

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 National Conference
San Antonio, TX
October 26-28, 2008
- HDLI General Counsel Forum
San Antonio, TX
October 26-28, 2008
- PHADA Commissioners' Conference
San Diego, CA
January 25-28, 2009
- PHADA Annual Convention and Exhibition
Atlanta, GA
May 3-6, 2009
- FAHRO Region IV Process Improvement Training
Broward County Housing Authority, Ft. Lauderdale, FL
November 14, 2008



VIVIAN BRYANT, ESQ.
EXECUTIVE DIRECTOR

These are interesting times. I do not recall ever hearing so much discussion about the economy. Instead of strangers striking up conversations about the weather, they talk about the "bail-out", the stock market and banks! Although all the changes are frightening because of the many unknowns, I have great faith that the economic crisis will bring

Americans closer together. We always work hard to resolve problems and we will resolve this too.

No doubt, it will be a difficult holiday season for many as we wait to see what happens with the economy. There are many sides to the how and why these things are happening and it is a complicated situation. There is no easy fix.

For anyone who knows me, they are well aware of my passion for the importance of registering to vote and voting. If we needed any evidence of how one individual vote can affect an election, we just need to look back at 2000: 500 votes made the difference in the Presidential election. Florida remains a crucial State for the election. Whatever your party affiliation or voter choices, VOTE! Too often, we think other people will vote and our vote "won't make a difference." Ask any of our local politicians how important that one vote is in a close election!

The Orlando Housing Authority has made strong efforts to get residents living in public housing to register and get to the polls. Whenever OHA has an activity, it reminds residents to register and has registration cards available. Brenda Woodbury, OHA's Tenant Integrity Coordinator, is our resident expert on

the voter registration system. If you have any questions about where to find voter information, please call Ms. Woodbury at 407-895-3300, extension 1005. The Orange County Supervisor of Elections telephone number is 407-836-2070 and their website is www.ocfelections.com. Early voting begins Monday, October 20, 2008. All the information you need regarding where to vote is available through the Supervisor of Elections office.

The recovery from the current economic difficulties will likely be slow. It took a long time to develop and will take time to resolve because of its complications. Whatever your opinion of what or how it developed and what should be done to solve it or what it all means in the long term, you play a part. Question the candidates on what they think and plan to do especially what are their plans for affordable housing. Learn all you can about what is going on and do not rely on what you hear or rumors.

Together, through our wonderful gift of making our voices heard through voting, we will overcome today's difficulties and have a great future for our children. It is our responsibility to utilize every resource available to us to learn and make informed choices. These are, above all else, interesting times!

*"To whom much is given,
much is required"*

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Board of Commissioners' Meeting

The Orlando Housing Authority's Board of Commissioners will hold its meeting Thursday, October 16, 2008 at 2:00 p.m. at the Harry P. Leu Gradens, Orchid Room, 1920 N. Forest Avenue, Orlando, FL 32803.

Orlando Housing Authority residents interested in attending the meeting and who need transportation, please call the Family Services Department at (407) 895-3300, extension 6001.

CARVER PARK HOPE VI UPDATE

Infrastructure And Soil Remediation

Soil Remediation: The Florida Department of Environmental Protection (FDEP) issued a **No Further Action with Institutional and Engineering Controls Approval for Carver Park** from the Central District of the Florida Department of Environmental Protection. This means that FDEP has accepted all the remediation activities. No other action will be taken until the final sign-off after construction of all units is complete.

Infrastructure: Infrastructure is 99% complete. The storm water connection at Gore Street and Westmoreland Drive still needs to be completed.

Interlocal Agreement: The City of Orlando's City Council approved an addendum to the existing Interlocal Agreement to change the terms of payment of the \$1.8 million allocated to OHA for infrastructure. The approval was made at the September 8, 2008 City Council meeting. The payment has been requested and received. The City staff worked very quickly in getting the payment to OHA once it was approved by the City Council. We thank them for their diligence.

On-site Homeownership

Vertical Construction on the Model Home: 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 complete and furnished. It will be used as a sales office for the "for sale" homeownership units.

Homeownership Term Sheet (HTS): The Homeownership Term Sheet (HTS) is the agreement between OHA and HUD outlining the terms of the homeownership program. It has been revised to reflect the previously increased number of homeownership units on-site. A modification to the HUD Disposition Plan has been approved by HUD's Special Application Center as required.

Eligible Families: Fifteen families are pre-approved for financing to purchase homes at Carver Park. Families meet individually with Homeownership Counselors.

Elderly Building Public Housing - The Villas at Carver Park

Construction: Florida Housing Finance Corporation tax credit bond deal closed March 28, 2008. Bradley Construction is working on the Villas at Carver Park senior building. The building is expected to be complete by March 2009. OHA is developing a plan to open the waiting list and bring back former Carver Court residents.

Tax Credit Closing: The final "evidentiaries" were submitted to and approved by HUD, along with a budget revision. All materials related to approvals from the financing source and HUD have been received.

Budget: A budget revision was submitted to HUD to demonstrate how the HOPE VI funds will be used by the deadline of September 30, 2008. The revision was approved.

Construction: Construction is 50% complete. The trusses for the roof have been placed on the building and windows have been installed. All exterior walls have been poured. Wiring is in process and drywall will be hung soon.

Interior Design: OHA staff met with Barbara Ondo Designs for a presentation of interior decorating designs. This included paint colors, tile selection and fabrics for furniture. Barbara Ondo Designs is the designer who decorated the model home.

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

Construction: The Neighborhood Network Center design changes were submitted to the Design Review Committee (DRC) of the Downtown Development Board (DDB). The designs were approved with some changes that will go back to DDB staff for administrative review. This is required prior to issuance of a building permit.

Multi-family Rental Permits: The permits for all of the rental units have been received. Construction on the quadruplex units is underway. Rental rowhouses are also under construction. Roof decks and masonry is being completed.

Financing: The Orange County Finance Authority (OCHFA) approved a 4% tax credits/bonds application for the Landings at Carver Park rental units. The closing occurred May 28 and 29, 2008.

OHA Central Maintenance Facility: Conceptual designs for rehabilitation of the Orlando Housing Authority's Central Maintenance facility at Carver Park have been prepared by OB Architects, the firm that designed the Villas at Carver Park. The intent is to have the Central Maintenance facility blend in with the surrounding Carver Park buildings.



Construction on the quad units is underway.

EARLY VOTING IN ORANGE COUNTY!!

General Election November 2008

Early Voting Sites open Monday, October 20, 2008 and follow the schedule listed below.
Early voting ends Saturday, November 1, 2008.

HOURS OF OPERATION:
Monday thru Saturday
10am – 6pm

EARLY VOTING LOCATIONS:

<p>Orlando Public Library (Downtown) 101 E. Central Blvd. Orlando, FL 32801 Entrance on Central Blvd.</p>	<p>Southwest Branch Library 7255 Della Drive Orlando, FL 32819 East of Dr. Phillips Blvd. Off Sand Lake Road</p>
<p>Alafaya Branch Library 12000 East Colonial Drive Orlando, FL 32826 East of Alafaya Trail</p>	<p>Washington Park Branch Library 5151 Raleigh Street, Suite A Orlando, FL 32811 In the Lila Mitchell Community Center</p>
<p>North Orange Branch Library 1211 E. Semoran Blvd. Apopka, FL 32703 Corner of SR 436 and Thompson Rd.</p>	<p>West Oaks Branch Library 1821 E. Silver Star Road Ocoee, FL 34761 East of Clarke Road</p>
<p>South Creek Branch Library 1702 Deerfield Blvd. Orlando, FL 32837 East of South Orange Blossom Trail</p>	<p>Winter Park Library 460 East New England Ave. Winter Park, FL 32789 Across from Rollins College</p>
<p>Southeast Branch Library 5575 S. Semoran Blvd. Orlando, FL 32822 Corner of SR. 436 and Hoffner</p>	<p>Supervisor of Elections Office 119 W. Kaley Street Orlando, FL 32806 Between Orange Ave. and I-4.</p>

ON SUNDAYS YOU CAN VOTE BY ABSENTEE BALLOT ONLY AT THE SUPERVISOR OF ELECTIONS OFFICE FROM 10 AM TO 4 PM

For further information please call (407) 836-2070 or visit our website at www.ocfelections.com

District 2 City Commissioner Tony Ortiz gives to Johnson Manor Resident Association



City of Orlando Commissioner Tony Ortiz, District 2, demonstrated his commitment to the elderly in his district October 1, 2008. The Commissioner Ortiz presented a One Thousand Five Hundred Dollars (\$1,500) check to the Resident Association President Luz Martinez. OHA Executive Director Vivian Bryant also thanked Commissioner Ortiz for his continued support of the Johnson Manor Resident Association and their activities.





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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 and completed work September 24, 2008.
- ◆ Supply and Install Aluminum Replacement Windows at Griffin Park Apartments: Breen Construction began installation May 26, 2008. The work is 99% complete. The estimated completion date is November 7, 2008.
- ◆ Supply and Install Kitchen Cabinets: Camelot Development, Inc. will begin work October 28, 2008. The estimated completion date is April 22, 2009.

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 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 50% complete. The estimated completion date is April 26, 2010.

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. Work is 95% complete. The estimated completion date is September 18, 2009. This project is ahead of schedule.

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 work is 95% complete. The estimated completion date is August 5, 2009. This project is ahead of schedule.
- ◆ Refinish 190 Bathtubs: Permaglaze of Central Florida began work July 21, 2008. Work is 5% complete. The estimated completion date is January 6, 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. Work is 90% complete. The estimated completion date was November 25, 2009. This project is ahead of schedule.

Complex 4-10 Lorna Doone Apartments

- ◆ Supply and Install Exterior Doors at Lorna Doone Apartments. MVB & Associates, Inc. will begin work October 27, 2008. The estimated completion date is April 21, 2009.

Complex 4-12A Citrus Square Apartments

Supply and Install Steel Exterior Entry Doors: Jacaranda Air Construction, Inc. began work August 18, 2008. Work is 90% complete. The estimated completion date is February 8, 2009.

Complex 4-13 Omega Apartments

- ◆ Interior Painting: Ovation Construction began work April 21, 2008 and completed work September 25, 2008.
- ◆ Supply and Install Exterior Doors: Ovation Construction began work September 18, 2008. Work is 50% complete. The estimated completion date is March 16, 2009.

Out for Bid

Supply and Install Security Screen Doors at Griffin Park Apartments. Bids were due October 8, 2008.

Supply and Install 220 Volt Electrical Circuit for Dryer and Install Dryer Vent in 184 Apartment Units at Ivey Lane Homes. Bids were due October 8, 2008.



To learn more about the OHA and its programs, please visit our website at www.orl-oha.org