

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

Annual Plan for Fiscal Year 2002

**ORLANDO HOUSING
AUTHORITY**

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: Orlando Housing Authority

PHA Number: FL004

PHA Fiscal Year Beginning: 04/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
300 Reeves Court, Orlando, FL 32801
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
City of Orlando
- Main administrative office of the County government
Orange County
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**Annual PHA Plan
PHA Fiscal Year 2002**

[24 CFR Part 903.7]

**ORLANDO HOUSING AUTHORITY
FL004**

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
The Orlando Housing Authority is a High Performing PHA. It has chosen to submit the Standard Plan to clearly convey its plan to effectively serve the housing and related needs of lower income families in the City of Orlando and Orange County.
- Streamlined Plan:**
- High Performing PHA**
 - Small Agency (<250 Public Housing Units)**
 - Administering Section 8 Only**
- Troubled Agency Plan**

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

ORLANDO HOUSING AUTHORITY AGENCY PLAN

Executive Summary

Background

On February 19, 1999, HUD issued regulations implementing provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). These regulations required each Public Housing Authority (PHA) to develop a Five-Year Plan with a statement of its Mission, Goals, and Objectives. QHWRA also requires PHA's to prepare an Annual Plan with a statement of housing needs of the lower income population in its community, along with the strategies, policies and resources to be used in addressing those needs. Significant changes to the Five-Year Plan and development of each Annual Plan are to be done in consultation with PHA Public Housing residents and Voucher recipients and offered for review and comment by the public. Finally, the Plans are to be consistent with the Consolidated Plans of the governmental unit(s) within the PHA's jurisdiction.

Planning Process

During the period of July - December 2000, the OHA engaged in a collaborative planning process resulting in the development of a detailed Strategic Plan for implementing the general goals and objectives of the PHA Five Year Plan submitted in February 2000 for the five years commencing April 1, 2000. From November 2001 through January 2002, OHA Commissioners, OHA Staff, Public Housing residents, Section 8 Housing Choice Voucher participants, and other OHA partners participated in reviewing OHA's progress in the Second Plan Year (FY April 2001). These individuals also participated in planning to quantify and specify appropriate strategies and expected outcomes of OHA activities for the Third Plan Year (FY April 2002) to meet the housing and related needs of lower income families in Orange County. On January 10, 2002, the OHA conducted a public hearing in which the general public had an opportunity to present their views and comments on the Agency Plan. Additional opportunities for review, input and comment by residents, stakeholders and the public were provided throughout the planning process.

Challenge Statement

The OHA's service area encompasses the jurisdictions of Orange County Government and the City of Orlando. Both governmental units are CDBG Entitlement Communities and therefore required to develop, and regularly update, Consolidated Plans. Based on the data and conclusions contained in the current Consolidated Plans for those governmental units, the key housing-related challenges faced by lower income families are:

1. Limited supply and locations of affordable housing for Extremely Low- and Very Low-Income families;
2. Limited availability and accessibility of affordable housing for the elderly and disabled;
3. Limited availability of affordable homeownership opportunities for Low-Income families.

In addition to data and conclusions contained in the Consolidated Plans, the OHA and its partners identified several obstacles to the provision of affordable housing. They included, but were not necessarily limited to:

1. Lack of public support for affordable housing development; and
2. High cost of housing development.

Lower income families, especially those who are current and potential recipients of OHA program benefits, were determined to have non-housing challenges that impact their ability to obtain suitable quality housing. Among those challenges and obstacles are:

1. High unemployment due to a lack of job skills and job preparedness;
2. Lower levels of educational attainment;
3. Low wages; and
4. High level of dependence on federal assistance.

Mission, Goals, Strategies

The mission of the OHA is to *“To lead public-private partnerships in advocating and facilitating affordable housing in decent neighborhoods and self-sufficiency for deserving residents of Orlando and Orange County. Through housing development, housing management, supportive services, and housing advocacy, the OHA fosters quality living environments with a choice of affordable housing options, and offers opportunities for economic independence for its program beneficiaries.”* This mission will be accomplished through the development and preservation of affordable housing, ensuring equal opportunity in housing, promoting self-sufficiency, and improving quality of life for lower income residents.

Affordable Housing

Consistent with HUD's Strategic Goal of *“Increasing the availability of decent, safe and*

affordable housing in American Communities”, the OHA will develop and/or preserve 500 units of affordable housing during the period of its 5 Year Plan. Rental housing will be targeted to the extremely low- and very-low income families, while homeownership opportunities will be created for low-income families. Housing opportunities for the elderly and disabled will also be created.

Third Plan Year goals are:

1. Develop the capacity to create and manage a range of housing initiatives
2. Implement measures to add 100 units of quality, affordable mixed-income housing for rental by lower to moderate income individuals or families, and replace housing lost through conversion, demolition and disposition.
3. Develop 5 of affordable units for homeownership by lower-income families
4. Apply for funds to preserve the affordable nature of units of subsidized housing that are currently at risk from expired/expiring restrictions for use as low-income housing.

Equal Housing Opportunity

With respect to HUD’s strategic goal of “*Ensuring equal opportunity in housing for all Americans*”, the OHA will seek to facilitate affordable housing opportunities in areas outside of those with concentrations of low-income families. This includes expanding housing options for Section 8 program participants as well as developing affordable housing outside of areas of low-income concentrations. **Third Plan Year** goals are:

5. Achieve geographic diversity with the placement of 80% of new affordable units in areas with income levels above 50% of area median income.
6. Increase the percentage of all Section 8 mover families with children who move to low-poverty census tracts to 2% points higher than the percentage of Section 8 families with children residing in low poverty census tracts at the end of FY 2001.
3. Achieve mandatory income mixes in public housing.

The OHA will accomplish the first two goals through the use of education and public information as the primary strategy. By creating a better-informed general population and a more knowledgeable group of program recipients and potential housing providers, resistance and obstacles to dispersed affordable housing can be reduced. The implementation of new policies and procedures will be the primary method of accomplishing deconcentration in public housing.

Self-Sufficiency

The OHA will address HUD's strategic goal of "*Promoting self-sufficiency and asset development*" of families and individuals by creating an environment where residents who want to achieve self-sufficiency will have every opportunity to do so. Utilizing existing and newly created partnerships to offer an array of services, the OHA will facilitate employment, training, and educational opportunities to program participants. Greater resident responsibility for work will be accomplished through implementation of policies and procedures that encourage work and reward success. Homeownership will be a vehicle through which asset development will be accomplished. Resident business development will be achieved through a combination of training, technical assistance and financial support for business start-up. **Third Plan Year** goals are:

1. Achieve employment of at least one non-elderly/non-disabled adult family member in 20% of public housing households not already engaged in an employment activity.
2. Increase employment of Section 8 Housing Choice Voucher family members by 2%
3. Enable 3 beneficiaries of tenant-based assistance to become homeowners
4. Enable 2 public housing families to achieve homeownership
5. Facilitate the development and operation of 1 additional resident-owned business

Quality of Life

Consistent with HUD's strategic goal of "*Improving quality of life and economic viability*", the OHA will plan and execute physical, social improvements, and operational improvements resulting in an improved living environment and enhanced customer service. **Third Plan Year** goals are:

1. Complete a survey to determine the level of satisfaction among residents in neighborhoods containing two public housing sites
7. Implement a plan to increase the economic viability of the OHA by reducing the need for HUD funding by 2%
8. Improve the physical condition of existing OHA-owned or managed housing units to achieve rent-comparability with standard quality housing in the local real estate development market
4. Increase by 10% the number of local residents with a favorable image of the OHA and program beneficiaries

9. Increase effective resident involvement in improvement initiatives
10. Increase the ability of OHA to provide quality services by improving employee performance, productivity and customer service

OHA plans to accomplish the goals through careful planning and execution of capital improvements, utilization of partnerships to plan and initiate neighborhood improvements, strengthen partnerships with resident organizations, and operational/administrative changes to enhance agency efficiency.

Third year activities will include targeting neighborhoods for collaborative improvement activities, assessing the household stock, continuing a public relations program, providing technical assistance to resident organizations, and identifying methods for improving the efficiency and effectiveness of its program delivery.

Conclusion

The OHA's Five-Year Plan and the Third Annual Plan have the broad support of the resident, human service and non-profit community. Additionally, the OHA's mission, goals and objectives are consistent with the needs and priorities of expressed by local government in their Consolidated Plans. The Third Annual Plan was prepared with a high level of community involvement and input, and the strategies resulting therefrom will help the OHA stand out as a leader in affordable housing throughout the City of Orlando and Orange County.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Required Attachments:

- Brief Statement of Progress in Meeting the Five Year Plan Mission & Goals **Attachment A**
- Admissions Policy for Deconcentration **Attachment B**
- Voluntary Conversion Required Initial Assessment **Attachment C**
- Description of Implementation of Community Service Requirements **Attachment D**
- Description of Pet Policy **Attachment E**
- Most recent Board Approved Operating Budget **Attachment F**
- Resident Advisory Board Recommendations **Attachment G**
- Announcement of Membership of the Resident Advisory Board **Attachment H**
- Resident Membership of the PHA Governing Board **Attachment I**
- Definition of Substantial Deviation or Significant Amendment **Attachment J**

Optional Attachments:

- FY 2001 Capital Fund Program Third Plan Year Action Plan **Attachment K**

Section 8 Homeownership Capacity Statement **Attachment L**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Annual Plan
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	Annual Plan
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	Annual Plan
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] In revision for implementation 4/1/01	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan.	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing De-concentration and Income Mixing Documentation.	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

Applicable & On Display	Supporting Document Supporting Document Supporting Document Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHA's: MOA/Recovery Plan	Troubled PHA's
<input checked="" type="checkbox"/>	Community Service Plan	Annual Plan
<input checked="" type="checkbox"/>	Pet Policy	Annual Plan

Applicable & On Display	Supporting Document Supporting Document Supporting Document Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Plan of Correction for the Resident Assessment Survey System	Annual Plan
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction by Family Type <i>(CITY OF ORLANDO)</i>							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	6350	5	4	4	1	2	3
Income >30% but <=50% of AMI	5088	5	4	4	1	2	3
Income >50% but <80% of AMI	9,909	3	3	3	1	2	3
Elderly	9,342	3	3	1	2	1	1
Families with Disabilities <i>(based on 3% of lower income population)</i>	343	3	3	1	3	1	1
Race/Ethnicity <u>ELI and VLI</u> <u>(Black Non-Hispanic)</u>	4505	5	4	4	1	2	3
Race/Ethnicity <u>ELI and VLI</u> <u>(Hispanic -All Races)</u>	1669	5	4	4	1	3	3

Housing Needs of Families in the Jurisdiction by Family Type <u>(ORANGE COUNTY)</u>							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size Size Size Size	Location
Income <= 30% of AMI	21,629	5	4	4	1	3	3
Income >30% but <=50% of AMI	21,736	5	4	4	1	2	3
Income >50% but <80% of AMI	35,567	3	3	3	1	2	2
Elderly	11,682	2	2	1	2	1	1
Families with Disabilities <i>(based on 3% of lower income population)</i>	1301	4	3	2	3	1	2
Race/Ethnicity <u><i>ELI and VLI</i></u> <u><i>(Black Non-Hispanic)</i></u>		5	4	4	1	2	3
Race/Ethnicity <u><i>ELI and VLI</i></u> <u><i>(Hispanic -All Races)</i></u>		5	4	4	1	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
City of Orlando Year: 2000 -2005
Orange County Year: 2000 -2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) data set
- American Housing Survey data
Indicate year: _____
- Other housing market study
Indicate year: _____
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3673	90	276
Extremely low income <=30% AMI	3307	90.04	
Very low income (>30% but <=50% AMI)	254	6.92	
Low income (>50% but <80% AMI)	95	2.59	
Families with children	2354	64.09	
Elderly families	294	8.00	
Families with Disabilities	853	23.22	
Race/ethnicity (White Hispanic)	252	6.86	
Race/ethnicity (Black Hispanic)	43	1.17	
Race/ethnicity (White Non-Hispanic)	270	7.35	
Race/ethnicity (Black Non-Hispanic)	2141	58.29	
Race/ethnicity (Asian)	11	.30	

Characteristics by Bedroom Size (Public Housing Only)

0-BDR	1,030	28.04	77
1BDR	122	3.32%	9
2-BDR	1,404	38.22%	105
3-BDR	926	25.21%	70
4-BDR	168	4.57%	13
5-BDR	18	.49%	1
6-BDR	5	.14%	1

Is the waiting list closed (select one)? No Yes If yes:
How long has it been closed (# of months)? 10 months (March 2001)
Does the PHA expect to reopen the list in the PHA Plan year? No Yes
Does the PHA permit specific categories of families onto the waiting list even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	4294		
Extremely low income <=30% AMI	3642	84.82%	
Very low income (>30% but <=50% AMI)	447	10.41%	
Low income (>50% but <80% AMI)	187	4.35%	
Families with children	2491	58.01%	
Elderly families	315	7.34%	
Families with Disabilities	946	22.03%	
Race/ethnicity (White Hispanic)	555	12.93%	
Race/ethnicity (Black Hispanic)	90	2.10%	
Race/ethnicity (White Non-Hispanic)	275	6.40%	

	# of families	% of total families	Annual Turnover
Race/ethnicity (Black Non-Hispanic)	2503	58.29%	
Race/ethnicity (Asian)	13	.30%	

Characteristics by Bedroom Size			
0-1BR	1635	38.07%	
2 BR	1330	30.97%	
3 BR	1058	24.64%	
4 BR	219	5.10%	
5BR	26	.61%	
6 BR	4	.09%	
<u>TOTAL</u>	<u>4294</u>		

Is the waiting list closed (select one)? No Yes If yes:
 How long has it been closed (# of months) **26 Months (November 1999)**
 Does the PHA expect to reopen the list in the PHA Plan year No Yes
 Does the PHA permit specific categories of families onto the waiting list even if generally closed? No Yes **Family Unification Program**

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
This activity is part of effort to achieve de-concentration and housing choice goals.
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
The OHA is a member of the Orlando Consolidated Planning Committee and Orange County Consolidated Planning Committee. Our organization provides input to both the City and County Consolidated planning process through participation in the planning meetings and by providing housing statistics relating the demand for and supply of public housing and Section 8 assistance.
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below) **(See OHA Goals and Objectives)**

Need: Specific Family Types: Families at or below 30% of median

Select all that apply

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Select all that apply

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Select all that apply

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities **The OHA has longstanding relationships with such local agencies. Through regular meetings with these groups and the regular exchange of information, the need for and availability of housing resources for families with disabilities is made known.**
- Other: (list below) **The OHA plans to increase the supply of accessible, affordable housing through housing development initiatives. Plan Year Three activities will expand on building partnerships and planning for new initiatives and actual development of HUD approved HOPE VI revitalization programs. OHA will issue \$30 million in general purpose bonds to fund affordable housing initiatives in Year Three.**

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnic groups with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

- Other: (list below) **See OHA goals and objectives for ensuring equal housing opportunity. The current information network provides adequate information to racial and ethnic groups with disproportionate housing needs. The OHA effort will be geared toward broader acceptance of affordable housing in diverse areas of the county, especially in non-impacted areas.**

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
See OHA goals and objectives for ensuring equal housing opportunity.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
See OHA goals and objectives for ensuring equal housing opportunity.
- Other: (list below)
See OHA goals and objectives for ensuring equal housing opportunity.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

The above strategies were also selected because: (1) they are consistent with the OHA Mission Statement; (2) they are consistent with the assessment of the capabilities of the OHA; (3) they take maximum advantage of the local opportunities for housing development; and (4) they have the potential for maximizing use of available funding sources.

OHA STATEMENT OF GOALS, OBJECTIVES AND YEAR 3 ACTIVITIES

HUD Strategic Goal: Increase the availability of decent, safe and affordable housing in American Communities

Planning Area I - Related Goals of the OHA

1. Develop the capacity to develop and operate a range of housing programs.

Objective	Activity
Identify and acquire the resources to operate the non-profit subsidiary.	Establish budget for next two years of operation
	Evaluate and allocate internal sources of funding
	Develop funding proposals for external sources
Recruit/Hire/Select staff to plan and manage the activities of the subsidiary corporation.	Recruit and evaluate candidates
	Select and hire staff
Develop a long-range plan for housing development, identifying the type, probable location, potential partners and required resources	Identify strategic partners for housing planning and development
	Consult with potential partners to determine basic approach to housing development
	Identify and investigate financing vehicles available for housing development
	Identify areas to be targeted for development
	Draft long range development plan

2. Produce 100 incremental units of quality, affordable mixed-income housing for rental by lower to moderate-income individuals and families, and to replace housing lost through

conversion, demolition, and disposition.

Objective	Activity
Form strategic alliances and partnerships with for-profit and non-profit developers of affordable housing	Identify potential partners for housing development
	Enter discussions to determine roles of partners
	Formalize relationships through MOUs/MOAs
Develop resources and incentives for development of affordable housing, and advocate for set-asides of Tax Credit allocations for public/private housing development.	Identify impediments to affordable housing development
	Identify and evaluate applicability of development incentives that have been used successfully in Florida and elsewhere
	In cooperation with FAHRO, petition for Tax Credit set-asides for mixed finance projects
	In partnership with the Affordable Housing Roundtable, develop resources to “incentives” affordable housing development

3. Develop 10 affordable units for ownership by lower-income families.

Objective	Activity
Enter into a formal partnership with non-profit sponsors of affordable home ownership.	Identify potential partners for housing development
	Enter discussions to determine roles of partners
	Formalize relationships through MOAs/MOUs
Evaluate a lease-purchase model that can be effectively implemented under prevailing conditions.	Determine parameters and performance expectations for homeownership program
	Examine applicability of existing Homeownership programs

	Design lease-purchase mechanism that achieves program parameters
	Determine the forms of housing to be used in the program

4. Preserve the affordable nature of subsidized housing complexes that are currently at risk from expired/expiring restrictions for use as low-income housing.

Objective	Activity
Create mechanism within OHA to collect and analyze expiring-use information and use this information to respond to expiring use issues.	Assign and/or identify a department or agency with responsibility for preservation activities
	Establish information linkages with HUD and other sources of expiring use information
	Develop parameters for project evaluation and intervention
	Evaluate preservation opportunities for near term use-restriction expirations
Establish or participate in a forum of community partners to develop strategies and identify resources to acquire, control or otherwise prevent properties from losing their low-income nature.	Attend meetings and review near term expirations
	Review near term expirations, select properties for intervention
	Develop preservation strategy for selected properties
Utilizing formal partnerships with owners and/or for-profit and/or non-profit redevelopers of “at-risk” properties, gain control for the development and/or operation these properties as low-income housing.	Identify and select development partners
	Define roles of partners through negotiation

	Draft and execute MOUs/MOAs
	Enter into negotiations with Owners and HUD to develop offers for acquisition or control of properties
	Acquire control of properties

HUD Strategic Goal: Ensure equal opportunity in housing for all Americans

Planning Area II - Related Goals of the OHA

1. Achieve geographic diversity with the placement of 80% of new affordable units in areas with income levels above 50% of area median.

Objective	Activity
Implement a marketing and public information program to increase public and corporate awareness and acceptance of the need for affordable housing in all	Designate the person(s) within the agency tasked with the primary responsibility for developing and carrying out public relations and public information activities.
	Identify the primary corporate and public targets for awareness enhancement.
	Develop general procedures and case-specific strategies and action plans for providing information related to the various aspects of ongoing and planned OHA housing and service activities.
Expand the OHA’s role in the Affordable Housing Roundtable to that of key agent for the provision/creation of affordable housing in diverse areas of the county.	Attend Non-Profit Housing Roundtable Meetings. Make periodic presentations to update members on status of OHA affordable housing efforts and partnership opportunities
Develop “housing-support” partnerships with major corporations whose employees need conveniently located affordable housing.	Identify key corporations with which partnerships may be feasible
	Determine the affordable housing attitudes and objectives of these corporations

	Select those corporations which would most likely advance the cause of affordable housing
	Develop a joint housing advocacy and public relations plan with these corporations
	Offer OHA services as development agent

1. Increase the percentage of all Section 8 mover families with children who moved to low-poverty census tracts to 2 % points higher than the percentage of Section 8 families with children residing in low poverty census tracts at the end of FY 2000.

Objective	Activity
Identify the areas of the county to be targeted for enhanced program marketing.	Identify census tracts with incomes above 50% of median
	Determine housing availability in those identified tracts
	Identify those selected census tracts with adequate availability of rental housing as targets for marketing
Develop partnership with service agency to help ease the family's transition to occupancy in non-traditional areas.	Identify agencies and organizations providing services in the targeted areas that can perform the required services
	Meet with identified agencies to enlist their support and assistance
	Enter into formal agreements with partnering entities
	Provide appropriate information and administrative support for partners providing the transition assistance
Develop and utilize revised orientation program for voucher-holders to emphasize their option to occupy units in non-impacted areas.	Identify additional information to be included in briefing and orientation program
	Review and revise, if necessary, the format of the briefing
	Train staff on the use of new briefing materials

Objective	Activity
	Incorporate revised materials and presentation into briefings and orientations
Develop and implement landlord outreach and orientation program to attract owners of units in targeted areas.	Evaluate effectiveness of existing landlord outreach efforts and identify opportunities for improvement
	Convene focus group of selected owners to identify obstacles to and strategies for outreach
	Revise information for owners and develop outreach plan
	Distribute/disseminate information to owners of properties in the targeted areas

1. Achieve mandatory income mixes in Public Housing

Objective	Activity
Identify properties for which de-concentration targets are to be established.	Monitor income mix of properties
	Compare property-specific income mix with income characteristics of neighborhood
	Identify properties whose income mix is considerably different than that of neighborhood
Modify and implement admissions and unit assignment policies to facilitate income mixing in applicable housing developments.	Change ACOP to include preference for families whose adult members are enrolled currently in educational, training, or upward mobility programs
	Change ACOP to include preference for households that contribute to meeting income goals (broad range of incomes)
	Change ACOP to allow for income-skipping to achieve more appropriate income mix in targeted developments

Objective	Activity
Develop and implement rent incentives to attract and retain higher-income residents, and to encourage existing residents to work and increase incomes.	Update flat rents
	Revise ACOP to liberalize reporting requirements for increased income
	Revise transfer policy to encourage higher income residents to move to targeted properties with disproportionate number of lower income residents
Develop and implement property (physical) incentives to attract and retain higher-income residents.	Identify and schedule additional improvements needed to make properties competitive with the market
	Continue current modernization efforts and complete required physical improvements
Develop and implement a marketing program to broaden the characteristics of persons on the waiting list.	Select targets for marketing
	Develop marketing strategy to reach target groups
	Develop marketing materials (brochures, public service announcements, ads)
	Initiate marketing effort

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

Planning Area III - Related Goals of the OHA

- Achieve employment of at least one non-elderly/non-disabled adult family member in 20% of unemployed Public Housing households not already engaged in an employment activity.**

Objective	Activity
Develop and implement tenant-selection policies that place a priority on occupancy by families with members who are working, going to school or who are in job training programs.	Change ACOP to include preference for families whose adult members are enrolled currently in educational, training, or upward mobility programs
Develop and implement rent determination and program policies that provide work incentives.	Continue to implement flat rents
	Liberalize income reporting requirements
	Create policy that uses homeownership option as an incentive for work
Working in partnership with job training, education, and supportive service agencies, facilitate activities that enhance the employability of adults living in non-working households.	In cooperation with service partners, assess employability of existing residents
	Evaluate potential and actual effectiveness of existing programs in light of needs of residents
	Determine if any program modifications or additional services are needed
	Modify partnership agreements, service agreements and/or programs to increase level of success
Working in partnership with job training, education, and supportive service agencies, facilitate job placement and employment of adults living in non-working households	In cooperation with service partners, assess skills of existing residents
	Identify families that are ready for job placement
	Refer these identified families to the appropriate job placement agency or service partners

2. Increase current rate of employment among adult Section 8 beneficiaries by 2%.

Objective	Activity
Develop and implement tenant-selection policies that place a priority on occupancy by families with members who are working, going to school or who are in job training programs.	Modify ACOP
Revise and implement an enhanced program marketing effort to achieve full utilization of all FSS slots.	Institute a campaign to provide potential Section 8 participants with information regarding the FSS program, its services and benefits
Create and implement incentives to encourage participants to complete their participation in FSS.	Evaluate the related supportive services in light of the needs expressed by current and potential participants
	Revamp or expand services, if needed, to address those needs
	Establish personal achievement recognition awards and publicity for program completion
Strengthen existing and create new partnerships for the continued implementation of the Family Self-Sufficiency Program.	Evaluate potential and actual effectiveness of existing programs in light of needs of residents
	Determine if any program modifications or additional services are needed
	Modify partnership agreements, service agreements and/or programs to increase level of success

3. Enable 3 beneficiaries of tenant-based assistance to become homeowners.

Objective	Activity
Develop a plan for implementation of the homeownership provisions of the Section 8 program.	Continue to review regulations regarding implementation of Section 8 Homeownership provisions

Objective	Activity
	Revise program policies as necessary
	Revise procedures for program administration, if necessary
Establish and implement mechanisms to identify Section 8 homeownership candidates.	Identify families who meet basic program eligibility guidelines
	Poll identified families to determine their level of interest in ownership
	Evaluate home buying potential of interested families
	Select families for participation in homeownership track
Continue partnerships with organizations that provide homebuyer training and counseling and facilitate the provision of these services to homeownership candidates.	Monitor agreement with identified organization to prepare participants for ownership
	Refer selected families to the services provided by the partners
	Track the progress of the participants

4. Enable 2 public housing families to achieve home ownership.

Objective	Activity
Establish and implement mechanisms to identify public housing homeownership candidates.	Identify families who meet basic program eligibility guidelines
	Poll identified families to determine their level of interest in ownership
	Evaluate home buying potential of interested families

Objective	Activity
	Select families for participation in homeownership track
Enter into partnerships with organizations that provide homebuyer training and counseling and facilitate the provision of these services to homeownership candidates.	Identify organizations that provide homebuyer training and counseling
	Enter into formal agreement with identified organizations to prepare participants for ownership
Enroll successful candidates into the homeownership track.	Establish case management mechanism for selected families
	Execute program participation agreements with selected families
	Refer selected families to the services provided by the partners
	Track the progress of the participants
Establish and implement financial assistance mechanisms (Emergency Assistance Fund to for assist eligible families with verifiable household emergencies)	Determine levels of affordability based on likely participants' financial characteristics
	Identify potential funding sources for down payment assistance, mortgage write-downs, and credit enhancements

5. Facilitate the development and operation of 1 additional resident-owned business.

Objective	Activity
Identify agencies and organizations with expertise and resources to provide resident entrepreneurial training.	Contact local entities that specialize in training, technical assistance and financial assistance for small business development
	Determine their level of interest and ability to work with OHA residents to develop their businesses

Objective	Activity
	Enter into agreements with those which are likely to be most successful in helping residents start businesses
Assist partners in the identification and recruitment of interested residents to participate in entrepreneurial training.	Conduct outreach to identify interested residents
	Conduct interviews of interested residents to determine areas of interest, degree of interest, and existing business-related skills and abilities
	Select residents to participate in entrepreneurial training and technical assistance
In partnership with the identified entities, develop/expand training program.	Evaluate current training and T/A program in light of residents' interests and abilities
	If necessary, develop or modify training plan to match residents' interests and abilities
	Prepare and execute personalized training and technical assistance plans for participants
Facilitate the provision of start-up technical assistance and financing to 5 new resident-owned businesses.	Appoint business development coordinator
	Establish mechanism for monitoring business development activity
	Select resident businesses to receive T/A and financial assistance

HUD Strategic Goal: Improve quality of life and economic viability

Planning Area IV - Related Goals of the OHA

1. Achieve a 15% higher level of satisfaction among residents of neighborhoods containing

distressed public housing.

Objective	Activity
Conduct strategic asset analysis of all OHA properties	Prepare RFP for consultant to perform analysis
	Issue RFP and select consultant
	Conduct analysis and evaluate conclusions
	Develop strategic asset management plan for the properties based on the recommendations of the consultant

2. Increase the economic viability of the OHA by reducing the need for HUD funding by 2%.

Objective	Activity
Reduce OHA per service unit expenditures by 5% (adjusted for inflation) over the next 5 years by achieving economies through improvements in efficiency, reduction in utility consumption, and cost controls.	Implement recognition program for employee-generated ideas resulting in savings
	Evaluate all facets of OHA operations and eliminate duplication and contract functions that can be more efficiently performed by outside entities
	Develop objective measures of employee productivity and tie these measures to performance evaluations
Increase internally generated rental income by 25% over the next 5 years through changes in admissions policies and facilitation of employment and training programs.	Increase the number of higher rent paying residents in occupancy by 5% per year (See Goals II C and III A)
	Increase the average amount of rent charged by increasing the incomes of families in residence (See Goals II C and III A)
Identify and secure alternative funding sources for self-sufficiency programs.	Develop priority list of services for which outside funding is required or desired

Objective	Activity
	Investigate and evaluate the potential funding opportunities from non-HUD governmental agencies
	Investigate and evaluate the potential funding opportunities provided by private foundations and corporations
	Prepare applications for funding.

3. Improve the physical condition of existing OHA-owned or OHA-managed housing units to achieve rent comparability with standard quality housing in the local private housing market.

Objective	Activity
Conduct strategic asset analysis of all OHA properties	Prepare RFP for consultant to perform analysis
	Issue RFP and select consultant
	Conduct analysis and evaluate conclusions
	Develop strategic asset management plan for the properties based on the recommendations of the consultant
Adopt consultant's recommendations for improving property's competitive position.	Identify recommendations that are consistent with strategic asset decisions and market comparability
	Incorporate the selected improvements into existing modernization budgets and activities
Prepare a multi-year capital improvement plan.	Establish schedule of resident consultation
	In consultation with residents and local stakeholders, establish physical improvement priorities
	Draft capital improvement plan in the appropriate format
	Identify and secure sources of funding for improvements

1. Increase by 10% the number of local residents with a favorable image of the OHA and its program beneficiaries.

Objective	Activity
Conduct a survey of public perception to establish baseline and to identify opportunities for improvement.	Develop public perception survey instrument and methodology
	Conduct public perception survey, tabulate and evaluate survey results
Identify the primary targets for awareness enhancement and perception modification.	In consultation with members of Housing Task Force
	Determine current perceptions, knowledge and attitudes regarding affordable housing
Develop general procedures and case-specific strategies and action plans for providing information related to the various aspects of ongoing and planned OHA housing and service activities.	Review existing public relations and public information mechanisms and determine their applicability to current objectives
	Develop public relations and information policy
	Identify the programs and activities requiring a revised approach to PR and PI
	Develop public relations and information plan for identified activities and programs
Establish and utilize mechanisms to publicize success stories of OHA and its residents.	Develop a theme that can impact public perceptions
	Create mechanism to identify OHA human interest stories
	Establish relationship with local media to obtain commitment to publicize successes

Identify, secure and allocate financial and in-kind resources to support public information effort.	Develop PR and information budget
	Identify and allocate sources of funds for anticipated expenses
	Identify sources of in-kind services and obtain commitments
Develop and publicize web site containing pertinent information regarding the activities and programs of the OHA.	Establish PR and information objectives
	Determine information required and format for that information
	Secure services of web site designer and update web site

5. Increase effective resident involvement in improvement initiatives

Objective	Activity
Increase effectiveness of resident organizations by assisting 3 Resident Councils to obtain 501(c)(3) designation.	Identify incorporated Resident Associations that are fully functional and interested in engaging in resident initiatives
	Secure resources to provide the technical assistance required to prepare IRS documents
	Facilitate the provision of technical assistance and filing of IRS documents requesting tax-exempt status
Continue program-marketing initiatives to increase participation in resident initiatives by 10%.	Convene working group of tenants and staff to identify obstacles to greater tenant participation and to develop strategies for achieving greater participation
	Review OHA newsletter and identify improvements that would make it a more effective communication tool
	Develop incentives and rewards for resident participation

Objective	Activity
Increase resident involvement in OHA planning and operations by establishing formal mechanisms for input and incentives for participation.	Review existing MOU's with resident organizations and revise them to strengthen resident participation components
	Conduct an annual resident satisfaction survey, providing opportunity for resident response and input into variety of operational and policy issues
Increase the opportunity for OHA staff participation in resident council meetings by instituting a policy requiring the attendance of a key member of staff upon invitation by the RC.	Appoint staff liaisons to each Resident Association
	Develop calendar of Resident Council meetings
	Develop procedure for RC to request staff attendance and for RC to be notified of staff designated to attend

6. Increase the ability of the OHA to provide quality services by improving employee performance, productivity and customer service.

Objective	Activity
Increase employee job knowledge and skill levels by completing a comprehensive training program.	Assess current staff proficiencies in key areas of program management and administration
	Develop comprehensive training plan
	Identify and allocate resources required for implementation of training plan
	Establish system for monitoring employee training

Objective	Activity
<p>Demonstrate clear lines of accountability by linking job performance to objective measures as defined in HUD monitoring programs and the objectives of OHA Agency and Annual Plan, Strategic Plan, management improvement plans, and customer service requirements.</p>	<p>Review responsibilities and performance measures light of the mission, goals and objectives of the OHA</p>
	<p>Distribute work assignments to achieve greater organizational efficiency and effectiveness</p>
<p>Maintain the CCS automated management information system hardware and software to state-of-the-industry standards and train employees in the use of the system.</p>	<p>Review performance of system against the automated information management needs of the agency and recommend improvements</p>
	<p>Identify and secure resources required to improve automated systems</p>
	<p>Train staff to fully utilize automated systems</p>
<p>Boost employee morale by developing and implementing systems for appreciation and recognition of exemplary employees.</p>	<p>Select staff to form focus group</p>
	<p>Generate list of recommendations for employee recognition and reward</p>
	<p>Select recognition and reward mechanisms</p>
	<p>Commit the resources to support the rewards</p>
<p>Improve work environment by consolidating central office in a quality facility and upgrading satellite offices.</p>	<p>Re-evaluate requirements for office</p>
	<p>Investigate availability and cost of existing office space (with consideration for renovation and accommodating future needs)</p>
	<p>Investigate availability and cost of land for construction</p>
	<p>Select the most appropriate alternative and develop plan to acquire/develop office space</p>
	<p>Secure the resources to execute office plan</p>

Objective	Activity
	Undertake acquisition/development activities
Increase level of cooperation and teamwork through mechanisms that facilitate the timely flow of quality information and the collaborative planning of agency operations.	Create quality circles to deal with the issues of occupancy, physical conditions, and personnel
	Create employee newsletter to keep staff informed of major issues affecting the OHA
	Create committee, composed of staff from all levels, to review progress on the PHA plan and strategic plan
	Prepare quarterly reports for each of the quality circles and distribute to staff

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)*		
a) Public Housing Operating Fund	2,597,498	Public Housing Operations
b) Public Housing Capital Fund	3,495,257	Capital Improvements
c) Public Housing Replacement Reserve	500,337	
d) HOPE VI	6,800,000	Homes, elderly units
e) HOPE VI Demolition	--	
f) Annual Contributions for Section 8 Housing Choice Vouchers	12,405,041	HAP, Admin. fee
g) Single Room Occupancy (SRO)	364,018	HAP, Admin. fee
h) Public Housing Drug Elimination Program (PHDEP #8,9,10)	1,230,424	Public Housing Safety
i) Resident Opportunity and Self-Sufficiency (ROSS)	200,000	Resident Self-Sufficiency
j) Community Development Block Grant	62,500	Anticipated for Lake Mann
k) Comprehensive Grant (707, 708)	6,952,937	Capital Improvements
2. Other Federal Grants (List Below)		
a) TOP (Lake Mann RA, 100,000; Ivey Lane RA, 40,000; Omega RA, 40,000)	180,000	Resident Self-Sufficiency
b) Economic Development & Economic Self-Sufficiency	401,750	Supportive Services and Self-

(EDSS)		Sufficiency
3. Public Housing Dwelling Rental Income	1,458,528	Rent Collection
4. Other Income (List below)		
Interest and Other Income (Fraud, investments, other income)**	5,611,203	Public Housing Operations/Section 8, Hope VI program income
Farmer's Home Administration (rental assistance for Hawthorne Village)		Affordable Housing Operations
5. Non-Federal Sources (List Below)		
TOTAL RESOURCES	42,259,493	

* Based on FY 2000-2001 Actuals Received by OHA

** Includes program income from land sales at Hampton Park

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79(c)]

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- OHA verifies eligibility for admission when family is within 30 days of being offered housing.**
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

OHA also uses credit history as a screening factor.

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

All applicants are subjected to local, state and federal criminal background checks.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

The OHA is developing a site based waiting list for its family property in Apopka, Florida (Marden Meadows) and its HOPE VI property in Orlando (Hampton Park). This design may include a beta test (with HUD's approval).

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year? 2

As noted above, in Plan Year Three, the OHA will design a site based waiting list for its family property in Apopka, Florida (Marden Meadow) and its HOPE VI property in Orlando (Hampton Park). This design may include a beta test (with HUD's approval).

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?

As noted above, this design may include a beta test (with HUD's approval)

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **To be designed this year**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

To be designed this year.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

One
Families may receive a hardship exemption if they reject a unit for sufficient cause or if they reject a unit offered as an deconcentration effort

Two

Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list(s) for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? *However, as a practical matter, it will probably exceed the target.*

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work) **Modernization and Witness Protection (when requested by an official law enforcement agency).**

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)?
(If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either **Former Federal preferences** or other preferences)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility program
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - For applicants choosing Low Rent Public Housing only, involuntary displacement which is not under the applicant's control
 - Working households as currently defined in OHA's Section 8 Housing Choice Voucher Homeownership program and those unable to work because of age or disability
 - Graduates of Transitional Housing programs
 - Former Public Housing or Section 8 Voucher participant who has acquired a home, has met the requirements of the OHA Homeownership program (including Homeownership Training) and has lost that home due to insufficient income.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- 1 For applicants choosing Low Rent Public Housing only, involuntary displacement which is not under the applicant's control
- 2 Working households with children (elderly or non-elderly) as currently defined in OHA's Section 8 Housing Choice Voucher Homeownership program with six months of continuous employment and those unable to work because of age or disability.
- 2 Graduates of Transitional Housing programs
- 2 Former Public Housing or Section 8 Voucher tenant who has acquired a home, has met the requirements of the OHA Homeownership program (including Homeownership Training) and has lost that home due to insufficient income.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
 - Manager's orientation with new residents**
 - New resident checklist**
 - Resident handbook**

b. How often must residents notify the PHA of changes in family composition?(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) De-concentration and Income Mixing

See Attachment A.

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote de-concentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage de-concentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
- The Section 8 program uses the same screening criteria and procedures as is used with public housing applicants.**
- More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- This information is provided upon the request of the owner. Owners are encouraged to perform their own criminal records check on prospective renters.**
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

For hardships (as defined in the Administrative Plan) and for hard-to-house families.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

However this may occur due to the income of applicants

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to *subcomponent (5) Special purpose section 8 assistance programs*)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either **Former Federal preferences** or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden
- Other preferences (select all that apply)
 - Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in the jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
 - Verified disabled families

- For applicants choosing Vouchers only, involuntary displacement due to domestic violence which is independently verified. This does not apply to those currently housed in OHA properties.
- Working households with children (elderly or non-elderly) as currently defined in OHA's Section 8 Housing Choice Voucher Homeownership program and those unable to work because of age or disability
- Graduates of Transitional Housing programs
- Former Public Housing or Section 8 Voucher tenant who has acquired a home, has met the requirements of the OHA Homeownership program (including Homeownership Training) and has lost that home due to insufficient income.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden
- Other preferences (select all that apply)
 - Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in the jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
 - 1 Verified disabled families
 - 1 For applicants choosing Vouchers only, involuntary displacement due to domestic violence which is independently verified. This does not apply to those currently housed in OHA properties.
 - 2 Working households with children (elderly or non-elderly) as currently defined in OHA's Section 8 Housing Choice Voucher Homeownership program and those unable to work because of age or disability.

- 2 Graduates of Transitional Housing programs
- 2 Former Public Housing or Section 8 Voucher tenant who has acquired a home, has met the requirements of the OHA Homeownership program (including Homeownership Training) and has lost that home due to insufficient income.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

The OHA operates two special purpose Section 8 programs. They are: (1) Mainstream for Persons with Disabilities; and (2) Family Unification.

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

Program availability is communicated directly to agencies serving the special needs populations. Information is provided to these organizations on a regular basis and any changes in program requirements or availability of additional units of assistance are communicated immediately. Family Unification Program applicants must be referred

directly through the State of Florida Department of Children and Families. They also apply initially through the Family Services Department of the OHA and are then referred to the Admissions and Occupancy Department for processing.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub- component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

4. If yes to above, list the amounts or percentages charged and the circumstances under which

these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income re-examinations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Analysis of amenities for each complex and surrounding market rate complexes

A. Section 8 Tenant-Based Assistance

Describe the voucher payment standards and policies.

(1) Payment Standards

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that

apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)
Biannually

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Location

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

(Select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Executive Director reports to a Board of Commissioners. The Deputy Director reports to the Executive Director. Under the Executive Director, department heads manage the following departments; Public Housing, Section 8, Planning and Development, MIS, Admissions and

Occupancy, Maintenance/ Modernization, Family Services, Purchasing, Finance and Human Resources.

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover <i>includes turnover and expected use of vacant units or unused assistance</i>
Public Housing	1607	276 <i>251 turnover; 25 vacant units leased</i>
Section 8 Vouchers	2,499	300
Section 8 Certificates	-----	-0-
Section 8 Mod Rehab	100	20
Special Purpose Section 8 Certificates/Vouchers (list individually)	Mainstream 100 Family Reunification 20 (included in the total above)	0 5
Public Housing Drug Elimination Program (PHDEP)	1525	N/A
Other Federal Programs(list individually)		
EDSS	Programs initiated in 2001.	TBD
ROSS	Data not yet available	TBD
<u>Farmer's Home Adm.</u>	84	8

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

Management

- a. *Admissions and Continued Occupancy Policy –*
- b. *Tenant Selection and Assignment Plan (included in ACOP)*
- c. *Grievance Procedures*
- d. *Tenant Handbook*
- e. *Management and Operations Procedure Manual*
- f. *Dwelling Lease and Addenda*
- g. *Tenant Briefing Checklist*

Maintenance

- a. *Maintenance Policy and Procedure Manual*
- b. *Dwelling Lease*
- c. *List of Resident Repair and Maintenance Charges*
- d. *Operations and Procedures Manual*

(2) Section 8 Management: (list below)

a. Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment K**

-or-

The Capital Fund Program Annual Statement is provided below:

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment I

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

A. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Orange Villa (now known as Hampton Park)

2. Development (project) number: FL-04-07

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Carver Court (FL-04-03)

Griffin Park (FL-04-01)

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

The OHA will be engaged in development activities pursuant to the approved and funded HOPE VI program (Orange Villa, now known as Hampton Park). This will be a mixed-finance redevelopment effort and will include public housing.

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

The OHA will be continuing its planning for an acquisition program of development using tax exempt bonds creating mixed income developments wherein 20% of the units are made available for occupancy by LRPH tenants. Such developments will be located in non-impacted areas of the County and City.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C.1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description

Demolition/Disposition Activity Description	
Development name:	<u>Carver Court</u>
1b. Development (project) number:	<u>FL-04-03</u>
2. Activity type	<input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission:	<u>30/July/2001</u>
5. Number of units affected:	<u>212</u>
Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 07/30/01 b. Projected end date of activity: <u>28/February/2003</u>

Demolition/Disposition Activity Description	
Development name:	<u>Griffin Park</u>
1b. Development (project) number:	<u>FL-04-01</u>
2. Activity type	<input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission:	<u>February 2002</u>
5. Number of units affected:	<u>198</u>
Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <u>February 2003</u> b. Projected end date of activity: <u>February 2004</u>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

- 1 Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	<u><i>Hampton Park (formerly known as Orange Villa)</i></u>
1b. Development (project) number:	<u><i>FL-04-07</i></u>
2. Designation type:	<input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission:	<u><i>Approval Date: 09/07/99</i></u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	<u><i>48</i></u>
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)] See Attachment B

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

A. Public Housing

- 1 Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description	
1a. Development name:	<u>Hampton Park</u>
1b. Development (project) number:	<u>1997 HOPE VI Revitalization Project</u>
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) <input checked="" type="checkbox"/> <i>Nehemiah-type program created as part of the HOPE VI development program</i>
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>Approval Date:</u> <u>8/13/99</u>
5. Number of units affected:	<u>52</u>
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <i>20 units for purchase by public housing/Section 8 residents will be constructed on site and 32 residents will be able to purchase units off-site. Suggestion: "for purchase by low income families with preference to former orange villa residents, public housing/Section 8 residents and persons on waiting lists for both programs.</i> <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants

- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- 1.. Head and/or spouse must have been continually employed full-time during the prior 12 month period. Interruptions in employment up to 4 weeks are permitted.
2. Minimum family downpayment of \$1,000.
- 3.. Limited to FSS participants and others enrolled in any OHA or OHA approved homeownership program
4. All participants must complete a pre-purchase and post purchase counseling program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

N/A (Section 432 of H.R. 2620 FY 2002 VA/HUD Appropriations Bill)

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 3/1/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (***for rent determinations ONLY***)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

- Economic and Social Self Services and Programs -				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list, random selection, specific criteria, etc.)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self Sufficiency (FSS): Case management & jobs development program w/supportive services	200 families	Specific Criteria	OHA Central Office enrollment	Section 8 participants
Family Unification: Case management, family counseling, and supportive services program	300 families	Section 8 waiting list and availability of a Family Unification Voucher	Recommendation from Dept. Of Children & Family Services	Section 8 applicants
Resident Training and Development: assessments (including academic, vocational, and case management - supportive services), skills based training, job counseling & job placement assistance	10	Open Participation	OHA Central Office, complex offices, and other social service agencies	Section 8 participants and public housing residents
Summer Camp: Youth				Public housing

- Economic and Social Self Services and Programs -

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list, random selection, specific criteria, etc.)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
services program	100	Random selection	Complex offices	youth
Transportation Services: OHA van service for programs; provide residents with bus passes for self- sufficiency and other services	200/yr	Specific criteria	Central office & complex offices	Public housing residents
Food Bank: Distribution of food and commodities	500/yr	Open participation	Complex offices; Resident Association participation	Public housing residents
Small Business Development Training: Business development training & support services	5/yr	Open participation	Central office	Section 8 participants and public housing residents
Resident Activities and Services: wide range of programs, activities, events intended to promote family unity and increase the quality of life for the elderly and disabled	1,000	Open Participation	Central office and Complex offices	Public housing families and Section 8 participants
Community Learning & Enrichment Centers: Educational and tutoring programs/services; computer labs	100/yr	Open Enrollment	Central office and Complex Family Offices	Public housing residents
Community Outreach Program: Info. & Referral Services; Resident Assn. Capacity building	all families	Open enrollment	Complex offices & Resident Association offices	Public housing residents
Voter awareness program, including registration and education	300	Specific criteria	Central office and Complex Offices	Section 8 participants and public housing residents
Homeownership Program	10	Specific criteria	Central office and complex offices	Section 8 participants and public housing residents

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
<i>Program</i>	<i>Required Number of Participants (start of FY 2000 Estimate)</i>	<i>Actual Number of Participants (As of: DD/MM/YY)</i>
Public Housing	0	0
Section 8	183	76

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

OHA has developed its Community Service Requirement pursuant to PIH Notice 2000-26 and has attached a summary as required in Attachment J.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHA's may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Griffin Park (FL-04-01)
Carver Court (FL-04-03)
Lake Mann Homes (FL-04-04)
Marden Meadows (FL--4-11)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
OHA contracts with the Orlando Police Department and the Orange County Sheriff's Department for additional patrols in its housing developments.
- Crime Prevention Through Environmental Design
A number of improvements have been made including, but not limited to:
Security Screens
Security Fences
Bars over Air Conditioning units

Improved site lighting

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

There is a Weed and Seed program in the Parramore area of Orlando which encompasses Griffin Park (FL-04-01) and Carver Court (FL-04-03).

2. Which developments are most affected? (list below)

- Griffin Park (FL-04-01)**
- Carver Court (FL-04-03)**
- Lake Mann Homes (FL-04-04)**
- Marden Meadows (FL-04-11)**

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

- Griffin Park (FL-04-01)**
- Carver Court (FL-04-03)**
- Lake Mann Homes (FL-04-04)**
- Marden Meadows (FL-04-11)**

D. Additional information as required by PHDEP/PHDEP Plan N/A

PHA's eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

N/A (Section 432 of H.R. 2620 FY 2002 VA/HUD Appropriations Bill)

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

The OHA Pet Policy is to permit one pet per household but limited to a dog, cat, fishes or bird/s. Pets require specified inoculations, must meet size limitations, must be leashed when outdoors, must be spayed or neutered and must have insurance. No pets identified as dangerous by the City of Orlando or by Orange County can be kept. All pets not specified on a lease must be added to a lease and include a non-refundable deposit and other specific requirements. The policy is attached as **Attachment B**.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)? *Audit will be submitted to HUD when it becomes available*

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

OHA will continue to make capital improvements to bring properties to a level of parity with the private market. (See Capital Improvement Plan that is an attachment to this Annual Plan.)

3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment G
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
 - List changes below:
 - Other: (list below)

B. Description of Election process for Residents on the PHA Board (See Attachment I)

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Florida Statute 421 requires that seven (7) persons serve on the OHA Board of Commissioners, with at least one member being a resident of either public housing or a Section 8 participant. All members of the board, including the resident member, are appointed by the Mayor of the City of Orlando.

Prior to the expiration of the term of a current resident commissioner, the Mayor's Liaison to the board of commissioners will prepare a list of at least three (3) resident candidates based on nominations from bona-fide and duly recognized resident associations. The list will be presented to the Mayor for consideration as potential appointees to the Board of commissioners. It is understood that the appointing authority is under no obligation to appoint a resident commissioner from the list.

The candidates are nominated by residents and resident organizations. Nominees can be any Head of Household receiving assistance through OHA and living within the city limits of Orlando.

Representatives of all Resident Associations are eligible to nominate candidates for the resident commissioner.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance **and living within the city limits of Orlando**
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1A. Consolidated Plan jurisdiction:

City of Orlando, Florida

2A. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- 1 Affordable housing preservation
- 2 Increasing supply of affordable housing
- 3 Upgrading existing housing stock
- 4 Provision of special needs housing
- 5 Improvements to public housing
- 6 De-concentration
- 7 Supportive services to help families achieve economic self-sufficiency and to transition from welfare to work

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1B. Consolidated Plan jurisdiction:

Orange County, Florida

2B. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan's.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

1. Affordable housing preservation
2. Increasing supply of affordable housing
3. Upgrading existing housing stock
4. Provision of special needs housing
5. Improvements to public housing
6. De-concentration

7. Supportive services to help families achieve economic self-sufficiency and to transition from welfare to work

Other: (list below)

3. The Consolidated Plans of the jurisdiction support the PHA Plan with the following actions and commitments: (describe below)
 8. Expand rental housing opportunities for lower income persons by producing 100 affordable rental units over 5 years and adding 100 new certificates to HOME's tenant-based assistance program
 9. Promote public/private and non profit partnerships to produce affordable rental units and encourage the production of 5,000 units for lower income persons over 5 years
 10. Support regulatory initiatives that stimulate production of affordable housing
 11. Expand fair housing education and marketing efforts
 12. Support efforts to assist low income families to become responsible homeowners and tenants.

D. Other Information Required by HUD

1. OHA Progress in Meeting the Mission and Goals Described in the Agency Five Year Plan

See Attachment A

2. Basic Criteria used in Determining Substantial Deviation from its 5-Year Plan.

The OHA has determined that a substantial deviation will only occur if a formal vote of the Board of Commissioners is required for any changes to the "Orlando Housing Authority 5-Year plan. The Strategic Plan is a part of that Plan.

1. Basic Criteria used in Determining a Significant Amendment or Modification to its 5-Year Plan

The OHA has determined that a significant amendment or modification will only occur if a formal vote of the Board of Commissioners is required for any changes to the "Orlando Housing Authority 5-Year Plan of the Agency.. The Strategic Plan is a product of that 5 - Year Plan. In addition, any decision to demolish or dispose of a development or to designate a development as elderly only or disabled only, which already require a hearing and Board approval process as well as HUD approval, will be considered a significant amendment or modification to the 5-Year Plan.

ATTACHMENTS

