

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

- Florida Housing Coalition's 21st Annual Statewide Affordable Housing Conference
Orlando, FL
September 15-17, 2008
- Orlando Housing Authority's Annual Volunteers Appreciation Luncheon
September 18, 2008
- NAHRO National Conference
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



VIVIAN BRYANT, ESQ.
EXECUTIVE DIRECTOR

This month has brought a flurry of topics to my attention, ranging from the anniversary of September 11, 2001 to the Presidential candidates to our extreme good fortune in managing to avoid hurricanes. As we head into the last quarter of 2008, it seems appropriate that so many events run the gamut from challenges to opportunities.

OHA staff spent a couple of days this past week distributing flashlights, courtesy of the resident associations, to all families in public housing. As always, meeting with residents outside of the usual rent, income and unit problems, is always special. So many wonderful families are living in OHA housing! I was impressed with the number of people who came in when they were on their breaks from work in response to our request to see them.

At the same time we distributed the flashlights, we also asked people to register to vote or make sure their voting registrations were up-to-date. Sometimes, individuals will tell me they do not see any point in voting. This year, I only heard that once! Instead, I heard from families how important they thought it would be to vote this year. It is gratifying to see that many of our families know the importance of expressing their opinions through their precious right to vote.

Often families wanted to talk about the hurricanes and where they were and which one was coming next. Anyone who lived in Orlando in 2004 pays close attention to where hurricanes are headed. I realized how anxious I felt at just the mention of a hurricane and possible paths. Again, my mixed emotions

included feeling bad for residents of Louisiana and Texas, but grateful for Central Florida residents. Although Tropical Storm Fay caused some severe flooding in parts of Central Florida, there were no other catastrophic events.

The Orlando Housing Authority is also getting ready to recognize its volunteers and the many wonderful individuals and organizations who give back to the community with their time and resources. Working quietly and behind the scenes, so many special gestures are made to residents in public housing who may be experiencing a particularly bad time. It is so wonderful to see what is happening with our volunteers.

Good and bad, challenges and opportunities, there are so many actions and emotions and thoughts that comprise every single day. How often do we pay attention to what is happening right now, rather than thinking about tomorrow or worrying about yesterday? It's been a busy month and will only become busier as we approach the holidays.

I realize that this is God's gift to us as humans; the ability to share so many emotions with each other, to recognize our individual worth and place in the world. Good and bad, challenges and opportunities equal another special day to be grateful!

Volunteers are seldom paid; not because they are worthless, but because they are priceless!!

Inside this issue:

HIGHLIGHTS FROM THE DESK	1
CALENDAR OF UPCOMING EVENTS	1
BOARD OF COMMISSIONERS' MEETING	1
CARVER PARK UPDATE	2
HURRICANE SAFETY	3
WHAT TO PACK IN YOUR HURRICANE SURVIVAL KIT	3
CAPITAL IMPROVEMENTS REPORT	4

Board of Commissioners' Meeting

The Orlando Housing Authority's Board of Commissioners will hold its annual meeting Thursday, September 18, 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 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 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. Previously, the terms included completion of all infrastructure and park areas before payment would be made. The addendum allows the City of Orlando to pay OHA for work already completed. The addendum was requested by OHA due to the extraordinary costs of the site improvements.

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 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 is being 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 are meeting individually with Homeownership Counselor to review draft documents and make lot selections.

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 moving along on the Villas at Carver Park senior building.

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 40% complete. The trusses for the roof are being placed on the building. All exterior walls have been poured. Wiring is in process.

Interior Design: OHA staff met with Barbara Ondo Designs for a presentation of interior decorating designs. This included paint colors, tile selection of 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 quad units is underway. Rental row houses are also under construction.

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.

Central Maintenance Facility: Conceptual designs for rehabilitation of the Central Maintenance facility 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.



Rental rowhouses are also under construction.

HURRICANE SAFETY

During hurricane season, the following safety precautions should be followed:

1. Keep your radio or television on and listen for latest National Weather Service watches, warnings, and advisories. Keep a battery-operated radio with fresh batteries in case of power failure. Your car radio can be used in an emergency, but make certain you don't run down the battery.
2. Follow the advice of your local government concerning evacuation. If told to move to a certain location, do it. If certain travel routes are recommended, use them. Pay no attention to rumors.
3. Get away from low-lying beaches or other locations which may be swept by high tides or storm waves. If passage to high ground is over a road likely to be under water, leave early. Don't run the risk of being marooned.
4. Be alert for high water in areas where streams or rivers may flood after heavy rains.
5. When evacuating, notify someone not in the hurricane area of your destination and route. If possible, take enough cash, traveler's checks and credit cards to sustain you for several days. Also take along extra clothing, baby goods, and prescription medicine.
6. Pets are not allowed in public shelters. Make arrangements for them in a private residence or kennel, or secure them in a safe place with food and water.
7. Store valuables and important papers in watertight containers.
8. If your house is out of danger from high tides or heavy wind and is built well, then it is probably the best place to weather the storm.
9. Bring in extra food, especially things which can be eaten with very little preparation and without cooking. Remember, electric and gas power may be off, and you may be without refrigeration and cooking facilities. If emergency cooking equipment is available, make certain it is in working order before attempting to use it.
10. Make certain that you have enough of any necessary prescription medicine and special dietary food to last several days.
11. Never let your car's gas tank become less than half full during a hurricane watch. If electric power is off, filling station pumps will not operate.
12. Check on everything that might blow away or be torn loose. Garbage cans, garden tools, signs, porch furniture, awnings and other objects become weapons of destruction in hurricane winds. Store them all inside, if possible.
13. Board up windows or put storm shutters in place. When you board up, use good lumber, securely fastened. Makeshift boarding may do more damage than none at all. Have strong bracing for outside doors.
14. Sterilize the bathtub, jugs, bottles, and cooking utensils, and fill with drinking water as the city water service may be interrupted.
15. Have flashlights and/or other emergency lights in working condition and keep them handy. Open-flame lights (candles, etc.) should not be used.
16. If the center or "eye" of the storm passes over you, there will be a lull in the wind lasting from a few minutes to half an hour or more. Stay in a safe place. Make emergency repairs during the lull if necessary, but remember, the wind will return suddenly from the opposite direction, frequently with even greater violence.

Be calm. Your ability to meet emergencies will inspire and help others.



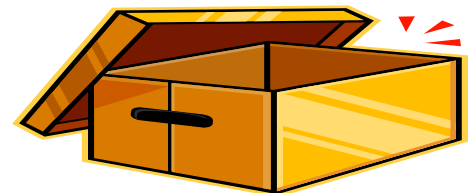
What To Pack In Your Hurricane Survival Kit

Hurricane season is here and one thing you and your family need to do is put together a hurricane survival kit.

Here are some of the things you'll need:

1. A first aid kit with all your medicines and any special items infants, elderly, or disabled family members might need.
2. A battery powered television or radio since your electricity could be out for a week or more.
3. Make sure you have flashlights and light sticks. Not candles, they could tip over and start a fire. Also remember to pack plenty of extra batteries.
4. Pack enough non-perishable food to last three days. Remember there's no electricity so you will need a manual can opener.
5. You will also need water. You need at least one gallon of water per person per day.
6. A change of clothing and some rain gear, gloves for any heavy work you may have to do and duct tape are musts. Duct tape can fix anything, at least temporarily.
7. Also pack up some blankets. Often an emergency thermal blanket can fit in a small bag.
8. Finally, have some cash on hand. Banks and ATMs may not be available after a hurricane.

Try to pack all your supplies in one easy to carry container





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 90% complete. The estimated completion date is September 16, 2008.
- ◆ Supply and Install Aluminum Replacement Windows at Griffin Park Apartments: Breen Construction began installation May 26, 2008. The work is 90% 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 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. 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 85% 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 85% complete. The estimated completion date is November 25, 2009. This project is ahead of schedule.

Complex 4-10 Lorna Doone Apartments

Re-build Two (2) Elevator Piston Cylinders: General Elevator began work April 21, 2008 and completed work August 6, 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 and completed work August 7, 2008.

Complex 4-12A Citrus Square Apartments

Supply and Install Steel Exterior Entry Doors: Jacaranda Air Construction, Inc. began work August 18, 2008. Work is 70% complete. The estimated completion date is February 8, 2009.

Complex 4-13 Omega Apartments

- ◆ Interior Painting: Ovation Construction began work April 21, 2008. Work is 98 complete. The estimated completion date is September 19, 2008.
- ◆ Supply and Install Exterior Doors: Ovation Construction will begin work October 11, 2008. The estimated completion date is March 31, 2009.



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