

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

- 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.
PRESIDENT/CEO

If you drive by the Villas at Carver Park in the next couple of weeks, you will likely see workers there no matter what time of day (or night) it is! Painters are painting, electrical inspectors are checking wiring, crews are caulking windows and cleaning up. Within a couple of weeks, the first residents will move into the brand new 64 unit Villas at Carver Park.

Over the past several weeks, OHA staff has worked with former Carver Court residents, other public housing seniors and families new to public housing, to prepare them for the move into the Villas. The large one bedroom apartments have dishwashers, disposals, walk-in showers and tile floors. Each has a patio or balcony and each of the four floors has a community area that can be used for gathering together. The colors are beautiful and bright. It is so exciting to see what we have all been anticipating in the seven years since the old Carver Court came down.

Throughout those years, I have kept you up to date on the progress, and, unfortunately, delays, with the development of the Carver Park site. Through it all, we believed that the Villas would be the wonderful facility it is becoming!

Most importantly, even more than the modern conveniences, stylish decorating and attractive finishes, are the people who will live there. For some of the “new” residents, the former Carver Court site is home. For people like Henri Mae King and Idell Fudge, they are simply going home. They have had a long wait to go home, but they are as excited as kids to be moving into their new place.

We share that excitement and hope that all of you do as well. The Villas at Carver Park shows what affordable housing can be. It shows what we can achieve when we work together, both private and public partners, all with the same goal. “Coming home to Carver Park” is no longer just a catchy phrase. It will be a reality for 64 families!

Board of Commissioners' Meeting

The Orlando Housing Authority Board of Commissioners will hold its regular Board Meeting Thursday, March 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 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. Several former Carver Court residents have selected their units. Interviews of interested families continue.

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.

Construction: Construction is 95% 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 interior and exterior materials, colors and finishes have been prepared by Barbara Ondo Designs and accepted by OHA.

Management: Lane Management has been working closely with OHA staff on assuring that the applicants meet the tax credit compliance guidelines. OHA staff and local Lane Management staff are scheduling a trip to Atlanta, Georgia, to review the procedures already in place for a similar partnership between the Atlanta Housing Authority and Lane Management. The combination tax credit/public housing units have some unique reporting and coordination requirements. HUD has approved the management agreement between the Villas at Carver Park, LLLP and Lane Management.



The Villas at Carver Park

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.

Construction Living Units: Construction on the quad units and row houses is about 85% complete. Cabinets are being installed and the floors are being finished.

Financing: The Orange County Finance Authority (OCHF) 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.

Multi-Family Rental



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.

OHA Presents Youth Workshop Series

Juvenile Justice Crime Workshop

On Wednesday, January 14, 2009 OHA

hosted a Juvenile Justice/Crime Workshop. The workshop was held at Ivey Lane in the Resident Association Center. The two facilitators were Deputy Chief Johnny Alderman of the Juvenile Justice Center and Deputy Sherriff Larry Clifton, Orange County Sheriffs Office. There were a total of thirteen children. The kids were very engaged and very inquisitive about law enforcement. Once the workshop ended, each child received a McGruff Crime Prevention coloring book and the facilitators received thank you cards on behalf of resident and OHA.



Free Sign Language Classes

*Sponsored by
The Orlando Housing Authority
and
God's Hand Agency, Inc.*



Residents of the Orlando Housing Authority Ivey Lane Apartment Homes have been learning the Language of Sign. Three (3) adults and fourteen (14) children have been participating in the classes on a weekly basis. The classes are

held every Wednesday from 5:30-6:30 p.m. They are held at the Ivey Lane Homes Resident Association Building located at 4601 Edgemoor Street, Orlando, Florida 32811. This class presents a wonderful opportunity to learn to communicate in a non-traditional way.



SO YOU THINK YOU CAN SING !! JOIN THE OHA YOUTH CHOIR

The Orlando Housing Authority Orlando Orange Youth Choir Inc, was established to provide the opportunity for youth ages 8-19 living in Orange County and the greater Orlando area to acquire the skills necessary to become great community citizens.

Choir members will be held to a high academic and behavioral standard to participate. Eligible participants will display a positive attitude and academic consistency. The choir will sing songs from a variety of musical genres including but not limited to Gospel, New Age, Classical and Contemporary. They will also learn to read music.

In order for members to be eligible to participate in the choir, they must attend three of the character building workshops including but not limited to the following: Self-Esteem, Reading/Literacy, Juvenile Justice System and Relationships/Social Skills. The first workshop series begin January 6, 2009 at 5:30-6:30 p.m. The workshops will be held every Wednesday at 5:30-6:30 p.m. All workshops will take place at Ivey Lane Community Room.

Youth Workshop Series Continued

Self-Esteem Workshop

On January 21, 2009, OHA conducted a Self-Esteem workshop. It was held at Ivey Lane in the Resident Association Center. The facilitator was Earline Blumhagen, founder of God's Hands Agency Inc. The five children who attended received a poem titled, "I'm Great!" a worksheet titled R-U-1, and a bag of objects which served as their homework. Some of the discussions included learning how to appreciate who you, and improving yourself.



Self Respect and Social Relationship Workshop



On January 28, 2009 OHA conducted a Self Respect/ Social Skills Workshop. The two facilitators were Rev. Dr. Mark & Rev. Juanita Crutcher of Mt. Olive A.M.E Church in Orlando, Florida. There were a total of nine children who attended. The children learned about respect for themselves and one another as well as inter-

acting with others. Each child was given a social skills lesson they were able to take home with them.



If you would like more information about OHA Youth Workshop series or joining the Orlando Orange Youth Choir please contact Reneisha Britten in the Family Services Department at (407) 895-3300 extension 6009.



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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

- ◆ 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 65% 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 65% 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 95% 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.
- ◆ PEX Re-Pipe Murchison Terrace Apartments: Camelot Development will begin work March 30, 2009. The estimated completion date is September 10, 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 and completed work February 17, 2009.
- ◆ Supply and Install 220 Volt Electrical Circuit for Dryer and Install Dryer Vent: Faith Electric began work November 3, 2008 and completed work March 2, 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. Work is 99% complete. The estimated completion date is June 3, 2009.
- ◆ Supply and Install Ceramic Tile Around Bathtub and New Tub Fixtures: GL Renovations began work February 23, 2009. Work is 12% complete. The estimated completion date is August 19, 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 and completed work February 27, 2009.

Complex 4-12 Johnson Manor Apartments

- ◆ Supply and Install Packaged Terminal Air Conditioners: AireTronics, Inc. began work March 4, 2009. The estimated completion date is March 20, 2009.
- ◆ Supply and Install New Medicine Cabinets and Refinish Bathtubs: Stones Unlimited, Inc. began work February 17, 2009. Work is 50% complete. 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 and completed work March 3, 2009.
- ◆ 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. The estimated completion date is July 30, 2009.
- ◆ Supply and Install Ceramic Tile Around Bathtub, New Tub Fixtures, Exhaust Fan and Refinish Bathtubs: Spire Construction began work January 29, 2009. Work is 80% complete. The estimated completion date is July 2, 2009.
- ◆ Supply and Install Water Heaters: Tri-Star Plumbing will begin March 25, 2009. The estimated completion date is September 15, 2009.

Complex 4-14 Marden Meadows Apartments

- ◆ Supply and Install Ceramic Tile Around Bathtub, New Fixtures and Refinish Bathtubs: Stones Unlimited began work March 9, 2009. The estimated completion date is September 4, 2009.
- ◆ Supply and Install Water Heaters: Bryan Plumbing began March 9, 2009. The estimated completion date is September 4, 2009.

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 and completed work February 17, 2009.