

# President/CEO'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 Summer Conference  
Portland, OR  
July 16-18, 2009
- FAHRO Annual Convention & Trade Show  
Destin, FL  
August 11-14, 2009
- PHADA Legislative Forum  
Washington, D.C.  
September 20-22, 2009
- Florida Housing Coalition's Statewide Annual Conference  
Orlando, FL  
September 21-23, 2009
- NAHRO National Conference  
Washington, D.C.  
October 4-6, 2009

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**VIVIAN BRYANT, ESQ.**  
**PRESIDENT/CEO**

This past June 13, 2009, one of the Orlando Housing Authority's brightest beacons of light was called home by God. Chuck Miller, OHA's Deputy Director and Chief Financial Officer, passed from us after a short illness. For all of us who knew Chuck, the loss was enormous. Certainly, he was an outstanding OHA employee. Yet that was only a small representation of who he was to all of us. More importantly, he was a guiding light, a friend, a mentor and a source of support, knowledge and always, high principles. Still, when I think of Chuck, what I remember most is how he made us laugh. Whether penning a skit for OHA team-building events, or lightening a discussion at a staff meeting, Chuck could find something humorous in the most mundane moments.

There are so many wonderful things I could say about Chuck and every word would be true. But Chuck was not a man who based his success on his virtues. He was a humble, loving and gentle man. We were honored to hear words from his wife, Carol, as well as his

daughters Gretchen and Christen at a moving memorial service. It was obvious that Chuck was a beloved husband and father. We, at OHA, called him "friend." He had the rare ability to move the team forward while having fun. Chuck always had time to listen... he always had time to help. From standing on a ladder to change light bulbs at Lorna Doone before an inspection to scrambling to get a report complete, he was cheerful, talented and committed to OHA.

We miss Chuck every day. I still expect to see his Honda S2000 sports car sitting in the OHA parking lot. Although he traveled an hour to work every day, he managed to arrive before everyone else. He kept his fellow staff members entertained with guessing what his dear wife, Carol, had packed for his lunch that day; was it pimiento cheese or bologna? And afternoon coffee was a must.

We have all dealt with the loss of a loved one, and we each grieve in our own way. I know that everyone who knew Chuck has memories to comfort them. On behalf of the Board of Commissioners, staff and residents of OHA, I am so proud to honor the memory of Chuck Miller, our friend. His legacy is not in the tasks he accomplished. His legacy is in the honor and character he shared with OHA for his time with us. We will miss him immensely. We also honor his memory in everything we do as an OHA family. His light has been dimmed, but will never fade. We dedicated this Report to him.

### Board of Commissioners' Meeting

The Orlando Housing Authority's Board of Commissioners Meeting scheduled July 16, 2009 was cancelled. The next Board Meeting will be held August 20, 2009 at the OHA's Administration building, 390 N. Bumby Ave., Orlando, FL 32803.

## CHUCK MILLER REMEMBERED

June 18, 2009, Vivian Bryant, President and CEO of the Orlando Housing Authority made the comments below at the Memorial Service for Chuck Miller.

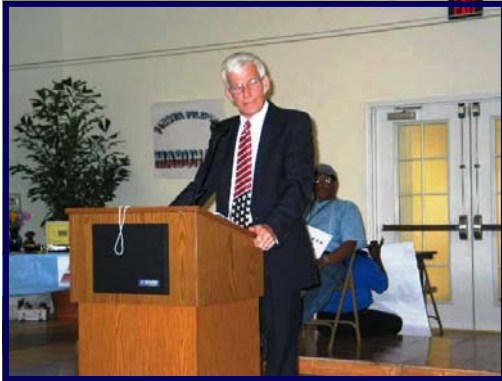
"It is my pleasure to represent this amazing group of people and to express their grief at the loss of our Deputy Director and Chief Financial Officer, Chuck Miller. I was asked by the Board of Commissioners, the staff, and residents of the Orlando Housing Authority to tell you how much Chuck was loved and respected. He will be missed.

Vice Chair of the Board of Commissioners, Vicki Brooks, asked me to share a story of his kindnesses to her. Chuck sat behind her in the Board meetings. She said, Chuck always asked her if she needed anything and told her how much he enjoyed being around her because she made him laugh. He made her feel comfortable. . . .

Debra Gerkey, OHA Finance Director, wrote a poem entitled "Chuck." When we, as staff, read it, all we could say is "Amen." The poem goes like this.

"We know that Chuck may not be with us in person, but he will always be watching and guiding us at work especially when it comes to the Capital Fund Financing Program. We will always remember him because each letter of his name is significant and to us.

### CHUCK MILLER



**C- "c"** stands for the **"FOUR C's"** of what makes up **"CHUCK: . Cars, ...Cookies, ...Coffee from Barnies, ..and ...Wendy's Chili. . .**

Anyone who knew him knew how much he lived by the **Four C's**....

**H- "h"** stands for **HUMOR** ....He would always have a funny comeback or saying to brighten up a long meeting. Some of us had the pleasure of being in a couple of company team building event skits with him. Everyday he would say something funny and bring a smile to our faces.

**U- "u"** stands for **UNFORGETTABLE** ....He will never be forgotten as we go through our daily work duties.... From Capital Fund ...to asset management to bid openings, to HOPE VI, to REAC inspections ...as he was always there with his sleeves rolled up to meet the deadlines of ANY department.

**C- "c"** stands for **CHIEF FINANCIAL OFFICER** ....He accomplished ....going from Senior Accountant ...to Asset Management ....to Deputy Director and Chief Financial Officer.

**K- "k"** stands for **KINDNESS**. He was so kind to everyone around him. There were many times when we needed a shoulder to lean on when times were tough both at home or stringent deadlines at work and he was always there.

We will never forget Chuck as the letters of his name will remain in my mind forever. HE is a legacy to OHA and it was an honor to work beside him. We Love you Chuck- **"IT'S BEEN GROOVEY."**

I especially feel a loss: **Chuck was my Deputy Director; I selected him . . . not a committee of the Board. I selected Him!** A Deputy Director is a position of **TRUST**. It is a **"work marriage."** I could talk with Chuck about "running the railroad," and know that there was mutual respect and never-ending support.

We had team-building activities that required assuming different characters. Chuck willingly participated and led by example. He gave a hilarious performance of comedian John Daily. ...He has also been President George W. Bush in a play we entitled "Fuzzy Math." He was hilarious.



*Chuck Miller continued...*

Chuck was in charge of the information technology staff as Deputy Director. They prepared a video of Chuck's activities with us. We have copies of it for the Family. I laughed ... and cried ...through the entire video.

Chuck had a tremendous sense of humor. We also have a photo album to present to the Miller Family. The staff worked very hard on it. It is a labor of love.

In closing, ... I imagine these as Chuck's words to us:

*“Do N-O-T stand at my grave ...and cry  
I am N-O-T there.....I do not sleep  
I am one thousand winds that blow...  
I am a diamond glint ....in the snow  
I am the sunlight .....on Nebraska's grain  
I am the gentle ...June rain...  
When you wake ....in the mornings hush...  
I am the swift ...uplifting rush...of quiet birds in-circling flight  
...  
I am the soft ...starlight at night  
Do not stand at my grave and ... WEEP...  
I am not there, ...I do not sleep.  
Do not stand at my grave and cry...  
I am not there....  
I did not die.*

*I live in your hearts . . . .  
and in your memories  
Of my kind acts, ....my wit ....and my humor.. .  
Do not stand at my grave ...and cry, . . .  
I am not there....  
You cannot see me . . . . but ....I am nearby.*

We thank God for Chuck. We thank his family for sharing him with us. We must remember, it is not about us. Chuck fulfilled God's work at home and at the Orlando Housing Authority. We will miss him, but it is not about us.

I had an aunt who loss two of her children in one week. While we were at the funeral repast for her daughter, her son dropped dead. I take courage from my aunt. She understands the order of things. Her words to us were: It is God's will. I will not question Him.

We should cry for a little while, but then, we have to stop crying, realize and accept God's will for us and everyone that we love.

Do not stand by Chuck's grave and cry. He is not there!

THANK YOU GOD. . . FOR EMBRACING OUR FRIEND.”



## **CARVER PARK UPDATE**

### **Phase E Elderly Building Public Housing- The Villas at Carver Park**

**Admissions:** The Villas at Carver Park is fully occupied. All residents moved in during a two-week period in April 2009.

**Tax Credits:** Several OHA staff attended two Florida Housing Finance Corporation-approved tax credit compliance workshops. A “compliance checklist” was prepared by OHA's auditors at Caballero and Castellanos. A couple of OHA staff received training in compliance monitoring.

**Construction:** A few minor items have needed repairs or modifications now that residents are living in the building.

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

**Construction NNC:** The Neighborhood Network Center (NNC) is under construction and will be completed by early August.

**Construction of Living Units:** The Certificate of Occupancy has been received from the City of Orlando for all the quad and row house units. A few minor items need to be completed; the families will move into the units in July 2009.

**Occupancy:** All thirty (30) public housing leases have been signed. The remaining twenty-six (26) tax credit units are being marketed by Lane Management, the management company for the Landings at Carver Park. Full occupancy is expected by the end of July 2009.

**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:** Designs for rehabilitation of the OHA 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. The construction contract has been put out to bid.



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 – Supply and Install Security Screen Doors**

The Notice to Proceed was issued January 19, 2009 and the contractor completed all work May 11, 2009.

### **Complex 4-2/5 Reeves Terrace Apartments – Supply and Install New Windows, Kitchen Cabinets, Bathtub Refinishing, Electrical Upgrade, Interior Plumbing, 220 Volt Electric Circuit for Washer/Dryer, Electric Stove and Electric Water Heater, Exterior Stucco and Exterior Painting.**

The Notice to Proceed was issued July 16, 2008 and the Contractor completed all work May 7, 2009.

### **Complex 4-6 Murchison Terrace Apartments – Supply and Install Aluminum Gutters**

Five (5) bids were received May 14, 2009, and a contract award notification has been issued to the low bidder (KP Construction Services).

### **Complex 4-6 Murchison Terrace Apartments – PEX Re-pipe**

The Notice to Proceed was issued April 27, 2009 and the Contractor completed all work June 30, 2009.

### **Complex 4-9 Ivey Lane Homes – Remove and Replace Central Air Conditioning Units**

The Notice to Proceed was issued January 12, 2009 and the Contractor completed all work June 25, 2009.

### **Complex 4-9 Ivey Lane Homes – Supply and Install Kitchen Cabinets**

The Notice to Proceed was issued April 6, 2009 and the Contractor completed all work June 25, 2009.

### **Complex 4-9 Ivey Lane Homes – Install Sewer Lines**

The Request for Quotes will be issued July 17, 2009 and Quotes will be received August 5, 2009.

### **Complex 4-10 Lorna Doone Apartments – Individual Electric Metering**

Two (2) bids were received May 4, 2009 and a contract Notification of Award has been issued to the low bidder (Air Ideal, Inc.).

### **Complex 4-12 Johnson Manor Apartments – Exterior Painting**

A Notice to Proceed was issued June 4, 2009. The Contractor has completed all work.

### **Complex 4-12A Citrus Square Apartments – Supply and Install Bathroom Exhaust Fans and Bathtub Finishing**

Five (5) bids were received May 15, 2009 and a contract Notification of Award has been issued to the low bidder (Spires Construction, Inc.). Spires Construction is scheduled to begin work Wednesday, July 8, 2009 and the completion date is December 9, 2009. A pre-construction conference was conducted and a Notice to Proceed issued May 18, 2009.

### **Complex 4-12A Citrus Square Apartments – Supply and Install Aluminum Replacement Windows**

A Notice to Proceed was issued February 9, 2009 and the work is 80% complete. The completion date is July 30, 2009.

### **Complex 4-13 Omega Apartments – Supply and Install Laminate Flooring**

Three (3) bids were received May 21, 2009 and a contract Notification of Award has been issued to the low bidder (Spires Construction, Inc.).

### **Complex 4-13 Omega Apartments – Supply and Install Aluminum Replacement Windows**

A Notice to Proceed was issued March 2, 2009 and the work is 90% complete. The completion date is August 17, 2009.

### **Complex 4-14 Marden Meadows Apartments – Supply and Install Aluminum Replacement Windows**

A Notice to Proceed was issued June 4, 2009. The contract is 100% complete.

### **Central Maintenance Office Building – Exterior Renovations and Landscaping**

Invitations for Bids were issued May 26, 2009 and bids were due June 16, 2009. Bids are being evaluated for award.

*Please check our website for current invitations for bids and quotes*