

# 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

- PHADA Commissioner Conference  
Tampa, FL  
January 10-13, 2010
- NAHRO Legislative Conference  
Washington, D.C.  
March 29-31, 2010
- FAHRO Executive Director's Retreat  
T.B.D.  
May 18-20, 2010
- PHADA Annual Convention  
Las Vegas, NV  
June 6-9, 2010

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**VIVIAN BRYANT, ESQ.**  
**EXECUTIVE DIRECTOR**

As we move into the holiday season, I am reminded of President John F. Kennedy's words, "We should not let our fears hold us back from pursuing our hopes." Many of us are fearful of the economy, rising unemployment rates and outrageous utility bills.

At the same time, there are so many opportunities in our community!

In challenging times such as these, it is the obligation of Orlando Housing Authority (OHA) obligation to aggressively pursue ways to support residents. One primary way we do this is through forming partnerships with other organizations. They are also experiencing loss of funds. As we are discovering, great ideas come together when we all take the time to talk with one another.

The Orlando Housing Authority has experienced an extremely busy period, deeply involved in preparing the Moving-to-Work and the Lake Mann Homes HOPE VI applications. It has been busy for residents as well, with a number of mandatory meetings scheduled. OHA wanted to make sure that every resident has a chance to hear about the activities and proposed changes and make comments. OHA staff has spent many hours in meetings with other com-

munity groups and agencies. As a result, some terrific partnerships are being developed. Not only can we all share resources, but wonderful hopes and ideas begin to come together.

Many community partners want to work with OHA to "fill the gaps" and to expand affordable housing opportunities. I recently attended a meeting where one of the participants talked about the importance of looking at individuals and avoiding labels. He spoke of how easy it is to dismiss an entire population because of our assumptions and fears about them. Every one of us has faced circumstances that cause us to become fearful. With support and safety nets, we can face our fears and pursue our hopes.

Realistically, we all know that the economic recovery will take a long time. Our needs do not stop or wait for the recovery. We still need to train our residents for the jobs that will come, to work on their educational needs, to help them develop skills and encourage them not give up our/their dreams and hopes.



This time of the year, especially, OHA will be called upon to help our communities, to take care of our own families using limited resources. My Thanksgiving prayer for all of you is that you experience the peace of knowing, that by working together, we all can replace our fears with hope. John F. Kennedy also said, "Things do not happen. Things are made to happen." Together, we will make things happen!

### Board of Commissioners' Meeting

The Orlando Housing Authority Board of Commissioners will hold its regular Board Meeting Thursday, November 12, 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 6001.

## Carver Park Development



### 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 is complete. The fence is removed from the pond. The City of Orlando conducted its final inspection September 25, 2009. Once all punch list items are completed, the pond/park will be turned over to the City of Orlando.

### MULTI-FAMILY RENTAL (The Landings at Carver Park), NEIGHBORHOOD NETWORK CENTER AND CENTRAL MAINTENANCE FACILITY REHABILITATION

**Occupancy:** The Landings at Carver Park (56 units) is 100% leased and occupied. Lane Management is the property manager. The public housing tenants “moved in” in July 2009.

**Construction NNC:** The City of Orlando issued the Certificate of Occupancy August 27, 2009.

**Central Maintenance Facility:** The façade upgrades to the OHA central maintenance facility were completed September 2009.

### OFF-SITE HOMEOWNERSHIP

**Home Purchased:** Nine (9) families purchased homes in Orange County with the assistance of Carver Park HOPE VI subsidy. OHA modified the original Carver Park Revitalization Plan which resulted in a reduction.

Since December 2008, three (3) Homeownership Program participants have purchased their first homes. These families completed OHA's 2007-2008 Homeownership Training program. Although OHA did not provide HOPE VI subsidy to the families, the OHA Homeownership staff provided extensive pre-purchase counseling and support to guide the families through the purchase process.

### GRANT WRITING/AGENCY PLAN/OTHER

**Grant Award:** HUD awarded OHA 100 Housing Choice (Section 8) vouchers for Rental Assistance for Non-Elderly Disabled in support of the Elderly-Only Designated Housing Plans.

**Annual Plan:** The new “Five Year Plan” is due to HUD in January 2010. The Public Hearing will be held December 7, 2009.

**Jackson Court/Division Oaks:** The Orlando Housing Authority (OHA) staff continues to hold monthly update meetings with residents of Jackson Court/Division Oaks to provide information regarding the proposed relocation/demolition. Sixteen (16) families from Jackson Court and two (2) families from Division Oaks moved into The Villas at Carver Park and The Landings at Carver Park respectively.

**CFRC ADA - Compliance:** OHA submitted applications for the Capital Fund Recovery Competition (CFRC) grants July 3, 2009. Funding is sought to make each of the following sites compliant with the Americans with Disabilities Act (ADA) for improvements for handicapped accessibility: Murchison Terrace, Lorna Doone, Marden Meadows, Meadow Lake, Griffin Park and Citrus Square. OHA was not funded.

**CFRC: Transforming Public Housing:** OHA submitted an application for a grant to “transform” Reeves Terrace's west side. HUD announced awards September 4, 2009. OHA was not funded.

**Neighborhood Stabilization Program II (NSP II):** OHA submitted an application for a NSP II grant to purchase a foreclosed property in east Orlando. Funding announcements are expected Fall 2009.

**Lake Mann HOPE VI:** OHA is preparing to submit an application for HUD HOPE VI Revitalization Grant for Lake Mann Homes. The application deadline is November 17, 2009.

**2009 Resident Opportunities for Self-Sufficiency –** OHA submitted an application to HUD for 2009 Resident Opportunities for Self-Sufficiency (ROSS) funding to hire (2) Service Coordinators to assess the needs of public housing residents and coordinate supportive services to meet the needs.

### ON-SITE HOMEOWNERSHIP

The Carver Park Homeownership Program is “on hold” due to the economic downturn. This phase of Carver Park will re-start as the market improves.

**Homeownership Counseling:** The OHA Homeownership staff continues to provide counseling and support to Homeownership Program participants.

**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.



## THE LANDINGS AT CARVER PARK FAMILY DAY



The Orlando Housing Authority held its first Landings at Carver Park Community Family Day, Saturday, October 10, 2009 from 10:00 a.m. to 12:00 noon. The purpose of this event was to discuss the programs and services the families need in the Neighborhood Network Center. The family activities included the following: computer literacy, face painting, bal-

loon, creations, food, a laptop giveaway for the best school progress report, fun and dialogue for all.

The laptop giveaway was based on progress reports for students in the Landings at Carver Park.



**Congratulations** to the laptop recipient, Tinamarie Robinson. She earned five 'A's and one 'B' on her school progress report.



**KEEP UP THE GOOD WORK!!**



## FEST AT GRIFFIN PARK

The Griffin Park Resident Association sponsored a "Fall Fest" Saturday, October 31, 2009 from 4 - 7 p.m. About 60 people attend. There was a great turnout of adults who supervised the kids. Some children wore Halloween costumes and were ready to go trick-or-treating after the event. Everyone got hot-dogs, cotton candy and popcorn, along with goodie bags. A special thanks to the teenagers who took on the responsibility of popping the corn and cleaning up!

## MURCHISON TERRACE OCTOBER FEST

October 29, 2009, from 3:30 p.m. - 5:30 p.m. the Orlando Police Department sponsored an October Fest for Murchison Terrace residents. Children were allowed to dress up, and crime prevention packets were given out. Candy, pizza and drinks were served.



### PUBLIC HEARINGS

The Public Hearings will be at the OHA Board Meeting, at OHA's Admin Building, 390 N. Bumby Avenue, Orlando, FL 32803

- ◆ November 12, 2009 at 2:00 p.m.: First Public Hearing for the Moving to Work Program
- ◆ December 7, 2009 at 2:00 p.m.: Second Public Hearing and Approval of the Moving to Work Program at the OHA Board Meeting
- ◆ December 7, 2009 at 2:00 p.m.: OHA Agency Plan Approval

### THE CHOCOLATE NUTCRACKER

- ◆ November 20-22, 2009  
The OHA is excited to see seventeen of its youths from Ivey Lane Homes, Lake Mann Homes and Omega Apartments participate in The Chocolate Nutcracker at the Bob Carr Performing Arts Auditorium.



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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 Interior Light Fixtures:** Five (5) bids were received August 4, 2009; a contract award notification was issued to the low qualified bidder, Stones Unlimited Builder, Inc. A pre-construction conference was held and the Notice to Proceed was issued August 28, 2009. The Contractor is 100% complete.

### Complex 4-6 Murchison Terrace Apartments

- ◆ **Supply and Install Interior Light Fixtures:** Five (5) bids were received August 4, 2009; a contract award notification was issued to the successful bidder, Camelot Development, Inc. A pre-construction conference was held and Notice to Proceed was issued September 9, 2009. The contract completion date is January 6, 2010.
- ◆ **Supply and Install Aluminum Gutters:** Five (5) bids were received May 14, 2009; a contract award notification has been issued to the low bidder, KP Construction Services. A pre-construction conference was held October 5, 2009.
- ◆ **Interior Painting:** A pre-construction conference was held and the Notice to Proceed was issued to the successful bidder, Paintsmart USA, Inc., July 30, 2009. The Contractor is 95% complete. The contract completion date is July 30, 2010.

### Complex 4-9 Ivey Lane Homes

- ◆ **Install Sewer Lines:** Three (3) quotes were received August 5, 2009. A Contract notification has been issued to the low bidder, Camelot Development, Inc. pre-construction conference was held and a Notice to Proceed was issued September 9, 2009. The contract completion date is December 9, 2009.
- ◆ **Tub Refinishing:** A pre-construction conference was held and the Notice to Proceed was issued to the successful bidder, Spires Construction, Inc., July 31, 2009. The Contractor is 100% complete.

### Complex 4-10 Lorna Doone Apartments

- ◆ **Individual Electric Metering:** Two (2) bids were received May 4, 2009; a contract Notification of Award has been issued to the low bidder, Air Ideal, Inc. A pre-construction conference was held and the Notice to Proceed was issued July 31, 2009. The construction commenced August 3, 2009 and the Contractor is 20% complete. Permitting is still in process. Roofing prices have been received; modifications to the contract are being prepared. The contract completion date is January 6, 2010.

### Complex 4-12 Johnson Manor Apartments

- ◆ **Supply and Install PEX Re-Pipe and Water Heaters:** Four (4) bids were received August 3, 2009; a contract Notification of Award has been issued to the low bidder, Bryan Plumbing, Inc. A pre-construction conference was held and the Notice to Proceed was issued August 6, 2009. The Contractor is 80% complete. The contract completion date is December 4, 2009.

### Complex 4-13 Omega Apartments

- ◆ **Supply and Install Laminate Flooring:** Three bids were received May 21, 2009; a contract Notification of Award has been issued to the low bidder, Spires Construction, Inc. A pre-construction conference was held and the Notice to Proceed was issued July 31, 2009. The OHA made final selection of Contractor samples and construction commenced October 5, 2009. The Contractor is 20% complete.

***TO LOVE WHAT YOU DO AND FEEL THAT IT MATTERS—HOW COULD ANYTHING BE MORE FUN?.***

***- Katherine Graham***