

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

- FAHRO 2008 Executive Directors' Retreat
 May 21-22, 2008
 Sarasota, FL
- 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
- NAHRO National Conference
 San Antonio, TX
 October 26-28, 2008



VIVIAN BRYANT, ESQ.
 EXECUTIVE DIRECTOR

While I was driving to the airport the other morning at 5 a.m., I was amazed at how much traffic there was for that hour. I assume that most people on the road were either on their way to work or coming home from overnight jobs. There is a whole world going on while those of us who work daytime hours are sleeping. Many of the jobs people are going to at that early hour are service jobs: hotel personnel, theme park workers, hospital technicians and landscapers. There are so many people working to help us make our lives run more smoothly. Many of those workers are "invisible" and, unfortunately, we may only acknowledge their importance when there is a problem.

Everyday I see how hard people work, often carrying more than one job to make sure their families have the basics. I am proud that the Orlando Housing Authority is able to provide many of these County residents with a comfortable, attractive and safe place to call "home." At the same time, I am aware of the still-common perception

that families living in public housing are unemployed, lazy and taking advantage of the system. The stigma still exists despite facts to the contrary.

Everywhere I go, the economy is the topic of discussion; real estate prices are dropping, unemployment is rising and crazy gas prices are seriously affecting families. Yet I see, on a daily basis, the hard work of residents living in OHA communities. Did you know that families coming into public housing have been working at least a year before admission? Although many elderly and disabled residents are unable to work, there are others who are able to, and do work.

It takes all of us to make a community. Every person contributes to those around them in his or her own way. Yes, our city faces crime and safety issues, as does every other community in the United States. We all know that our society has many serious issues and conflicts arise among people. On occasion though, such as the morning of that airport ride, I am amazed at how it all works together. I am amazed that every contribution is a part of the whole for which I am most grateful. I am blessed both personally and professionally. So let me say a big "thank you" to those workers who get up while I am sleeping, who take multiple buses to get their jobs, who work in the heat and other uncomfortable conditions. Let me say a big "thank you" to each and every person who works and makes our community a wonderful place to live and work!

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
For Mom	3
Tips for Raising Drug-Free Teens	3
Attention OHA Residents	3
Capital Improvements Report	4

Board of Commissioners' Meeting

The Orlando Housing Authority's Board of Commissioners will hold its regular Board Meeting Thursday, May 15, 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.

Carver Park Development Program Update

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

Construction: Florida Housing Finance Corporation tax credit/bond deal has closed March 28, 2008! The building permit for the Villas at Carver Park senior building has been obtained and the Notice of Commencement filed with the City of Orlando. Bradley Construction has begun construction.

Tax Credit Closing: The final “evidentiaries” were submitted to HUD. These are the final copies of the signed documents recorded after the March 2008 FHFC closing.

Budget: A budget revision has been submitted to HUD to demonstrate how the HOPE VI funds will be used by the deadline of September 30, 2008. Approval of the revision is expected.

Land Disposition Approval: A modification to the Disposition Approval has been approved by the Special Applications Center of HUD. The modification gives OHA permission to place the land into a long-term lease with the Villas at Carver Park, LLLP.

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

Construction: The Neighborhood Network Center is undergoing some design changes by Rhodes and Brito Architects to make it more compatible with the requirements of the tax credit financing. It will provide some storage space for residents of the rowhouse rentals.

Design: Fugleberg Koch Architects has completed construction drawings for the rowhouses, townhouses, duplexes and fourplexes. The plans have been submitted to the City for building permits. The designs received unanimous final approval by the Downtown Development Board Design Review Committee (DRC) at the April 17, 2008 meeting. Comments were directed primarily toward landscaping and lighting. The DRC complimented Fugleberg Koch on the designs.

Financing: The Orange County Finance Authority (OCHFA) will issue the 4% tax credits/bonds for the Landings at Carver Park rental units. OCHFA has previously expressed an interest in assisting OHA with financing and is excited about the partnership. Closing is tentatively scheduled for late May. It is dependent on HUD legal review and approval. The OCHFA Board is scheduled to approve the deal at the May 7, 2008 meeting. Construction will commence within two (2) weeks after the closing.

VERTICAL CONSTRUCTION ON THE MODEL HOME CONTINUES!



Model house construction



Stucco being installed on model house

The City issued the building permit January 31, 2008 on the model home at the corner of Short Avenue and Conley Street. The model is scheduled to be complete by the end of May 2008. The builder, Concor Construction, Inc. has completed all foundation work, rough plumbing, exterior masonry walls, roof and interior framing.



For Mom

Poem by: Del Abe Jones

**She was there at the beginning
When the world was new to you -
She was there to turn to happy times
Those when, you were hurt or blue.**

**She was there to listen to your thoughts
And when you asked, to give advice -
She was there to tell you, "Those don't match!"
Or, "Hon, you sure look nice."**

**She was there with you at nighttime
To help you say your prayers _
She was there to tell you, "It's alright."
When you had a dream that scares.**

**She was there at morning time
To get you up and out of bed -
She was there when you didn't feel good
To say, "You'd best stay home, instead."**

**She was there when you were hungry
And when you had those dirty clothes -
She was there when you needed her
(How she knew? Only heaven knows.)**

**She was there at the beginning
And she'll be there your whole life through -
She'll be there in your mind and heart
Just like a mother is supposed to do.**

Tips for Raising Drug-Free Teens

As a parent, you have a tremendous influence on your child's life. Your constant and caring involvement can help inspire your child to make healthy, drug-free choices. But talking to your kids about the affects of drugs is a lot harder than it used to be.

Recent research conducted by the *Partnership for a Drug-Free America* reveals that many teens are more knowledgeable than their parents are about drugs — especially about the abuse of emerging drugs, such as prescription and over-the-counter medicines.

Kids who learn a lot about the risks of drugs at home are up to half as likely as their peers to try or use drugs. So by talking to your kids about the dangers of drug use, you can help keep them drug free.

Talking with your child about drugs is not a formal, one-time-only conversation. You can steer conversational topics to why drugs are harmful or use everyday events to start a conversation about them. Take advantage of blocks of time, such as before school, on the way to practice or after dinner to discuss drugs and to voice your "no-use" expectation.

Show your kids you care. It may seem simple, but one of the best ways to keep your kids drug-free is to show them you care. Simple gestures such as an unexpected hug, saying I love you every day and being supported of your child can help them to become a confident person.

Know what drugs kids face today. There is a new array of substances that kids today may misuse to get high. These include household products and over-the-counter and prescription medication that can be found in your home. The more informed you are, the more your kids will listen to you.

ATTENTION OHA RESIDENTS

The Orlando Housing Authority is administering the ROSS Program funded by the U. S. Department of Housing and Urban Development. ROSS stands for Resident Opportunities for Self Sufficiency Family/ Homeownership Grant.

The ROSS programs promotes self-sufficiency among Public Housing families by funding services for residents that include, needs assessment, financial literacy education job training and education, job placement services, homeownership counseling educational assistance and programs for youth and adults, college application assistance. Residents participating in ROSS activities can also obtain short term assistance with child care and transportation. So, if you are interested in increasing your income, getting a better job or maybe buying a home one day, contact Ms. Iris Diaz (407) 895-3300 extension 6008 or Cheryl Leonard at (407) 895-3300 extension 4008.



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

- ◆ 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 June 16, 2008.
- ◆ Supply and Install Ceramic Tile in Bedrooms: Gomez Ceramic Tiles began work March 4, 2008. The work is 24% complete. The estimated completion date is August 15, 2008.
- ◆ Supply and Install Aluminum Replacement Windows at Griffin Park Apartments: Breen Construction will begin installation work May 26, 2008. The estimated completion date is November 7, 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 forty (40) units. Windows have been installed on twenty-seven (27) 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 will begin work May 12, 2008. The estimated completion date is August 5, 2009.

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. 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 22% 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 13% complete. The estimated completion date is August 19, 2008.

Bid Packages Being Prepared

Supply and Install 220 Volt Electric Circuit at Murchison Terrace Apartments.

Refinish 190 Bathtubs at Murchison Terrace Apartments.

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.