

# 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, D.C. March 31–April 2, 2008
- 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



**VIVIAN BRYANT, ESQ.**  
**EXECUTIVE DIRECTOR**

In June 2004, I wrote about all the exciting activities about to take place at the former public housing site, Carver Court. Designs were well under way, the developer, Finlay Development, was busy getting construction sched-

ules ready and preparing cost estimates. Then the hurricanes came and the site was used as a collection site for debris collected throughout the city. Then the bulldozers came and the bulldozers stopped. The new Carver Park, it seemed, had some soil issues that had to be corrected.

Now, nearly four years later, the excitement has returned! There is so much activity on the site, I cannot keep up with it all. The foundation for the model home is down, the infrastructure is nearly complete, financing is moving along and, within months, the site will be so busy, workers will be bumping into each other.

Although OHA faced some extreme challenges with the building site, activity did not stop with the Homeownership Program. Several former Carver Court residents have taken advantage of the time delays to repair credit and prepare themselves for homeownership on the site. The City of Orlando has

been very supportive throughout the process and has assisted, not only financially, but with design reviews and permitting. Their staff has assisted OHA and Finlay Development through the process and the results will be truly spectacular!

Soon, the Villas at Carver Park, a 64-unit designated elderly-only public housing building, will be under construction. Single family homes will be built along with the Neighborhood Network Center and the townhouses, rowhouses and quads. The OHA Family Services Department has been involved with former residents consistently even prior to their moves from the old Carver Court. The Community and Supportive Services program has provided resources for families to develop job skills and prepare themselves to return to the site if they choose to do so, either as renters or homebuyers. It is a truly exciting time for the Orlando Housing Authority and the Parramore Heritage community.

Take a good look around Carver Park. It will never look the same again. Take a look at the dirt and the roads and the lake. Soon, you will drive or walk by the site and not be able to remember what it looked like under construction. Families will be living in quality housing in beautiful surroundings. They will be proud to call Carver Park "home". And the Orlando Housing Authority will be proud to call Carver Park a shining example of meeting its mission. It brings to mind the words to Louis Armstrong's "What a Wonderful World" . . . in the City Beautiful.

Thank you to the community for its patience and support.

### Inside this issue:

Highlights from the Desk	1
Calendar of Upcoming Events	1
Board of Commissioners Meeting	1
Carver Park HOPE VI Development Program	2
We Give Thanks	2
Tips For Avoiding Foreclosure	3
HAP Increases Section 8 Payment Standards	3
Capital Improvements Report	4

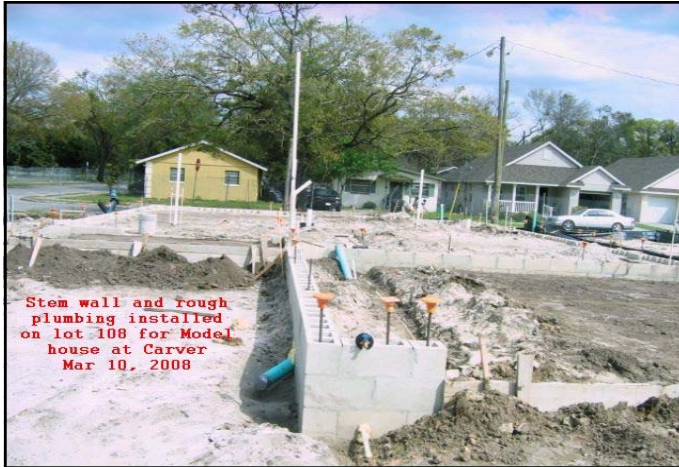
### Board of Commissioners' Meeting

The Orlando Housing Authority Board of Commissioners will hold its regular Board Meeting Thursday, March 20, 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

## ***VERTICAL CONSTRUCTION ON THE MODEL IS UNDERWAY!!!***



The City issued the building permit January 31, 2008. The model should be completed and ready to be used as a sales office by the end of May 2008. The builder is Concor Building based in Melbourne, Florida.

### **Infrastructure and Soil Remediation**

- ◆ The Florida Department of Environmental Protection (FDEP) issued a "Site-Assessment Report Approval" letter. This means that FDEP has accepted all the testing as completed by URS and no further testing is needed. All other site remediation activity is related to engineering controls on the site, including paving the streets and parking lots and adding deed restrictions for homeowners.
- ◆ Excavation and installation for sewer line, man-holes and laterals, and storm drainage systems are complete west and east sides of the site. Gutters have been installed for the Alleys A and B and for Jernigan and Lee Avenues on the east side. Malever Construction started installation of gutters and road on the west side. Infrastructure should be complete by the end of April.

### **Off-Site Homeownership**

The HUD HOPE VI office in Washington, D.C. approved the modifications of the Carver Park Revitalization Plan. The modifications include reducing the number of off-site homeownership opportunities from fifty (50) to nine (9) and reallocation of the funds from that phase to soil remediation. Nine (9) families purchased homes in Orange County with the assistance of Carver Park HOPE VI subsidy.



The model will be a one-story 1,325 square foot house at the corner of Short Avenue and Conley Street.



## **WE GIVE THANKS**



Ralph Waldo Emerson said:

*For each new morning with its light,  
 For rest and shelter of the night,  
 For health and food,  
 For love and friends,  
 For everything, Thy goodness sends,  
 We Give Thanks*

The Orlando Housing Authority extends a heart felt "Thank you" to the Orange County Public School's Superintendent Ron Blocker and OHA Commissioner Vicki Brooks. The Title One Program donated backpacks and other school supplies to OHA's low-income residents. Your kindness ensured that these youths have the necessary items to prepare them for school.



## TIPS FOR AVOIDING FORECLOSURE

If you are facing a mortgage payment that you cannot make or if you have fallen behind on your mortgage payments, the first step you should take is to contact your lending company directly.

Please do not ignore the letters or phone calls from your lender. Foreclosure on a mortgage and the loss of a home is an expensive process. The longer you wait to make the call, the fewer options you will have.

Going through the foreclosure prevention process can be complicated and you do not have to do it alone. There are legitimate organizations such as Non-Profit Housing or Credit Counseling Agencies that can help you with the following:

- ◆ Analyze your situation
- ◆ Go over your options
- ◆ Prioritize your debts
- ◆ Prepare information for your lender

### Tips For Consumers On Avoiding Foreclosure “Rescue” Scams

Many Americans who have fallen behind on their mortgage payments are being targeted for so-called foreclosure “rescue” or “prevention” scams. If you are facing foreclosure you should be wary of solicitations that offer to assist you in stopping or preventing foreclosure. If the assistance sounds too good to be true or if it sounds too simple, it usually is. You should be cautious before agreeing to or signing anything from someone other than your lender or servicer, which states they can assist you in preventing or stopping a foreclosure.

### What is a Foreclosure “Rescue” Scam?

Simply put - it is where a company or person promises to help save your home from foreclosure, but is actually intent on stealing your home or most of the equity you have accumulated in your home.

There are several types of **Foreclosure Rescue Scams** you should be aware of:

- ◆ Foreclosure Prevention Specialist – phony foreclosure counselors.
- ◆ Phantom Help - charges high fees for work the homeowner could do themselves.
- ◆ Lease/Buy Back – homeowners are deceived into signing over the deed to their home.
- ◆ False Bailout – the homeowner is lead to believe that they can rent their home from the new owners and eventually repurchase the home.
- ◆ Bait and Switch - the homeowner thinks they are signing new mortgage documents, but are actually signing over the deed to their home.

For a list of U.S. Department of Housing and Urban Development (HUD) approved housing counselors, please call 1-800-569-4287 or visit <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>.

### Remember!

Counseling services are usually free or require a small fee.

### HAP Increases Section 8 Payment Standards

HAP's rent assistance program has increased payment standards for Section 8 participants. Payment standards determine the maximum amount of rent assistance a housing authority can provide.



“The local vacancy rate is around three percent,” said Jill Riddle, HAP’s director of Rent Assistance. “This increase in payment standards means that a low- income family can afford more rental unit in a tightening market.” For example, in 2007, HAP’s payment standard for a 2-bedroom apartment was \$795 — under the new payment

standard, a 2-bedroom is now \$832.

Other program improvements implemented by Riddle and her team include: housing case managers assigned to each participant, a landlord service team to improve service to landlords, and a leasing team to aid new participants in finding housing.

*Source: Housing Authority of Portland*



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 5% complete. The estimated completion date is March 28, 2008.
- ◆ Supply and Install 162 each 220 Volt Electrical Circuits for Washer/Dryer: Faith Electrical Service began work February 11, 2008. Work is 50% complete. The estimated completion date is April 21, 2008.
- ◆ Supply and Install Ceramic Tile in Bedrooms: Gomez Ceramic Tiles began work March 4, 2008. The estimated completion date is August 18, 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 will begin work March 17, 2008. The estimated completion date is March 15, 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 May 28, 2009.

### Complex 4-10 Lorna Doone Apartments

Repair Fire-Damaged Apartment 308: Obtaining quotes for insurance and repairs.

### Complex 4-11 Meadow Lake Apartments

Supply and Install Aluminum Replacement Windows and Interior Doors: Ovation Construction, Inc. began work removing and replacing windows January 21, 2008. The window replacement work is 85% complete. The estimated completion date is May 30, 2008.

### Complex 4-12 Johnson Manor Apartments

Supply and Install Kitchen Cabinets, Bathroom Vanities, Interior Doors and Interior Painting: RC Engineering will begin work April 7, 2008. The estimated completion date is August 25, 2008.

### Complex 4-12A Citrus Square Apartments

Interior Painting of 87 Residential Units: Picasso Painting began work January 7, 2008. The work is 95% complete. The estimated completion date is March 21, 2008.

### Complex 4-14 Marden Meadows Apartments

Supply & Install Exterior Doors: Ovation Construction, Inc. began work February 11, 2008. The estimated completion date is April 25, 2008.

## Bid Packages out for bids

Interior Painting at Omega Apartments. Bids are due March 10, 2008.

Supply and Install Interior Doors, Windows, Ceramic Floor Tile, Exterior Stucco and Exterior Painting at Murchison Terrace Apartments. Bids are due April 1, 2008.

*If your actions inspire others*

*to dream more, learn more,*

*do more and become more,*

**YOU ARE A LEADER!**

*- John Quincy Adams*