are the reason we exist, our consumers.

In any transitions your family may be experiencing, please remember that in the midst of winter, we know spring cannot be far behind!

### Board of Commissioners' Meeting

The Orlando Housing Authority Board of Commissioners will hold its regular Board Meeting Thursday, February 19, 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 6001.

## Carver Park Development Program



### The Villas at Carver Park

**Admissions:** OHA established a site-based waiting list; it will remain open until initial occupancy. Former Carver Court residents who are elderly will receive preference for these public housing units.

**Construction:** Construction is 85% complete. Tile work and cabinets have been installed on three floors; work in beginning on the fourth floor. Installation of the elevator and mailboxes is underway. Exterior painting continues. All of the work is on schedule.

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

**Construction:** The permits for all of the rental units have been received. Construction on the quad units and row houses is underway and is about 70% complete. Cabinets are being installed and floors finished.

**Central Maintenance Facility:** Conceptual designs for rehabilitation of the OHA Central Maintenance

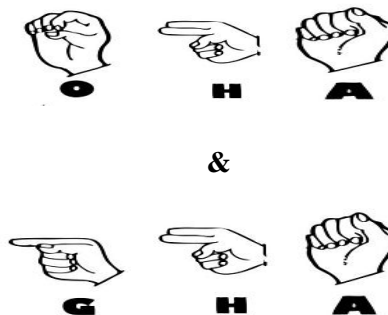
facility have been prepared by OB Architects. They were approved by OHA and will be presented to the Downtown Development Board Design Review Committee.

### Multi-Family Rental



## Learn to Sign In 2009

**FREE Sign Language Classes**  
Sponsored by:  
**The Orlando Housing Authority**



**God's Hands Agency, Inc.**

**It's a Family Affair!**  
**KIDS, YOUTH AND PARENTS**  
**ARE WELCOME!!!**

Ivey Lane Homes  
Resident Association Building  
4601 Edgemoor Street,  
Orlando, FL 32811

**EVERY WEDNESDAY**  
5:30 TO 6:30 PM

For Information Call:  
Roneisha Britten  
Family Services Department  
(407) 895-3300 extension 6009

## Why Pay When You Can Get Your Taxes Done for Free?

More than half of all taxpayers pay a tax preparer to file their tax return. Before using a commercial tax preparer, find out if there is a Volunteer Income Tax Assistance (VITA) site nearby that can help you prepare your taxes for free.

- Commercial tax preparer charge an average of \$100 to prepare a return claiming the Earned Income Credit (EIC). You may pay as much as \$100 more if you get a Refund Anticipation Loan (RAL).
- Sometimes RALs are advertised as "fast cash" or a "quick tax refund." RALs are loans with extremely high interest rates. If there is an error on the return and the IRS doesn't send the refund, you will be stuck having to repay the loan.
- RALs are sometimes promoted through car dealerships, furniture outlets or jewelry stores that offer to prepare your taxes and try to convince you to use refund loans for in-store purchases.
- RALs provide a fast cash loan (1 to 2 days) on your tax refund, but having the IRS refund deposited directly into a bank account takes only about 7 to 12 days. Is it worth paying \$200 or more?

If you earn under \$40,000, you can get free tax filing help through the IRS-sponsored VITA or Tax Counseling for the Elderly (TCE) programs. Both programs can provide fast electronic tax filing. Community volunteers receive IRS-approved training to assist individuals with tax returns. Some VITA sites can help you open a bank account if you don't have one. **Call the IRS at 1-800-829-1040 to find the nearest VITA location and its days and hours of operation.**

## COMING SOON!! REAC and UPCS INSPECTIONS!

### What is REAC?

The Real Estate Assessment Center (REAC) inspects public housing units to make sure they comply with the Uniform Physical Conditions Standards (UPCS) and are decent, safe and sanitary.



### What is UPCS?

The Uniform Physical Conditions Standards require that public housing units and common areas meet decent, safe and sanitary criteria.

Frequently asked questions pertaining to UPCS/REAC Inspections:

- **Question: Why do we have to have an inspection?**

**Response:** All HUD-assisted (public housing) and insured housing covered under the Department's Uniform Physical Condition Standards (UPCS) must be inspected by the Real Estate Assessment Center (REAC).

- **Question: When will the units be inspected?**

**Response:** The public housing resident will receive a notice from the Housing Manager. A notice will be sent at least 48 hours before the inspection.

- **Question: Does the tenant have to be home?**

**Response:** No.

- **Question: What happens if the tenant's apartment does not pass the inspection?**

**Response:** A 7-day curable will be issued if the problem is one controlled by the tenant, i.e., a headboard blocking egress from the apartment.

- **Question: What does a 7-day curable mean?**

**Response:** The tenant has seven days to correct any deficiencies.

**Question: When the Housing Manager comes back to inspect, will they just inspect the items on the 7-day curable notice?**

**Response:** Yes, for the UPCS inspection. The REAC inspector will inspect the entire unit.

- **Question: How does the tenant get repairs?**

**Response:** Request a work order from the Housing Manager. Do not ask the Maintenance staff. Put the request in writing.

- **Question: Why should a tenant pay for repairs if it is OHA's property?**

**Response:** The tenant is responsible for damage they, or their guests and/or family members cause by misuse of the property.

- **Question: What is meant by Level 1, 2, and/or 3 violations?**

**Response:** Some violations are more serious than others, i.e., Level 3 violations are more serious than Level 1 violations.

- **Question: What does the Orlando Housing Authority want residents to do?**

**Response:** Self inspect their apartment to see if they have any of the problems identified in the UPCS video. If there are problems, request a work order as soon as possible.

## The Orlando Housing Authority Presents Keys to Financial Self-Sufficiency Workshop Series

The Orlando Housing Authority has partnered with the Homebuyer Counseling Collaborative of Central Florida, Inc. to provide Wealth-Building and Money Management training classes to qualified individuals who are interested in improving their credit while building savings for the future.



This is a six-month workshop series with monthly evening classes on Thursdays. The six training sessions will give you information needed to become financially self-sufficient; budgeting to maintain your savings in today's economic climate, establishing a good credit history, learning how to keep track of your money, the benefits of making a credit card work for you, your rights as a consumer, knowing how your credit history will affect your credit future, etc.

### Financial Self-Sufficiency Topics include:

- ◆ Earned Income Tax Credit
- ◆ Credit report analysis
- ◆ Goal Setting for future wealth
- ◆ Managing your money
- ◆ Your credit history & future
- ◆ Borrowing basic—introduction to credit

KEY'S TO  
FINANCIAL SELF-SUFFICIENCY  
CARVER PARK RESIDENTS  
CLASSES BEGIN THURSDAY  
FEBRUARY 26, 2009  
6:00-7:30 p.m.

To register please contact : Gloria Oliver @ 407-895-3300 ext. 6004. Classes will be held at the Hampton Park Training Facility, 325 North Hillside Avenue, Orlando, Florida 32803

**ORLANDO HOUSING AUTHORITY YOUTH  
SEE THE ORLANDO MAGIC IN ACTION!**

On February 4, 2009 fourteen (14) youth for the Orlando Housing Authority Griffin Park, Murchison Terrace and Ivey Lane complexes had the pleasure of attending an Orlando Magic game. The Magic played the Los Angeles Clippers and the children were really excited to see their favorite players in person. They were thrilled as they were presented with this opportunity to be a part of the Orlando Magic experience! Thank you Orlando Magic for your act of thoughtfulness to our youth.



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. begin work December 1, 2008. The estimated completion date is June 2, 2009.
- ◆ Supply and Install Security Screen Doors: Ovation Construction will begin work January 19, 2009. Work is 20% complete. The estimated completion date is July 2, 2009.

### Complex 4-2/5 Reeves Terrace Apartments

- ◆ Supply and Install Security Screen Doors: Spires Construction begin work January 19, 2009. Work is 20% complete. The estimated completion date is July 2, 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 70% complete. The estimated completion date is April 26, 2010.

### Complex 4-6 Murchison Terrace Apartments

- ◆ Refinish 190 Bathtubs: Permaglaze of Central Florida began work July 21, 2008. Work is 90% complete. The estimated completion date is March 9, 2009.

### Complex 4-9 Ivey Lane Homes

- ◆ Remove and Replace Central Air Conditioning Units: Wilson 5 Corporation began work January 12, 2009. The estimated completion date is June 25, 2009.
- ◆ Supply and Install Interior and Exterior Doors, Windows, Ceramic Floor Tile and Interior Painting: Breen Construction began work April 28, 2008. Work is 99% complete. The estimated completion date is November 25, 2009. This project is ahead of schedule.
- ◆ Supply and Install 220 Volt Electrical Circuit for Dryer and Install Dryer Vent: Faith Electric began work November 3, 2008. Work is 94% complete. The estimated completion date is April 24, 2009.
- ◆ Supply and Install Kitchen Cabinets: Spires Construction (upon board approval) 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. The estimated completion date is June 3, 2009.

### Complex 4-11 Meadow Lake Apartments

- ◆ Stucco and Exterior Painting at Meadow Lake Apartments: Picasso Painting began work January 12, 2009. The work is 60% complete. The estimated completion date is July 3, 2009.
- ◆ Supply and Install Exterior Entry Doors: JF VII Corporation began work January 13, 2009. The estimated completion date is July 24, 2009.

### Complex 4-12 Johnson Manor Apartments

- ◆ Supply and Install Packaged Terminal Air Conditioners: AireTronics, Inc. will begin work February 23, 2009. The estimated completion date is August 11, 2009.
- ◆ Supply and Install New Medicine Cabinets and Refinish Bathtubs: Stones Unlimited, Inc. will begin work March 16, 2009. The estimated completion date is August 3, 2009.

### Complex 4-12A Citrus Square Apartments

- ◆ Supply and Install Ceramic Tile on Entire Floor of all Apartments: Gomez Ceramic Tiles began work January 12, 2009. Work is 10% complete. The estimated completion date is June 25, 2009.
- ◆ Supply and Install Aluminum Replacement Windows: RH Paradise Construction, LLC began work February 5, 2009. The estimated completion is July 30, 2009.

### Complex 4-13 Omega Apartments

- ◆ Supply and Install Aluminum Replacement Windows: RH Paradise Construction began work February 5, 2009. The estimated completion date is July 30, 2009.
- ◆ Supply and Install Ceramic Tile Around Bathtub, New Tub Fixtures, Exhaust Fan and Refinish Bathtubs: Total Ceramic Tile Inc. began work January 29, 2009. The estimated completion date is July 2, 2009.
- ◆ Supply and Install Exterior Doors: Ovation Construction began work September 18, 2008 and completed work December 4, 2008.

### Complex 4-17 The Villas at Hampton Park

- ◆ Interior and Exterior Painting of the Villas at Hampton Park Apartments: Picasso Painting began work December 4, 2008. The work is 65% complete. The estimated completion date is June 1, 2009.