

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 2015 Commissioners Conference
 St. Pete Beach, FL
 January 25-28, 2015
- HDLI 2015 General Counsel's Forum
 Tampa, FL
 January 29-30, 2015
- NAHRO 2015 Legislative Conference
 March 15-18, 2015



VIVIAN BRYANT, ESQ.
 PRESIDENT/CEO

HISTORY OF PUBLIC HOUSING 7th Edition

I am fascinated by the history of public housing in the United States. In the January 2014's edition on the President/CEO Report, we learned that the concept of public housing began in the late nineteenth century. There was a need to build affordable housing for ship builders during the period when war ships were built. Two housing programs responded to this need: The Public Works Administration (PWA) and the United States Housing Act of 1937 was a major legislation: (1) it created the United States Housing Authority to provide management, financial and technical assistance, and (2) it authorized the States to pass enabling legislation to create housing authorities. The One program provided low interest loans and the other provided funds for the redevelopment of communities including the clearance of slum and blight. The first two (2) public housing developments in Florida were Durkeeville in Jacksonville and Liberty Square in Miami. We see the beginnings of the separation of the Departments of the United States Department of Housing and Urban Development: the

public housing side and the community development side. During the 1920s and 30s, the architectural themes included the Super Bloc plan in original street grids were abandoned when vehicular traffic reached the public housing sites. There was no vehicular traffic on site. Common areas included green space and playgrounds.

Some information on the next phase was reprinted from the Griffin Park Historic District *National Register of Historic Places* Nomination Form prepared by Paul J. Birkhead and Gary Goodwin of the Bureau of Historic Preservation.

"...Located between Gore and Conley Streets, the Carver Court complex was sited on a 15-acre former city dump, not far from the Griffin Park housing project. Prior to the construction of Carver Court, the area was an odoriferous eyesore where the garbage burned day and night. The piles of refuse were leveled, streets and curbs were laid, and water and sewer connections were installed. The complex's main thoroughfare was named Mitchell Drive in honor of Major John M. Mitchell, long-time housing officer at the Army Air Force Base (Orlando Reporter-Star August 1, 1945:12). Surrounding city streets were also improved in connection with the development; the government agreed to pay half the cost to pave the streets (n.a.:n.d.).

For \$468,700, one community building, 16-one story buildings, and 12 two-story buildings with a total of 160 units were constructed as part of the original Carver Court complex. When designing the Carver Court buildings, the housing authority and architects looked to Griffin Park and Orlando Reeves Terrace for ways to improve the newest complex. Consequently, the units were roomier and more open in feeling (Orlando Reporter-Star August 1, 1945:12). They were constructed of cost-efficient materials of the time, such as concrete blocks for the walls and concrete flooring. Additionally, recreational facilities were provided for the residents, including a spray pool, a basketball court and playgrounds. Upon its completion, the local newspaper noted that Carver Court, the former dump, was transformed — *continued on page 3*

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Board of Commissioners' Meeting

The Orlando Housing Authority Board of Commissioners will hold its Board Meeting, Thursday, December 4, 2014 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, and/or have special needs, please call the Community Affairs and Communications Department at (407) 895-3300, extension 6101.

November Social at Johnson Manor

The Johnson Manor Resident Association held its November Social Community Day Friday, November 7, 2014 in the Johnson Manor Activities room. Johnson Manor resident, Mr. Rafael “PaPin” Batista Gonzales sang for the residents during the activity. The residents enjoyed an afternoon of music, dance, food and entertainment. District 2 City Commissioner Tony Ortiz donated food for the Social Community Day and attended the activity with his Aide Ms. Ana Cruz. The Orlando Housing Authority’s (OHA) Resident Opportunities and Supportive Services (ROSS) Coordinator, Mr. Joe DeJesús, the Johnson Manor Housing Manager, Ms. Angelina Pereira also attended the activity. The residents shared a meal while they socialized and enjoyed an afternoon of fun and music.



OUC Conservation Workshop at The Villas at Carver Park

The Villas at Hampton Park Resident Association participated in an Energy Conservation Workshop sponsored by the Orlando Utilities Commission (OUC) November 13, 2014. Mr. Gregg Sampson, Conservation Coordinator, conducted the presentation; the residents learned different strategies on how to conserve energy and lower their utility bills. Topics included appliance maintenance and operation, monitoring energy usage, energy efficiency improvements, and energy and water saving tips. OUC provided light refreshments that included beverages and donuts and gave attendees \$10.00 Wal-Mart gift certificate, and OUC piggy banks to residents who attended the workshop. OUC also gave out compact fluorescent light (CFL) light bulbs to seniors who asked questions and participated.



FOOD BOX GIVE-AWAY

Universal Orlando Community Outreach and Second Harvest Food Bank of Central Florida

Food boxes were distributed to residents of Meadow Lake Apartments and Lorna Doone Apartments Monday, November 10, 2014. The Universal Orlando Community Outreach in conjunction with the Second Harvest Food Bank Central Florida and the staff and residents of the Orlando Housing Authority made this event a big success.



Thank You



Gracias



Highlights from the Desk Continued...

into a "Model Project" (Orlando Reporter-Star August 1, 1945:12).

Few Changes were made to the Carver Court housing project over the ensuing years. Due to the construction of Interstate 4 in 1959, six buildings from the southeast corner of Griffin Park were removed from their original site. The buildings were rolled onto railroad tracks and relocated immediately west of Carver Court. This group of buildings was known as "Little Griffin" (Birkhead 1994:Section 7, Pages 2-3). In recent years, structural problems with the building have been identified, but most units remain occupied.

Like Griffin Park, Orange Villa, and Orlando Reeves Terrace, Carver Court's design was produced by the Associated Orlando Architects. The firm, which included Arthur Beck, F. Earl DeLoe, and Maurice E. Kressly, was organized so the combined efforts of the architects would result in the efficient and creative execution of the large public housing complex jobs (n.a.:n.d.). Although the firm was comprised of three architects, the plans for Carver Court list only DeLoe and Beck of the Associated Orlando Architects as the architects for the project.

F. Earl DeLoe designed the original two-story Art Moderne Rutland Building in 1942 and later designed its three-story addition. Additionally, DeLoe designed many local schools from the 1920s through 1950s (Birkhead 1994:Section 8, Page 7).

Arthur Beck was a partner with Kressly and DeLoe prior to World War II and the establishment of the Associated Orlando Architects. According to local sources, he was the first practicing Jewish architect in the City (Birkhead 1994:Section 8, Page 7).

Herbert L. Flint was an Orlando Architect recognized throughout the South. His practice in the area dated back to 1923. Flint worked with the Associated Orlando Architects on earlier public housing work in the City. In addition, he developed landscape design for Durkeeville in Jacksonville, which was one of the first public housing projects in the State that was constructed in PWA funding (n.a.:n.d.).



ORLANDO HOUSING AUTHORITY



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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.

FAIR HOUSING CORNER

HUD No. 14-140
Elena Gaona
(202) 708-0685

FOR RELEASE
Wednesday
November 3, 2014

HUD SETTLES CLAIMS ALLEGING OWNER OF DEKALB APARTMENT COMPLEX DISCRIMINATED AGAINST PERSONS WITH DISABILITIES

WASHINGTON - The U.S. Department of Housing and Urban Development (HUD) announced today that it has entered into a **Voluntary Compliance Agreement** (VCA) with University Village, the owner and operator of a 500-unit HUD-subsidized apartment complex in DeKalb, Illinois. As part of the agreement, University Village has agreed to pay \$255,000 to settle allegations that it violated fair housing laws when it failed to meet the needs of persons with disabilities and retaliated against a resident with disabilities for requesting a reasonable accommodation.

The VCA is the result of complaints that were filed by HOPE Fair Housing Center, the RAMP Center for Independent Living and two residents with disabilities, which alleged that University Village made housing unavailable when it assigned a mobility impaired resident to a third-floor unit in a building with no elevator, and threatened her with eviction for having her adult daughter, who was serving as her caregiver, in the unit, even though she had documentation verifying her disability and need for the accommodation. University Village receives federal financial assistance from HUD in the form of project-based vouchers.

The Fair Housing Act prohibits discrimination in the sale or rental of a dwelling because of disability, including refusing to make reasonable accommodations in policies or practices when a person with a disability requires such an accommodation. In addition, Section 504 of the Rehabilitation Act of 1973 requires that programs or activities receiving federal financial assistance be readily accessible to persons with disabilities and that they be granted the reasonable accommodations they need, including being allowed to have a live-in caregiver in a unit when it is necessary.

"No one with a disability should be denied the accommodations they need to fully enjoy their home," said Gustavo Velasquez, HUD's Assistant Secretary for Fair Housing and Equal Opportunity. "This agreement reflects HUD's commitment to working with housing providers, including owners of HUD funded housing, to meet their obligation to comply with the nation's fair housing laws."

Under the terms of the agreement, University Village will pay \$255,000, which includes attorney fees, to the two individuals who filed complaints and work with HOPE Fair Housing Center to develop a new reasonable accommodation policy. The complex will also conduct a needs assessment of current tenants and applicants who require assessable units to determine if their needs are being met and ensure that five percent of its units are fully accessible, either by constructing new units or converting existing units.

Source: hud.org