

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 2009
Summer Conference
Portland Oregon
July 16-18, 2009
- FAHRO 2009
Annual Convention & Trade Show
Destin, FL
August 11-14, 2009
- PHADA 2009
Legislative Forum
Washington, DC
September 20-22, 2009
- NAHRO 2009
National Conference
Washington, D. C.
October 4-6, 2009



VIVIAN BRYANT, ESQ.
PRESIDENT/CEO

Recently, I was facilitating a meeting with some current residents of public housing who are interested in transferring to the new Landings at Carver Park family rental units. I wanted to let families know that, because the unit construction was funded with tax credits, the private management company selecting families has more stringent rules than the Orlando Housing Authority (OHA).

One of the primary differences in the selection criteria is that OHA looks for a criminal history up to 10 years prior to admission and the management company has no time limits. For a few current public housing residents with very old records, admission will be denied to the new site. One young lady attending the meeting said, "Well, everyone in public housing has a record, so no one will be accepted."

How wrong she is! I have to admit, her comment made me angry. After years of trying to dispel the myth of public housing as the "housing of last resort", there remains a perception, (an incorrect perception, that families in public housing must be criminals or unemployed. We have failed to dispel the myth if a resident living at one of our sites makes such a comment. There is much work to do.

I reminded the young lady that it is the Orlando Housing Authority's responsibility and duty to each and every one of its residents to provide a safe environment in which to live. OHA provides private security at some sites, aggressively pursues evictions on lease violators and maintains housing that is maintained better than the housing in the surrounding neighborhood.

OHA houses families who are hard-working and trying to do the best for their families. Many of these families pay "flat rent", they are moderate income and they still choose to live with us. Many OHA sites have a very high percentage of elderly and disabled residents, who have histories of having worked long and hard until they were no longer able to do so. If not for public housing, they would not be able to find affordable and safe living situations.

OHA will continue to let everyone in the community know that its residents are hard-working families, struggling to provide for their families in these tough economic times. Public housing was designed to give families a chance to stabilize and move forward. OHA seeks funding for services that can assist families to become self-sufficient and move on. The history of public housing shows that families can thrive with the support provided by housing authorities. The Orlando Housing Authority is proud of its complexes, programs and services.

I thank that young lady for her comment because it reminded me that every day remains a challenge for OHA to get the facts out to the community. Residents of public housing are families, like every other family: we are good neighbors, good citizens and we vote. No purpose is served by judging individuals by where they live. At the Orlando Housing Authority, we will continue to recognize the value and worth of every family who has chosen to live on our sites: it is God's work.

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Board of Commissioners' Meeting

The Orlando Housing Authority Board of Commissioners will hold its regular Board Meeting Wednesday, June 10, 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 6006.

Carver Park Development Program

Phase A 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.

Infrastructure: Infrastructure remains 99% complete. All infrastructure that can be done at this time, is complete. The remaining activities will take place as buildings are finished.

Phase D On-Site Homeownership

Model Home: The City of Orlando 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.

Eligible Families: Fifteen (15) families have been pre-approved for financing to purchase homes at Carver Park. Several families are currently working with their banks to secure financing.

CWHIP: The Community Workforce Housing Initiative Program (CWHIP) through the Florida Housing Finance Corporation is presently "on hold" due to budget issues. The CWHIP provides a construction subsidy for "workforce housing" homeownership units. Finlay Development, as OHA's development partner, applied for and received approval for twenty-one (21) units to be subsidized under the program.

A "Financial Literacy" workshop was held May 9th. Seven (7) participants attended.

Fencing and Sodding: Fencing and seeding or sod will be in place on the vacant homeownership lots prior to the end of June so a Certificate of Occupancy can be obtained for the Landings at Carver Park.

Phase E The Villas at Carver Park (64 Elderly Public Housing/Tax Credit Units)

Admissions: The Villas at Carver Park is fully occupied. All residents moved in during a two-week period in April. The moves went smoothly and residents are getting settled in. OHA continues to work with Lane Company management on coordinating activities.

Tax Credit Workshop: 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: A few minor items have needed repairs or modifications now that residents are living in the building.

Phase F The Landings at Carver Park (30 Public Housing/Tax Credit Units/26 Tax Credit Units)

Construction of Dwelling units: Construction on the 56 apartments is about 97% complete. The "punch list" process of looking at each unit has begun.

Occupancy: Lane Management is managing The Landings at Carver Park. Lane is working with OHA Admissions and Occupancy staff to prepare former Carver Court and other public housing residents to transfer to the Landings at Carver Park. Meetings were held June 3, 2009 to inform interested residents of the criteria for admission to the Landings.

Multi-Family Rental



Phase F The Neighborhood Network Center

Construction NNC: The Neighborhood Network Center is under construction and will be completed by mid-July.

New Residents at Villas of Carver Park



Mary Scott



Juana Ortiz



Alicia Pagan



L.C. Turner

“I love my apartment at The Villas at Carver Park. It is like living at a resort: dishwasher, garbage disposal, free laundry facilities and a Manager who responds to my needs. It is great!”



Phoebe Jones and John Turner



HURRICANE PREPAREDNESS

Hurricane season is back! History teaches us that a lack of hurricane awareness and preparation are a recipe for disaster. By knowing your vulnerability and what actions you should take, you can reduce the effects of a hurricane disaster.

It is important for your family to have a plan. But the first and most important thing anyone should do when facing a hurricane threat is to use common sense.

FAMILY DISASTER PLAN

Discuss the type of hazards that could affect your family. Know your home's vulnerability to storm surge, flooding and wind.

- ✓ Locate a safe room or the safest areas in your home for each hurricane hazard. In certain circumstances the safest areas may not be your home but within your community.

- ✓ Determine escape routes from your home and places to meet.
- ✓ Have an out-of-state friend as a family contact, so all your family members have a single point of contact.
- ✓ Make a plan now for what to do with your pets if you need to evacuate.
- ✓ Post emergency telephone numbers by your phones.
- ✓ Check your insurance coverage - flood damage is not usually covered by homeowners insurance.
- ✓ Stock non-perishable emergency supplies.
- ✓ Take First Aid, CPR and disaster preparedness classes.

Source: www.nhc.noaa.gov



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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 Security Screen Doors: Ovation Construction began work January 19, 2009 and completed work May 11, 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 and completed work May 7, 2009.

Complex 4-6 Murchison Terrace Apartments

- ◆ Supply and Install Aluminum Gutters: KP Construction Services will begin work June 29, 2009. The estimated completion date is December 15, 2009.
- ◆ PEX Re-Pipe Murchison Terrace Apartments: Camelot Development began work April 27, 2009. The work is 40% complete. The estimated completion date is October 14, 2009.

Complex 4-9 Ivey Lane Homes

- ◆ Remove and Replace Central Air Conditioning Units: Wilson 5 Corporation began work January 12, 2009. Work is 95% complete. The estimated completion date is June 25, 2009.
- ◆ Supply and Install Kitchen Cabinets: Spires Construction began work April 6, 2009. The work is 95% complete. The estimated completion date is September 23, 2009. This project is ahead of schedule.

Complex 4-10 Lorna Doone Apartments

- ◆ Individual Electric Metering: Air Ideal will begin work July 6, 2009. The estimated completion date is February 23, 2010.

Complex 4-12 Johnson Manor Apartments

- ◆ Exterior Painting: Paintsmart USA began work June 4, 2009. The estimated completion date is November 23, 2009.

Complex 4-12A Citrus Square Apartments

- ◆ Supply and Install Bathroom Exhaust Fans and Bathtub Finishing: Spires Construction will begin work June 22, 2009. The estimated completion date is December 9, 2009.
- ◆ Supply and Install Aluminum Replacement Windows: RH Paradise Construction, LLC began work February 9, 2009. The work is 80% complete. The estimated completion date is July 30, 2009.

Complex 4-13 Omega Apartments

- ◆ Supply and Install Laminate Flooring: Spires Construction will begin work June 22, 2009. The estimated completion date is December 9, 2009.
- ◆ Supply and Install Aluminum Replacement Windows: RH Paradise Construction, LLC began work March 2, 2009. Work is 80% complete. The estimated completion date is August 17, 2009.
- ◆ Supply and Install Water Heaters: Tri-Star Plumbing began work April 13, 2009 and completed work May 15, 2009.

Complex 4-14 Marden Meadows Apartments

- ◆ Supply and Install Aluminum Replacement Windows: LC Construction began work June 4, 2009. The estimated completion date is November 23, 2009.

Bid Packages Out for Bids

- ⇒ Exterior Renovations and Landscaping at the Central Maintenance Office Building: Bids are due June 16, 2009.

Bid Packages Being Prepared

- ⇒ Sewer Line Replacement at Three Apartment Clusters at Ivey Lane Homes.
- ⇒ Supply and Install New Water Closets at Murchison Terrace Apartments.
- ⇒ Supply and Install Water Closets at Omega Apartments.
- ⇒ Interior PEX Re-pipe and Water Heater Replacement at Johnson Manor Apartments.
- ⇒ Interior PEX Re-pipe 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.

Appreciating each other is a true family value, one that will bail out much of the stress on the planet and help strengthen the universal bond all people have. — Sara Paddison