

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

- Orlando Housing Authority Carver Park Model Home Ribbon-Cutting Ceremony June 26, 2008 at 3:00 P.M., 802 Short Ave., Orlando, FL
- Orlando Housing Authority 70th Anniversary , June 26, 2008 at 5:30 P.M., Orange County Regional History Center, 65 East Central Blvd., Orlando, FL 32801 RSVP 407-895-3300 ext.. 1004
- NAHRO Summer Conference Nashville, TN July 25-27, 2008
- FAHRO Annual Convention & Trade Show , Miami, FL August 12-15, 2008
- NAHRO National Conference San Antonio, TX October 26-28, 2008



VIVIAN BRYANT, ESQ.
EXECUTIVE DIRECTOR

Here's a Jeopardy-type answer for you: "Created by City of Orlando Resolution number 1580 January 12, 1938". The question? How did the Orlando Housing Authority begin? OHA is celebrating its 70th anniversary this

year!

On Thursday, June 26, 2008, the celebrations begin with a ribbon-cutting ceremony at the model home for Carver Park, located on Short Avenue. At 5:30 p.m., the festivities move downtown to the Orange County Regional History Center for a reception. Come and join us to see a display of OHA history, meet the OHA Commissioners and staff, and share with us recognition of OHA's many years of service to the community.

The history of the Orlando Housing Authority reflects the growth of Orlando and Orange County. From Orlando's first public housing site, Griffin Park, to the recent purchase by OHA of Antioch Manor, an affordable elderly-only complex, OHA has been the workhorse of affordable housing in Orange County.

Seventy years is a long time! Just as with the rest of society, OHA experienced many changes. Letters are no longer typed on a mechanical typewriter using carbon

paper to make copies, telephones do not have dials, and computers existed only in someone's imagination. Still, the truly important elements of what we do, have not changed a bit. Now, as always, OHA provides quality affordable housing through a variety of programs, the best known of which are public housing and Section 8 programs.

Instead of one or two public housing sites, we now have over 1400 units at 12 sites. The Hampton Park HOPE VI development took OHA in a new direction with the development of a highly successful mixed-income community. Carver Park will provide thirty (30) homeownership opportunities through HUD's HOPE VI program. The Carver Park development in south Parramore is the catalyst for bringing back the family-friendly community that existed when OHA began in 1938.

Another element that has not changed is the dedication and professionalism of the OHA staff. Each and every staff person is committed to providing excellent service. If we ever fail to meet that standard then I, as Executive Director, want to know. OHA provides affordable housing opportunities. Bricks and mortar make the buildings, but OHA staff is the true foundation of who we are and what we do. They make me proud every day.

During this wonderful occasion, please share OHA's joy and excitement! If you plan to attend our events, please call 407-895-3300, extension 1004, and let us know.



Here's another answer; "Celebrating 70 years of providing affordable housing opportunities in Orange County". The answer? The Orlando

Housing Authority!

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Board of Commissioners' Meeting

The Orlando Housing Authority's Board of Commissioners will hold its regular Board Meeting Thursday, June 19, 2008 at 2:00 p.m. at the OHA 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.

State of the Housing Authority Year-End Report

The Orlando Housing Authority (OHA) has certainly had a busy year. All of the programs and/or departments have been struggling with less staff and continued budget cuts. The following is a review of year-end accomplishments for FYE 2008.

1. The public housing program had a lease up rate of 92% for FYE 2008.
2. Asset management has been the focus of the agency; every department is effected. Currently, asset management is being monitored by tracking the site and cost center expenses on the intranet.
3. The intranet tracking system was created by the OHA in-house Information Technology Department (ITD). This has become a valuable tool for every staff member. OHA staff can view the following information with a click of a button; the information is updated daily.
 - ◆ Occupancy reports for all programs
 - ◆ Work order reports by site or cost center (outstanding, turnaround time, etc.)
 - ◆ Demographics reports (waiting list)
 - ◆ Site Expense Reports
 - ◆ Section 8 monthly expense reports
 - ◆ Cost Center Fee reports
 - ◆ Applicant reports
 - ◆ Portability reports
 - ◆ Public Housing unit reports
4. OHA staff are being trained for Asset Management and Relocation. Staff continue to be cross trained and take on additional duties.
5. Division Oaks/Jackson Court had a lease up rate of 98% this year. Division/Jackson had an audit of the files and received a good review.
6. The Section 8 Department had a lease up rate of 94% for the housing choice voucher program (2,689 units available). Section 8 maintains more than just the housing choice voucher program but other Section 8 Programs. Throughout the year, OHA implements the following programs:
 - ◆ Katrina Disaster Housing Assistance Program (Currently, 3 participants)
 - ◆ Disaster Housing Program (Currently, 3 participants)
 - ◆ Portability (19 participants)
 - ◆ Single Room Occupancy program (available up to 100 participants)
 - ◆ Family Self Sufficiency program (96 participants)
7. OHA received a "High Performer" status for the Section 8, Public Housing, and Capital Fund programs. The score Public Housing Management Assessment Score (PHAS) is 91.
8. The highlight for the year for the capital fund program was the completion of the renovation of the 10 burned units at Griffin Park.
9. The Capital Fund Financing Loan Program spent approximately \$622,276 which began the following improvements
 - ◆ Hampton Park—ceramic tile
 - ◆ Marden Meadows—ceramic tile, interior doors
 - ◆ Lorna Doone Apartments—painting
 - ◆ Citrus Square Apartments—ceramic tile, interior painting,
 - ◆ Meadow Lake Apartments—windows, interior doors
 - ◆ Johnson Manor Apartments—interior door, interior paint, kitchen cabinets and vanities, kitchen and bath countertops
 - ◆ Griffin Park Apartments—clothes dryer venting, tub resurfacing, ceramic tile
 - ◆ Lake Mann Homes—washer dryer venting, water heaters, tub refinish, replacing interior and exterior doors
10. Carver Park HOPE VI spent approximately \$4.8 million in hard cost to begin construction. On March 28th, OHA closed on the tax credits for the Villas at Carver Park.
11. The Resident Opportunity and Self Sufficiency (ROSS) Program spent approximately \$129,902 on programs for the public housing residents. The elderly grant was completed this year.
12. OHA continues to provide oversight for the management of its private market affordable housing: West Oaks Apartments.
13. The Tenant Fraud Department/Tenant Integrity Department recovered \$1,156 for the public housing program and \$33,981 for the Section 8 Program.
14. OHA settled with the Florida Department of Transportation's (FDOT) eminent domain suit: \$4.3 million. OHA has already used some of the proceeds on the following affordable housing programs: to purchase Antioch Manor Apartments (101 units) and to fund Carver Park HOPE VI construction shortfalls.

OHA has faced many challenges, maintained the existing goals and accepted new challenges, i.e., asset management. The staff at OHA continues to strive for excellence and looks forward to next year.

State of the Housing Authority Year-End Report

WHAT IS IN OHA'S FUTURE



CARVER COURT HOPE VI GRANT PROGRAM

In 2003, the OHA was awarded an \$18 million HOPE VI Revitalization Grant by HUD to revitalize the former Carver Court public housing complex site located at the corners of Short Ave, Gore St. Conley Ave, and Woods Ave. This project is in the final design phase and construction began in April 2004. The site plan includes eighty-three (83) single-family homes, fifty-six (56) units of family rental housing, and a sixty four (64)-unit elderly apartment complex. The OHA's development partner for this project is Finlay Properties. Finlay Development has selected the architects for this project.

GRIFFIN PARK RENOVATIONS

Griffin Park is the Orlando Housing Authority's oldest public housing complex. Built in 1940, Griffin Park has 198 units and is on the National Register of Historic Places. Three (3) buildings, containing 26 units, will be demolished in 2008-2009 due to impact from the Florida Department of Transportation renovations to the 1-4/408 interchange. The OHA plans to renovate and expand the community building on site.

AFFORDABLE MULTI-FAMILY APARTMENT COMPLEXES

OHA is in the process of acquiring additional affordable multi-family properties. To accomplish this, OHA must conduct needs assessment, prepare specifications for all rehabilitation projects, prepare cost estimates for all rehabilitation projects, and furnish all necessary architectural and engineering services to complete renovations.

SENIOR CITIZEN APARTMENT COMPLEX

OHA, in cooperation with the City of Orlando, is planning to build a new apartment complex with approximately 60 – 75 units for low-income senior citizens to be built on City property in the Parramore Heritage District. Working with the residents of Jackson Court and Division Oaks, OHA must locate a land that is suitable for construction of a replacement apartment complex; prepare preliminary design documents, construction cost estimates, illustrative drawings, complete construction drawings, and provide construction-monitoring services.

ASSISTED LIVING FACILITY

OHA will start preliminary planning for construction an Assisted Living Facility for the elderly on the property it owns on the corner of Bumby Ave. and Robinson St. OHA must assess the suitability of its site for construction of the complex; prepare preliminary design documents, construction cost estimates, illustrative drawings, complete construction drawings, provide construction-monitoring services, etc.

SUBSTANTIAL PROPERTY RENOVATIONS

OHA receives funding from the United States Department of Housing and Urban Development (HUD) for capital improvements to OHA twelve (12) public housing complexes. Additionally, the OHA has secured a ten million dollar capital improvement loan for capital improvement.



OHA
DEDICATED TO EXCELLENCE
SINCE 1938



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WE ARE ON THE WEB
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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 30% complete. The estimated completion date has been changed to September 16, 2008.
- ◆ Supply and Install Ceramic Tile in Bedrooms: Gomez Ceramic Tiles began work March 4, 2008 and completed work May 28, 2008.
- ◆ Supply and Install Aluminum Replacement Windows at Griffin Park Apartments: Breen Construction began installation May 26, 2008. The work is 5% complete. The estimated completion date is November 7, 2008.

Complex 4-2/5 Reeves Terrace Apartments

Supply and Install New Windows, Kitchen Cabinets, Bathtub Refinishing, Electrical Upgrade from 100 amps to 125 amps, Interior PEX Re-Pipe, 220 Volt Electric Circuit for Washer/Dryer, Electric Stove and Electric Water Heater, Exterior Stucco and Exterior Painting at Reeves Terrace Apartments: The apparent low bidder is Britt Construction, Inc. The bid opening was May 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 completed on all buildings. Forty (40) bathtubs have been painted. Tile has been installed in sixty (60) units. Windows have been installed on thirty-eight (38) buildings. The estimated completion date is September 18, 2009.

Complex 4-6 Murchison Terrace Apartments

- ◆ Supply and Install Interior Doors, Windows, Ceramic Floor Tile, Water Heaters, Exterior Stucco and Exterior Painting: Britt Construction began work June 4, 2008. The estimated completion date is August 5, 2009.
- ◆ Supply and Install 220 Volt Electric Circuit at Murchison Terrace Apartments: JF VII Corporation began work May 28, 2008. The work is 1% complete. The estimated completion date is November 7, 2008.

Complex 4-9 Ivey Lane Homes

Supply and Install Interior and Exterior Doors, Windows, Ceramic Floor Tile and Interior Painting: Breen Construction began work April 28, 2008. Work is 5% complete. The estimated completion date is November 25, 2009.

Complex 4-10 Lorna Doone Apartments

Re-build Two (2) Elevator Piston Cylinders: General Elevator began work April 21, 2008. Work is 50% complete. 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 work January 21, 2008 and completed work April 8, 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 40% complete. The estimated completion date is September 1, 2008.

Complex 4-13 Omega Apartments

Interior Painting: Ovation Construction began work April 21, 2008. Work is 25% complete. The estimated completion date is August 19, 2008.

Bid Packages Being Prepared

Supply and Install Exterior Doors at Omega 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.

