

# DRAFT

# 2020 Annual Action Plan



July 2020

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The U.S. Department of Housing and Urban Development requires that the City of Orlando develop a five-year strategic plan referred to as the Consolidated Plan. On behalf of the City, the Housing and Community Development Division (HCD) has created its 2016-2020 Consolidated Plan (Plan). The Plan details resource investment decisions to meet Orlando's affordable housing, community, and economic development needs and priorities. These resources include four federal entitlement grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)

Entitlement funds must focus on at least one of the following objectives for low-and-moderate income persons: increase the availability/accessibility, affordability and sustainability of decent housing, create suitable living environments, and/or expand economic opportunities.

The objectives of the 2016 of the 2020 Consolidated Plan are to:

- Develop and preserve decent, safe, and affordable rental and owner-occupied housing
- Reduce homelessness through permanent supportive housing with appropriate supportive services to ensure stabilization
- Meet the needs of persons with HIV/AIDS and their families by providing housing, healthcare, and supportive services
- Support vulnerable/at-risk populations through transitional and/or rapid re-housing
- Expand job readiness opportunities for special needs populations
- Ensure fair housing opportunities for all residents

#### **2020 Action Plan**

For each year of the Plan, the City is required to prepare an Annual Action Plan to inform residents and HUD the planned activities for that particular year. At the end of the program year, a Consolidated

Annual Performance and Evaluation Report (CAPER) is released to report on actual goals and objectives reached during the year.

The Annual Action Plan serves as the official application for HUD entitlement grants and proposes programs and activities to be funded during the City's 2020 Program Year from October 1, 2020 through September 30, 2021. It describes the specific funding amounts and activities that will take place during the program year to address priority needs and goals identified in the Consolidated Plan.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Consolidated Plan identifies programs and activities that will be implemented to meet goals and objectives. HUD requires that each activity be tied to one of three federal program objectives: 1) decent housing; 2) suitable living environment; or 3) economic development. In turn, each objective is tied to one of three outcomes: 1) availability/accessibility; 2) affordability; or 3) sustainability.

The following activities will enable the City to achieve these objectives and outcomes in 2020 and throughout the Plan:

### **Decent Housing**

Creating opportunities to make decent housing more available, accessible, affordable and sustainable through:

- Acquisition, rehabilitation, and new construction of single and multi-family properties
- Down-payment and closing cost assistance or interest rate buy down to increase access to homeownership
- Implementing a home repair program to preserve existing affordable housing stock
- Lead-based paint testing and abatement activities
- Housing, healthcare and supportive services to HIV/AIDS populations
- Homelessness prevention, permanent supportive housing, and rapid re-housing

### **Suitable Living Environment**

Creating opportunities to make suitable living environments more available, accessible, affordable, and sustainable through:

- Eliminating Spot/Blight to stabilize neighborhoods
- Public improvements to support and sustain neighborhoods

- Supportive services and transitional housing for at-risk populations

## **Economic Development**

Creating opportunities to expand economic opportunity through:

Job training and employment services for special needs populations

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The following is a summary of the City's past performance as reported to HUD in the last consolidated planning period of October 1, 2018 to September 30, 2019.

**CDBG-** The City assisted in public facility activities that has benefitted 36,139 people, aprovided public service activities serving 496 residents, eliminated contamination on 200 properties, and rehabilitated 8 homeowner-occupied housing units.

**ESG -** Funding benefitted 1855 individuals in emergency shelters, prevented 14 persons from becoming homeless, and provided rapid re-housing to 111 individuals.

**HOME -** HOME funds supported the construction of 59 single family, detached units, of which sixteen (16) were assisted with HOME funds.

**HOPWA -** The funding provided by the HOPWA program enabled 750 people to receive housing subsidies, 1025 people received supportive services.

During this Consolidated Plan five-year period we continue to increase our efforts in providing affordable housing for extremely-low, low and moderate income (LMI) households, permanent supportive housing for the homeless, and supportive services that contribute to self-sufficiency for LMI households. HCD is working diligently with other City departments, its committees and boards, neighborhood associations and other regional partners to provide affordable and decent housing availability, as well as accessibility and sustainability of a suitable living environment, and thus supporting households towards accessing economic opportunities. Further, the HCD continues to leverage funds and resources with the intention of stabilizing neighborhoods.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The HCD incorporates different levels of citizen participation to establish solutions in addressing needs. The HCD *Citizen Participation Plan for Housing and Community Development Program* guides the administration of these programs.

To ensure public awareness and participation, public notice of funding opportunities for annual request for applications (RFAs) are submitted to area newspapers, including the Orlando Sentinel, which has a regional readership; and El Sentinel, which has a predominantly Spanish-speaking readership. The public notice and RFAs are published electronically on the HCD website. A public hearing is held at City Hall where citizens are invited to attend and comment on proposed activities. The City was able to conduct the first public hearing at City Hall and held a second virtual public hearing due to COVID-19 restrictions.

The HCD makes annual funding recommendations and sets program goals in consultation with various partnerships and committees, including the CDBG Review Committee (comprised of appointees from each commissioner district and a representative from the Orlando Housing Authority), the Housing Review Committee, the HOPWA Community Advisory Board, the Homeless Services Network of Central Florida, Inc., and the ESG Review Committee. Additionally, HCD and the Orange County Housing and Community Development Division share information and resources during the planning process to avoid duplication of efforts.

Once funding recommendations are made, the City holds a second public hearing to obtain comments from citizens before the funding recommendation goes to City Council for approval. Due to social distancing practices related to COVID-19, the second public hearing was held virtually this year.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City held two Public Hearings during the Action Plan process. The first Public Hearing/Notice of Funding Availability was published in all zones of the Orlando Sentinel on February 2, 2020, and in the El Sentinel (Spanish version) on February 1, 2020. The announcement was also made at the City of Orlando website and e-mailed to our mailing list of interested parties. A Public Notice for the second Virtual Public Hearing/Notice of Availability of the Draft 2020 Action Plan was published in all zones of the Orlando Sentinel on July 12, 2020 announcing that a draft copy of the 2020 Annual Action Plan was available for public review and comment. Draft copies of the 2020 Action Plan were also made available to area libraries and online at [www.orlando.gov/housing](http://www.orlando.gov/housing) on July 10, 2020. Citizens were asked to submit comments on the draft documents through August 10, 2020. All comments received are included in the final version of the plan.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Draft copies of the 2020 Action Plan were also made available to area libraries and online at [www.orlando.gov/housing](http://www.orlando.gov/housing). Citizens were asked to submit comments on the draft documents through August 10, 2020. Any comments received will be included in the final version of the plan.

A summary of all comments is included in the 2020 Action Plan Public Comments and Questions attachment.

All public comments or views will be reviewed and accepted.

## **7. Summary**

During the next five years, HCD will need to adapt to the continued population growth. Although substantial economic growth is being forecasted as well, we anticipate an increase in the low-to-moderate income household population, which will present the challenge of doing more with less. HCD will continue to focus on using data-driven methodologies to set the needs and priorities identified in the Plan. In collaboration with our partners, stakeholders, and residents, the City will strive to meet this formidable challenge. It will take a strong commitment and resources from all levels of government, the private sector, advocacy groups, and social service organizations to make an impact towards reducing poverty and revitalizing neighborhoods.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ORLANDO	
CDBG Administrator	ORLANDO	Housing and Community Development
HOPWA Administrator	ORLANDO	Health Services Department
HOME Administrator	ORLANDO	Housing and Community Development
ESG Administrator	ORLANDO	Housing and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Orlando Housing and Community Development Department serves as the lead agency responsible for administering the programs and activities covered by the 2016 – 2020 Consolidated Plan and this 2020 Annual Action Plan, which includes:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)

### Consolidated Plan Public Contact Information

City of Orlando

Housing and Community Development Department

407.246.2708

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Orlando believes that only through our partnerships and collaborated efforts with public and private entities will we be able to effectively build safe, livable and sustainable communities. Our partners provide the expertise, resources, and networks needed to revitalize our neighborhoods.

In preparation for this Plan, HCD performed a wide variety of outreach efforts not only to ensure inclusion of all relevant stakeholders, but more importantly to make outreach more effective and impactful. These stakeholders included organizations working with LMI households, homeless and special needs populations, protected classes, or those who work in low-to-moderate income areas.

Coordination and consultation with public and private agencies is necessary when developing our strategic plan. HCD will continue to work with internal City departments, other regional local government jurisdictions, the Orlando Housing Authority, non-profit organizations, and private industry to ensure outcomes are met. As such, HCD will continue to look for strategic opportunities on an ongoing basis to create a process of continuous improvement in addressing community needs and priorities as efficiently and effectively as possible.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Orlando is committed in partnering with public and private entities to make certain funding priorities are aligned with our goals. To that end, HCD as a strategic partner to our housing, health and service providers aims to improve coordination among agencies to better serve the needs of our communities and the most vulnerable populations.

HCD continues to support community-wide efforts to create subsidized affordable housing opportunities linked to social services and healthcare to ensure stabilized and sustainable households. These efforts are being accomplished through leveraging projects with the Orlando Housing Authority, the Florida Housing Finance Corporation through low-income housing tax credits and the National Housing Trust Fund, City general funds, and private funding. Although certain areas are targeted for revitalization, a balance must be struck between revitalizing depressed areas and creating options for LMI and minority households within areas of opportunities, leading to the de-concentration of low-income/minority areas and compliance with the Fair Housing Act.

HCD is currently working with Orange County's Ryan White Care Act Office and the HIV Health Services Planning Council to find mechanisms to incorporate HOPWA services with Ryan White benefits. The Ryan White Office has contracted with the Homeless Services Network of Central Florida, Inc. (HSN) to

provide a full-time Ryan White Care Act Liaison to lead this effort. Given affordable housing has been identified as a barrier to Ryan White clientele, HCD is exploring national best practices to coordinate HOPWA housing programs and supportive services with Ryan White healthcare benefits for HIV/AIDS persons and their families. The City has partnered with Orange County so the County can administer HOPWA funds and coordinate an approach that leverages resources most efficiently and effectively.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Homeless Services Network (HSN) brings together homeless service providers and other organizations to address the issues of homelessness in the community and acts as the community's lead agency in what is considered the area's Continuum of Care. HSN is currently refining a coordinated entry system to streamline and triage homeless persons and persons at risk of homelessness. Prioritization will be performed using the Service Prioritization Decision Assistance Tool (SPDAT) to standardize the process and allow for more effective and efficient decision-making. Further, HCD is a member of the City of Orlando's Impact Homelessness committee. Working as part of the Central Florida Commission on Homelessness initiative, the committee in coordination and collaboration with non-profit partners is focused on alleviating the problem of chronic homelessness through the development of permanent supportive housing units through new development, rehabilitation of existing units, and working with landlords to increase the landlord/unit base for placement.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

HCD holds request for applications for ESG funds in February of each year prior to the next fiscal year funding cycle. ESG activity priorities will continue to include permanent supportive housing, rapid re-housing and homeless prevention. HCD, HSN and other stakeholders are actively working to align resources in support of a single, standardized model with the ultimate goal of leveraging public and private investment to substantially increase the number of homeless persons served. In addition, HCD plans to continue funding HSN in support of the operation and administration of HMIS. Monthly meetings are being held to update homeless and HOPWA service providers on the 2014 Data Standards. Standardized policies and procedures will be developed to ensure complete and consistent data. Once established, regular meetings should be held towards the goal of continuous improvement of policies, procedures, and outcomes.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Ability Housing
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency provides affordable housing with supportive services to help persons increase income and economic self-sufficiency. Typically, low income areas have lower quality education and lower education levels, and poorer infrastructure investments. Increased access to affordable, quality housing is essential. Improved education, youth and economic development are strategic opportunities. At the February 2, 2016 workshop, Ability also stated that land donation/swapping, leveraging fees and resources between agencies and jurisdictions can increase affordable housing. Incentives to reduce risk for landlords should be implemented to increase landlord pool.
2	<b>Agency/Group/Organization</b>	COALITION FOR THE HOMELESS OF CENTRAL FLORIDA, INC
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency provides emergency shelter with supportive services including: needs assessments, individualized housing plan, budget and savings plan, and resource referrals. Their community housing program works to find landlords that provide affordable housing. Poverty areas have higher crime and substandard housing owned/managed by slumlords. Efforts should include renovating properties and offering incentives for those that wish to renovate, and encourage building of new properties. Affordable housing needs to be developed for those with criminal records/evictions. There needs to be community involvement in the process of revitalization. Low-wage jobs are also a significant challenge in Orlando and no amount of affordable housing will move people out of poverty without livable wages.
3	<b>Agency/Group/Organization</b>	Community Builders Group
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency believes a strategic neighborhood action plan should be used to empower communities. Agency believes in mixed-income development to make housing affordable to all income levels. Households in poverty areas need credit repair services, infrastructure improvements, job opportunities, transportation, and blight elimination. Minority areas have a history of little to no public investment, but need home ownership programs, first responder programs, DPA and community clean-up. Public-private housing finance is needed to build affordable housing.

4	<b>Agency/Group/Organization</b>	CENTRAL FLORIDA COMMUNITY ACTION AGENCY, INC
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Jurisdictions should donate vacant land for affordable housing development. Poverty needs to be humanized; at the same time that households need to be held accountable for their own self-sufficiency. Agency also mentioned at the February 2, 2016 workshop that the repair program needs to be expanded or more entities need to be involved, including private business.
5	<b>Agency/Group/Organization</b>	Attain, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency provides supportive housing for disabled persons in collaboration with Agency for Persons with Disabilities, Community Based Care of Central Florida, and the City of Orlando. Agency believes there is a great need for safe supportive housing for people with disabilities. More capital is needed to meet this housing need.
6	<b>Agency/Group/Organization</b>	CREDO
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On April 13, 2016 HCD met with CREDO to discuss our strategic plan. The discussion centered on employer involvement with providing affordable housing opportunities for its workforce.
7	<b>Agency/Group/Organization</b>	Early Learning Coalition Orange County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency provides subsidies for low-income families to help cover costs of childcare and oversees the region's Voluntary Prekindergarten Education Program. Agency states many of their families require affordable housing. They believe poverty areas lack safer play options for children, fewer options for safe housing, access to nutritional foods/groceries, and schools being in disrepair. These neighborhoods lack employment opportunities while having too many lotto and pawn shops that degrade the neighborhood further. Assets in these areas include strong church groups, cultural diversity, inter-generational communities, and higher home ownership rates. Need to strengthen the capacity of childcare providers to serve low-income and English language-learners to promote better outcomes for children.

8	<b>Agency/Group/Organization</b>	GRAND AVENUE ECONOMIC COMMUNITY DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-homeless Community Housing Development Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency provides housing for the chronically homeless. Agency believes poverty areas generally have substandard housing with rents that exceed the value of property.
9	<b>Agency/Group/Organization</b>	HANDS of Central Florida, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency provides public and private education and resources for families seeking affordable, safe and sanitary housing. Poverty areas are characterized by lack of jobs, lack of affordable housing, lack of affordable homes for sale and sometimes lack of good schools. Minority areas tend to have higher crime rates. Agency recommends a Needs Survey be performed in poverty areas. Recommends job fair with focus on non-profit agencies that assist with mortgage default counseling and program that assists with mortgage payments, such as the Florida Hardest Hit. At the Orange County affordable housing workshop held on February 2, 2016, HANDS stated there is a lack of affordable housing for elderly disabled and extremely low income households. Agency also believes partnerships should remain throughout affordability period. Further, City, County and Bank Foundations do not:1) Recognize it takes lower-income clients 2.5 years to ready for home ownership.2) Each of these entities wants a "ready" buyer. It is hard to have a "ready" buyer without a grant to help fund those 2.5 years of assistance - teaching budgeting, a savings plan, assistance with credit creation or poor credit payoff and work with Creditors.3) the City's only counseling \$ is CDBG - which can ONLY pay for 80% and below. The average median income of the City clients who request our services (for seminar and counseling) are 101% of median.
10	<b>Agency/Group/Organization</b>	Harbor House of Central Florida, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment



	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency is working with landlords to increase number of property owners willing to rent to participants of rapid re-housing program. Agency states property owners must be part of the process and their concerns need to be addressed in order for relationships to be productive and successful. Challenge discussed is that those willing to rent to hard-to-place populations require twice the regular security deposit. Coordination will be enhanced through regular communication and training in domestic violence issues. On March 3, 2016 HCD met with Harbor House and discussed the challenges facing organizations providing services to victims of domestic violence; specifically, the difficulty in determining the address of some victims, particularly those resulting from human trafficking.
11	<b>Agency/Group/Organization</b>	HEALTHCARE CENTER FOR THE HOMELESS, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On February 26, 2016 HCD met with this agency to discuss the need for the proposed Ivey Lane Healthcare Center. Data shows the need for medical, dental and pharmacy services in this low income neighborhood.

12	<b>Agency/Group/Organization</b>	Heart to Heart
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency is building affordable low-income housing with supportive services that include life skills, job training, and education. Agency believes low-income areas should focus on home ownership with economic empowerment workshops offered as supportive services towards home ownership and financial stability. On March 4, 2106, HCD met with Heart to Heart to discuss the need for new safe, affordable, rental housing for low-income households needing professional permanent supportive services. Agency is seeking land and funding to build approximately 48 units for homeless families and those fleeing domestic violence.
13	<b>Agency/Group/Organization</b>	Homeless Services Network
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency coordinates the region's implementation of strategies for housing high priority homeless households using permanent supportive housing and/or rapid re-housing through the coordinated entry system. Agency states need more accessible units, funding for household financial gap needs such as deposits, utilities, and furniture. On February 3, 2016 HCD met with HSN to discuss data quality and improvements with HMIS reporting system. On March 1, 2016, HCD met with HSN and HOPWA partner agencies to discuss coordinated entry system as an additional resource for long-term housing placement, as well as HMIS data processes, such as intake, quality and reporting. On March 11, 2016 HCD met with HSN and HOPWA partner agencies to discuss the need for regular meetings regarding processes and HMIS reporting.
14	<b>Agency/Group/Organization</b>	IDignity
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency assists individuals obtain their legal identification documents, which is first step to accessing housing and social services.

15	<b>Agency/Group/Organization</b>	Orange County Health Services
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On March 2, 2106 HCD met with the Ryan White Office to discuss HOPWA coordination with the Ryan White program and the need to improve the information being provided to Homeless Services Network in regards to various counties' needs and greater need for housing location services.
16	<b>Agency/Group/Organization</b>	Orange County Housing Finance Authority
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On March 7, 2016 HCD met with this agency to discuss the need for more single-family homeownership opportunities in Orlando. Discussed the staffing qualifications needed to put together the increasingly complex and expensive infill developments and the need for more neighborhood based entities to do such development in Orlando.
17	<b>Agency/Group/Organization</b>	ORLANDO HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On December 18, 2015 HCD met with OHA to discuss our strategic plan. OHA mentioned that a majority of households on their waiting list are requesting zero to 2-bedroom size units. There is a significant shortage in accessible units and conversion of units results in high costs. OHA has contracted an entity to perform a feasibility study in the Carver Park neighborhood for home ownership development opportunities, which complements the Parramore Village redevelopment initiative.
18	<b>Agency/Group/Organization</b>	Orlando Neighborhood Improvement Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency develops and manages affordable housing developments, as well as provides financial education services for residents. Poverty areas are characterized by high crime, lack of transportation to jobs and childcare, limited shopping choices and school quality issues. Equity funding for affordable housing development is limited. At the Orange County affordable housing workshop held on February 2, 2016, ONIC stated that extremely-low income households are hardest to house; even subsidized rents do not cover expenses. Acquisition costs have doubled while funding has been halved for bond financed properties.
19	<b>Agency/Group/Organization</b>	Orlando Realtors Association Foundation
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency mentioned land-banking/land-trust models as effective means to increase affordable housing at the February 2, 2016 workshop. Also mentioned that the rehabilitation of affordable housing needs to be de-regulated. Code enforcement liens/fines barrier to affordable home ownership for low-income households. Need employer involvement in home ownership opportunities for their employees, such as employer assisted housing. Local jurisdictions need to create a packet describing the process for affordable housing development.
20	<b>Agency/Group/Organization</b>	Picerne Development
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	At the February 2, 2016 workshop agency suggested more incentives needed to develop affordable housing development. There is a need to expand the rehab program to maintain affordable housing stock. Also, a partnership between 203K loans and FHA program can be of benefit.
21	<b>Agency/Group/Organization</b>	Primrose Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency provides employment training to persons with disabilities. Coordinates with social service agencies and employment placement.

22	<b>Agency/Group/Organization</b>	Rebuilding Orlando
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On February 26, 2016 HCD met with this agency to discuss the need for a home repair program that could assist families with minor/medium home repairs when households may not qualify for more extensive rehabilitation due to the condition of their home or cost limitations.
23	<b>Agency/Group/Organization</b>	Second Harvest Food Bank of Central Florida
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency serves as the primary distributor of donated food and provides job training programs. Poverty neighborhoods tend to experience food deserts, resulting in diet-related diseases. Housing appears substandard and higher crime rates occur. These areas need sustainable jobs that can help individuals support themselves and their families. On February 5, 2016 HCD met with representatives to discuss food and nutritional needs of low income households. Agency estimates they are collection only 10% of available food in the area. Actions to increase collection and distribution were discussed, as well as current and potential employment opportunities for low income persons working in food service industry.
24	<b>Agency/Group/Organization</b>	State of Florida HIV/AIDS
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On March 8, 2016 HCD held a conference call with this State agency to discuss the need for greater coordination and consultation between the various entities operating HOPWA programs, as well as coordination with the Ryan White programs.
25	<b>Agency/Group/Organization</b>	United Against Poverty
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	At the February 2, 2016 workshop, agency stated a lack of innovation and outcomes in anti-poverty programs. Additional stakeholders needed to increase resources through leveraging, such as naming rights for private business. Non-profits need capacity building training to become sustainable and self-sufficient. A 2-way giving approach versus one way giving needs to be implemented to empower communities to become self-sufficient. One-stop service centers and centralized reporting through HMIS are needed to streamline the process. Additional apprenticeship programs necessary for higher quality jobs.
26	<b>Agency/Group/Organization</b>	University of Florida Shimberg Center
	<b>Agency/Group/Organization Type</b>	Regional organization Housing Research Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency focuses on affordable housing data collection, analysis, evaluation and research of interest to the affordable housing delivery system. Agency believes low-income areas are often weak market areas, however, tend to be near denser urban centers with proximity to transit access and job centers.
27	<b>Agency/Group/Organization</b>	Wayne Densch Center, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency is building partnerships with private landlords to place homeless individuals with mental health issues into permanent supportive housing. The Center believes there should be time limits on public housing once households are able to afford unsubsidized housing to make room for those needing subsidized housing as part of a continuum.
28	<b>Agency/Group/Organization</b>	Wells Fargo Bank
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD created and sent a survey of 10 questions to the organization. Agency invests and supports affordable housing and social service organizations since it is a major focus of their community development plan. Poverty areas require more economic development by attracting small business and employment opportunities, as well as providing housing rehab, and eliminating food deserts.
29	<b>Agency/Group/Organization</b>	Winter Park Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>As mentioned in the affordable housing workshop hosted by Orange County on February 2, 2016, many of the elderly and elderly disabled are only living on social security or SSI and cannot afford the current rental rates. It was also mentioned that there is a lack of transportation access for many elderly disabled persons, which can place these persons at risk for not meeting urgent needs. Agency mentioned that permitting process needs to be less cumbersome for rehab of affordable housing units.</p>
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#### **Identify any Agency Types not consulted and provide rationale for not consulting**

HCD has not excluded any agency type from consultation. Our outreach efforts have been inclusive of social service, healthcare and education providers, governmental entities, and subject matter experts in the private sector.

#### **Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Homeless Services Network	The Continuum of Care acts as the regional leader in homelessness priority setting to address shared homeless prevention goals. We have expressed concern about the rising number of chronic homeless and the need to provide additional permanent supportive housing.
Moving to Work	Orlando Housing Authority	OHA established as an independent public housing agency by the U.S. Housing and Urban Development department works as a partner to address regional support to low-income households through housing subsidies and public housing.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Orange County 5-Year Consolidated Plan and Analysis	Orange County	The LMI household population of Orange County and the City of Orlando experience a lack of affordable housing and therefore a large percentage experience a housing cost burden. Regional approaches are needed to meet the affordable housing needs as solutions to these issue impacts both jurisdictions. Further, impediments to Fair Housing overlap between the jurisdictions and therefore removal of impediments also requires a collaborative effort.

**Table 3 – Other local / regional / federal planning efforts**

### **Narrative (optional)**

The City of Orlando has been collaborating with Orange County to address needs, priorities and strategies developed in this Plan. Orange County has hosted several workshops with subject matter experts/stakeholders, of which HCD attended workshops on affordable housing and anti-poverty solutions. The City of Orlando held neighborhood community meetings, and invited Orange County Housing & Community Development representatives. Also, a stakeholder survey was distributed; the results of which were shared with Orange County. The Orlando Housing Authority hosted a Fair Housing Workshop with the City and County leading the presentation and discussion. Further, City and County staff from planning and development, housing, and community services have held and continue to hold meetings to discuss regional approaches to the shortage of affordable housing in the region; these meetings also include staff from neighboring counties (Seminole, Osceola, and Lake).

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process empowers residents to identify priority needs for the local community. Through community meetings and public hearings, City residents can engage with the City to find the most effective distribution and leveraging of federal funds. During the planning process, HCD reached out to 50 neighborhood associations across the City to discuss Plan needs and priorities. HCD also participated in the Mayor's Neighborhood and Community Summit and the Mayor's Academy; a survey was created and distributed to those attending.

CDBG, ESG, and HOPWA agencies to be funded are primarily selected through a combination of staff recommendations and a competitive review process. HCD places a public notice in area newspapers and on our website at [www.cityoforlando.net/housing](http://www.cityoforlando.net/housing) with information concerning funding amount, application deadlines, and relevant data.

The CDBG Review Committee is comprised of one local citizen appointed by each of the six City of Orlando District Commissioners and one representative from the Orlando Housing Authority. After staff review, proposals are shared with the Review Committee for final determinations. After staff review, HOPWA proposals are forward to the HOPWA Review Committee that may include representatives from the Ryan White Part A and Part B grantee offices, and peer representative from the local HIV/AIDS community. ESG proposals are forwarded to the ESG Review Committee, consisting of community representatives from homelessness and housing organizations. The HCD HOME program provides notice of available funding for affordable housing and Community Housing and Development Organization (CHDO) development, as well as housing rehabilitation. Applications are available at the HCD office for construction, acquisition, and/or rehabilitation subsidies and are reviewed throughout the year on a first-come, first-qualify basis. Completed proposals are reviewed by HCD staff and then forwarded to the Housing Review Committee (HRC) to make funding determinations.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	City of Orlando conducted three separate meetings to discuss its request for proposals for the redevelopment of the Parramore neighborhood.	Six proposals were submitted.	All comments were accepted.	
2	Public Meeting	Non-targeted/broad community	HCD attended an Englewood Community Meeting to discuss Plan priorities and obtain community input (about 20 persons participated).	A few participants mentioned that housing rehabilitation is a great need in their neighborhoods. One participant mentioned that affordable homes require substantial repair.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	HCD attended a District 2 Government Academy meeting to discuss priorities and obtain community input. The presentation was given in Spanish.	One participant mentioned the slum/blight along Amway Center and Parramore neighborhood as a concern. A few participants felt DPA and rehabilitation is a great need.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	HCD attended the Mayor Neighborhood and Community Summit to discuss our mission and provide information to residents. The Plan survey was available.	One survey response was received. Participant mentioned Parramore area needed exterior improvements. Another mentioned need to inform residents of City services/resources; and need to de-stigmatize minority neighborhoods. Affordable housing developer recommended additional City funds be used towards affordable housing beyond grant funding.	All comments were accepted.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	HCD attended the Mayor's Academy to discuss our mission and provide information to residents. The Plan survey was distributed.	Fifteen survey responses were received and attached to the Plan.	All comments were accepted.	
6	Public Meeting	Non-targeted/broad community	HCD attended the Wadeview Community Meeting to discuss priorities and obtain community input. The Plan survey was made available.	A few participants asked about funding sources and levels. One participant asked effects on current Parramore residents if market value increased in community and no longer affordable. One participant asked if micro-housing and other alternative design housing part of our strategic plan.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	N/A	N/A	N/A	
8	Public Meeting	Non-targeted/broad community	A public meeting was held at City of Orlando Council Chambers on June 28, 2016.	No comments were received.	N/A	
9	Internet Outreach	Non-targeted/broad community	N/A	N/A	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Orlando uses multiple resources to implement activities that benefit LMI residents. The City received entitlement funding of CDBG, HOME, ESG, and HOPWA. HCD administers the entitlement funding on behalf of the City of Orlando. Additionally, HCD receives state funding through State Housing Initiatives Partnership Program (SHIP) to address housing and community development needs implemented through the Local Housing Assistance Plan. HCD also receives City general funds to assist with administrative costs.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,315,230	0	888,279	3,203,509	3,203,509	CDBG funds may be used to finance housing, public facilities and improvements, public services, and economic development activities. When request for applications are conducted, those targeting high priority needs are preferred. Planning and Administration is funded at 20% of annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,311,977	0	0	1,311,977	1,311,977	HOME promotes public/private funding partnerships to expand or maintain affordable housing, either single-family or multi-family developments. Request for applications are reviewed on an ongoing basis and must serve high priority needs. Planning and Administration is funded at 25% of annual allocation this year due to the waiver under the Cares Act.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	4,319,150	0	0	4,319,150	4,319,150	Organizations applying for HOPWA funding are selected through a competitive request for application process, and sources of leverage include public funding, such as Ryan White or Shelter Plus Care. Planning and Administration is funded at 3% of annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	194,392	0	0	194,392	194,392	Organizations applying for ESG funding are selected through a competitive request for application process and must provide a 100 percent match. Planning and Administration is funded at 10% of annual allocation this year due to the waiver under the CARES Act.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

There is no federal mandate regarding a matching fund requirement for CDBG; however, the City requests that applications demonstrate how other resources will leverage the total project costs. ESG requires a one-hundred percent (100%) match from the awarded agencies, and HOME requires a twenty-five percent (25%) match from participating entities. The City has notified HUD that it will be using the waivers allowed under the CARES Act to suspend match requirements during Program Year 2020. SHIP funds are used to leverage HOME funds for affordable housing

development, rehabilitation, and down payment assistance program.

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**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Orlando has acquired several foreclosed multi-family properties from Fannie Mae in the Washington Shores and Mercy Drive neighborhoods. The City anticipates selling these sites to developers to provide mixed-income housing opportunities, including permanent supportive housing that complement surrounding neighborhoods. The City has also acquired infill lots in the Parramore area that it anticipates they will be used for affordable housing development.

Any future site acquisition will be evaluated to address public goals that include:

- Increase safe, affordable, and sustainable housing opportunities for low and moderate income households.
- Increase permanent supportive housing.
- Foster community development through capitalizing on neighborhood assets and addressing community needs.
- Provide Fair Housing Choice for all City residents.

## **Discussion**

Funding amounts continue to pose a barrier to fully address the community development problems facing the City. Providing permanent supportive housing for the chronically homeless alone is estimated to cost approximately \$10,000 per individual per year. An estimated 700 to 900 chronically homeless individuals continues to demonstrate a need for ongoing assistance requiring additional federal, state and local resources. Further, LMI households experience increasing affordability issues and the City is struggling to provide sufficient funding assistance for affordable housing development projects to mitigate this gap.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2016	2020	Affordable Housing	Citywide	Assistance for Homebuyers Assistance for Homeowners Assistance for Renters	CDBG: \$2,357,172 HOME: \$983,983	Public service activities for Low/Moderate Income Housing Benefit: 70 Households Assisted Rental units rehabilitated: 394 Household Housing Unit Homeowner Housing Rehabilitated: 31 Household Housing Unit
2	Public Services Non-Housing	2016	2020	Non-Housing Community Development	Citywide	Public Service Needs	CDBG: \$283,291	Homeless Person Overnight Shelter: 2100 Persons Assisted Homelessness Prevention: 795 Persons Assisted
3	Public Facilities	2016	2020	Non-Housing Community Development	Citywide	Improvement of Neighborhood Facilities	CDBG: \$100,000	
4	Homeless Programs	2016	2020	Homeless	Citywide	Homeless Needs	ESG: \$180,234	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 1950 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HIV/AIDS Housing and Services	2016	2020	Affordable Housing Non-Homeless Special Needs	Citywide	Assistance for Renters Homeless Needs	HOPWA: \$4,319,150	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 165 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 766 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 44 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 152 Households Assisted Homelessness Prevention: 556 Persons Assisted

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City anticipates allocating approximately \$2,295,463 in CDBG funds and \$983,983 in HOME funds for eligible rental and homeowner rehabilitation projects, new construction projects, homeownership assistance, and tenant-based rental assistance. In addition, the City expects to allocate \$61,708.90 in CDBG Public Services funds for homebuyer education.

2	<b>Goal Name</b>	Public Services Non-Housing
	<b>Goal Description</b>	The City anticipates allocating approximately \$283,291.10 in CDBG funds directly to non-profit organizations for the administration and implementation of eligible public service activities including case management, homeless prevention, and other supportive services. In addition, the City anticipates funding \$61,708.90 in housing counseling services that will fall under Affordable Housing.
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	The City anticipates allocating approximately \$100,000 in CDBG funds towards public facility improvements and infrastructure/hazard abatement/urgent needs.
4	<b>Goal Name</b>	Homeless Programs
	<b>Goal Description</b>	The City anticipates allocating approximately \$174,953 in ESG funds directly to non-profit organization partners to provide homelessness prevention services, emergency shelter services, rapid re-housing services, and HMIS.
5	<b>Goal Name</b>	HIV/AIDS Housing and Services
	<b>Goal Description</b>	The City anticipates allocating \$4,189,576 in HOPWA funds directly to non-profit organizations for the administration and implementation of homeless prevention services, tenant-based rental assistance, rapid re-housing, public services activities, and acquisition/rehabilitation of housing for persons with HIV/AIDS and their families within Lake, Orange, Osceola, and Seminole Counties. \$129,574 will be used for Program Administration.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following are the proposed activities and accomplishments for 2020 listed by the 2016-2020 Consolidated Plan goals that they address, and include the location, the number of households, and type of beneficiary. The target date for completion of all projects is September 30, 2021.

In addition to each project, the City will set aside the following program administration allocation:

- CDBG (20%) - \$463,046
- HOME (10%) - \$327,994
- ESG (10%) - \$19,439
- HOPWA (3%) - \$129,574

#### Projects

#	Project Name
1	Affordable Housing
2	Public Services Non-Housing
3	Public Facilities
4	2017 - 2020 Miracle of Love FLH19F002 (MOL)
5	2017 - 2020 Aspire HP FLH19F002 (Aspire)
6	2017 - 2020 CMWP FLH19F002 (CMWP)
7	2017 - 2020 Homeless Services Network FLH19F002 (HSN)
8	2017 - 2020 Catholic Charities FLH19F002 (CCCCF)
9	2017 - 2020 X-Tending Hands FLH19F002 (X-Tending)
10	2017 - 2020 St Francis FLH19F002 (STF)
11	2017-2020 City of Orlando Acquisition/Rehab FLH19F002
12	Program Administration - 2019
13	2017-2020 HMIS - HOPWA
14	2017-2020 HOPWA Program Administration
15	ESG20 - City of Orlando

**Table 7 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The reason for allocation priorities is to increase affordable housing for homeless, low-income, and workforce residents.

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**AP-38 Project Summary**  
**Project Summary Information**

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1	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Assistance for Renters Assistance for Homeowners Homeless Needs Public Service Needs Assistance for Homebuyers
	<b>Funding</b>	CDBG: \$2,357,172 HOME: \$1,473,086
	<b>Description</b>	Various housing projects to increase the availability of existing affordable housing options within the City of Orlando for extremely low, low and moderate income (LMI) households. \$54,000 of the Affordable Housing allocation will fund housing counseling services that are part of the Public Services cap. The CHDO set-aside requirement is suspended, and the City of Orlando is aware of the expenditure requirements and is on track for the requirements.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	<p>HANDS - Pre-Purchase and Mortgage Default Counseling.</p> <p>HANDS Governor's Manor - Rehabilitation of 120 rental affordable units.</p> <p>Grand Avenue Economic Community Development - Rehabilitation of 274 rental affordable units.</p> <p>Rebuilding Together - Roof replacement at the homes of low and moderate-income households.</p> <p>306 Foundation -Home repair program at the homes of low and moderate-income households.</p> <p>Habitat for Humanity - Roof replacement at the homes of low and moderate-income households.</p> <p>Homeowner Rehabilitation Program - Rehabilitation for owner-occupied homes.</p> <p>Rental Rehabilitation - Multi-family rental units rehabilitation.</p> <p>Tenant-based Rental Assistance - Provide rental assistance, including security deposits and utilities to chronically homeless.</p> <p>New Construction of homeowner occupied and rental housing.</p> <p>Homeownership Assistance - Downpayment and Closing Costs</p>
2	<b>Project Name</b>	Public Services Non-Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Non-Housing
	<b>Needs Addressed</b>	Homeless Needs Public Service Needs
	<b>Funding</b>	CDBG: \$283,291
	<b>Description</b>	Non-housing public services provided to LMI residents of the City of Orlando.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	



	<b>Planned Activities</b>	<p>Family Promise of Greater Orlando - Case management services for families experiencing homelessness.</p> <p>United Way - Coordinated entry screening for the homeless.</p> <p>Coalition for the Homeless - Case management services for the homeless.</p> <p>Grand Avenue Pathlight Home - Case management for permanent supportive housing.</p> <p>Harbor House - Case management in emergency shelter for victims of domestic violence.</p> <p>Jewish Family Services - Family Stabilization/case management services for the homeless or at risk of being homeless.</p> <p>IDignity - Legal identification services.</p>
<b>3</b>	<b>Project Name</b>	Public Facilities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Improvement of Neighborhood Facilities
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Improvements to public facilities and infrastructure serving LMI clients in the City of Orlando.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Infrastructure/Hazard Abatement/Urgent Needs - Community Development and City of Orlando projects throughout the City.
<b>4</b>	<b>Project Name</b>	2017 - 2020 Miracle of Love FLH19F002 (MOL)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	<p>Assistance for Renters</p> <p>Assistance for Homeowners</p> <p>Homeless Needs</p>
	<b>Funding</b>	HOPWA: \$943,109

	<b>Description</b>	Miracle of Love, Inc.(MOL) is a nonprofit organization that provides eligible low-income persons with AIDS or related diseases who reside in the Orlando Eligible Metropolitan Statistical Area with direct client services that focus on MOL's overarching HOPWA goal to improve the quality of life for persons infected with HIV/Aids by assisting them with accessing affordable permanent housing. MOL will use the HOPWA funds to provide Short Term Rent, Mortgage & Utility Assistance, Tenant-Based Housing Assistance, Supportive Services/Case Management, Permanent Housing Placement, and Program Administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Short Term Rent, Mortgage & Utility Assistance, Tenant-Based Housing Assistance, Supportive Housing Services, Supportive Services/Case Management, Permanent Housing Placement, and Program Administration.
5	<b>Project Name</b>	2017 - 2020 Aspire HP FLH19F002 (Aspire)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Assistance for Renters Assistance for Homeowners Homeless Needs
	<b>Funding</b>	HOPWA: \$1,079,918
	<b>Description</b>	Aspire Health Partners, Inc. (CFDL) is a comprehensive, community-based, behavioral healthcare organization. A nonprofit corporation, CFDL provides eligible low-income persons with AIDS or related diseases who reside in the Orlando Eligible Metropolitan Statistical Area with Short Term Rent, Mortgage & Utility Assistance, Tenant-Based Housing Assistance, Supportive Services/Case Management, Permanent Housing Placement, Facility-Based Operating Costs and Program Administration.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Short Term Rent, Mortgage & Utility Assistance, Tenant-Based Housing Assistance, Supportive Housing Services, Supportive Services/Case Management, Permanent Housing Placement, Facility-Based Operating Costs and Program Administration.
6	<b>Project Name</b>	2017 - 2020 CMWP FLH19F002 (CMWP)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Assistance for Renters Assistance for Homeowners Homeless Needs
	<b>Funding</b>	HOPWA: \$1,004,016
	<b>Description</b>	The Center for Multicultural Wellness and Prevention Inc. (CMWP) is a nonprofit organization that provides a variety of health education and offers non-clinical, culturally and linguistically sensitive outreach services that promote optimal emotional, mental and physical health to eligible low-income persons with AIDS or related diseases who reside in the Orlando Eligible Metropolitan Statistical Area. CMWP will use the HOPWA funds to provide Short Term Rent, Mortgage & Utility Assistance, Tenant-Based Housing Assistance, Supportive Services/Case Management, Permanent Housing Placement, Facility-Based Operating Costs and Program Administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Short Term Rent, Mortgage & Utility Assistance, Tenant-Based Housing Assistance, Supportive Housing Services, Supportive Services/Case Management, Permanent Housing Placement, Facility-Based Operating Costs, and Program Administration.

7	<b>Project Name</b>	2017 - 2020 Homeless Services Network FLH19F002 (HSN)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Assistance for Renters Homeless Needs
	<b>Funding</b>	HOPWA: \$348,242
	<b>Description</b>	Homeless Services Network (HSN) is the lead agency for the Continuum of Care of homeless services in Orange, Osceola, and Seminole Counties, including the Cities of Orlando, Kissimmee, and Sanford.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Tenant-Based Housing Assistance, Supportive Housing Services, Permanent Housing Placement, and Program Administration.
8	<b>Project Name</b>	2017 - 2020 Catholic Charities FLH19F002 (CCCF)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Homeless Needs
	<b>Funding</b>	HOPWA: \$219,581
	<b>Description</b>	Catholic Charities of Central Florida (CCCF) is a nonprofit organization that operates a faith-based medical recuperative center in Central Florida, Pathways to Care. This 40-bed, state-licensed assisted living facility provides temporary housing and care to low-income persons with AIDS or related diseases who reside in the Orlando Eligible Metropolitan Statistical Area who have been released from hospitals, medical facilities or other HOPWA agencies and are in need of shelter and care while recovering from an acute medical illness, injury or disease setback. CCCF will use the HOPWA funds to provide Supportive Services/Case Management, Facility-Based Operating Costs and Program Administration.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Supportive Services/Case Management, Facility-Based Operating Costs and Program Administration.
<b>9</b>	<b>Project Name</b>	2017 - 2020 X-Tending Hands FLH19F002 (X-Tending)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Homeless Needs
	<b>Funding</b>	HOPWA: \$128,174
	<b>Description</b>	X-Tending Hands, Inc. is a nonprofit organization that provides low-income persons with AIDS or related diseases who reside in the Orlando Eligible Metropolitan Statistical Area who are homeless or at risk of losing their housing due to their HIV related expenses and needs safe home style housing and client services to support them as they transition to independent living. X-Tending Hands will use the HOPWA funds to provide Facility-Based Operating Costs and Program Administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Facility-Based Operating Costs and Program Administration
<b>10</b>	<b>Project Name</b>	2017 - 2020 St Francis FLH19F002 (STF)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Homeless Needs
	<b>Funding</b>	HOPWA: \$104,796

	<b>Description</b>	St. Francis House of Hospitality, Inc. is a nonprofit organization that provides a safe, clean, and comfortable home for low-income men living with HIV and AIDS who reside in the Orlando Eligible Metropolitan Statistical Area who otherwise have no place to live. Food, shelter, acceptance, and compassion are offered in a communal and family-like setting where dignity and value of self are emphasized. St. Francis House of Hospitality, Inc. will use the HOPWA funds to provide Facility-Based Operating Costs and Program Administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Facility-Based Operating Costs and Program Administration
<b>11</b>	<b>Project Name</b>	2017-2020 City of Orlando Acquisition/Rehab FLH19F002
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Assistance for Renters Assistance for Homeowners Homeless Needs
	<b>Funding</b>	HOPWA: \$81,694
	<b>Description</b>	Acquisition and/or rehabilitation of housing units for low-income persons living with AIDS/HIV.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Acquisition and/or rehabilitation of housing units for low-income persons living with AIDS/HIV.
<b>12</b>	<b>Project Name</b>	Program Administration - 2019
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Affordable Housing Public Services Non-Housing Public Facilities
	<b>Needs Addressed</b>	Assistance for Renters Assistance for Homeowners Homeless Needs Public Service Needs Improvement of Neighborhood Facilities Assistance for Homebuyers
	<b>Funding</b>	CDBG: \$463,046 HOME: \$119,227
	<b>Description</b>	Program Administration of CDBG and HOME.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
13	<b>Project Name</b>	2017-2020 HMIS - HOPWA
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Assistance for Renters Assistance for Homeowners Homeless Needs
	<b>Funding</b>	HOPWA: \$27,950
	<b>Description</b>	HMIS costs (not subject to admin cap)
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

14	<b>Project Name</b>	2017-2020 HOPWA Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HIV/AIDS Housing and Services
	<b>Needs Addressed</b>	Assistance for Renters Assistance for Homeowners Homeless Needs
	<b>Funding</b>	HOPWA: \$129,574
	<b>Description</b>	Planning and Administration of HOPWA (Orange County and City of Orlando)
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
15	<b>Project Name</b>	ESG20 - City of Orlando
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Programs
	<b>Needs Addressed</b>	Homeless Needs
	<b>Funding</b>	ESG: \$1,059,101
	<b>Description</b>	Shelter Operations, Rapid Re-Housing, Homeless Prevention, Street Outreach, HMIS, and Program Administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	



## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Identified activities will be located throughout the eligible geographic area and not limited to one targeted area. Excluding program administration, one-hundred percent (100%) of CDBG, ESG, and HOME funding will be allocated Citywide. One-hundred (100%) of HOPWA will be allocated to provide services within the four county area of the Orlando Eligible Metropolitan Statistical Area (EMSA) including: Lake, Orange, Osceola, and Seminole counties.

The HCD ensures that funding is directed to address the needs of the City's extremely low, low, and moderate income residents. CDBG, ESG, and HOME funds have been made available to all Orlando neighborhoods and agencies whose residents or clientele meet the requirements stipulated by the Code of the Federal regulations. HOPWA funds have been allocated to agencies throughout the EMSA to benefit low-income households at risk of homelessness due to HIV/AIDS.

Due to the broad geographic distribution of funding, CDBG, ESG, HOME, and HOPWA programs serve clients representing diverse populations. Activities undertaken include, but are not limited to: Improvements to public facilities, public services, affordable housing activities, housing counseling, rental and owner-occupied rehabilitation, homeless facility assistance, homeless prevention, tenant-based rental assistance, facility-based housing and housing-related supportive services.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 8 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

As mentioned, high priority needs for Orlando and EMSA residents are widely distributed. Therefore, maintaining a wide geographic reach allows the City to meet the needs of residents regardless of neighborhood or districts. Further, given the concentrations of minority poverty areas, the City of Orlando is committed to Fair Housing Choice and the de-concentration of these areas, as well as revitalization and stabilization. Thus, it is imperative to maintain a wide geographic area that allows a balance between the revitalization/stabilization of low-income neighborhoods and options for movement of disenfranchised populations to areas of opportunity.

## **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Affordable housing is identified as a planning priority in our Consolidated Plan. The Affordable Housing Priority has a series of goals ranging from increasing affordable housing options to promoting the sustainability of neighborhoods through increased homeownership. For each goal, there are activities to address these priority areas.

One Year Goals for the Number of Households to be Supported	
Homeless	936
Non-Homeless	210
Special-Needs	904
Total	2,050

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	171
The Production of New Units	9
Rehab of Existing Units	62
Acquisition of Existing Units	0
Total	242

Table 10 - One Year Goals for Affordable Housing by Support Type

## Discussion

Activities planned for Program Year 2019 will continue to promote the preservation and creation of safe, sanitary housing that is affordable, as well as to support facilities offering services accessible to extremely low, low, and moderate-income households.

Goal: Increase the availability of existing affordable housing options for extremely low, low, and moderate-income residents.

- Rehabilitate existing rental and owner-occupied units Citywide.
- New construction of rental and owner-occupied units Citywide.
- Leverage funds to assist for-profits and nonprofits, including CHDOs.
- Work with landlords to accept the chronically homeless into affordable units.

### Summary of Activities:

- HOME funds will be used for the rehabilitation and new construction of low-income rental and owner-occupied units. As part of this effort, homes will include environmentally friendly or "green building" standards where possible. In addition, the City collects fines for code enforcement violations used to support its single-family, owner-occupied housing rehabilitation program. Rehabilitation activities focus on improvements that will meet applicable property standards and decrease energy consumption.
- CDBG funds will be used to for the rehabilitation of rental units to preserve the current affordable housing stock, the rehabilitation of homeowner occupied units, and the acquisition of new affordable housing units.
- Homeowner pre- and post-purchase counseling class.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Orlando Housing Authority (OHA), established in 1938, owns and manages 1,409 public housing units (including 94 public housing/tax credit units) in 13 complexes throughout Orlando and Orange County, Florida. The OHA also owns 543 affordable, non-public housing units.

Public Housing: As of May 2019, fifty-nine percent of public housing residents have incomes at or below 30% of the area median income; 31% are very low-income, and 9% are low-income. The average gross income for public housing residents is \$16,859. Fifty-five percent of public housing residents are disabled (non-specified), and 32% are elderly. There are 13,619 applicants on the public housing waiting list.

Housing Choice Voucher (Section 8): OHA administers 4,391 housing choice Section 8 vouchers, including 619 Veterans Affairs Supportive Housing or VASH vouchers. As of May 2019, there are 4018 vouchers leased. Sixty-six percent of current voucher participants are categorized as extremely low-income; 25% very low-income and 9% low income. The average earned income for voucher households is \$ 17,987.36 annually. Fifty-four percent of voucher participants are disabled (non-specified), and 30 % are elderly. There are 5,823 applicants on the housing choice voucher waiting list.

Accessibility: In 2012, the Orlando Housing Authority conducted a comprehensive assessment of its public housing inventory to determine the current level of physical accessibility and compliance with Uniform Federal Accessibility Standards (UFAS). The report identified obstacles that may limit accessibility by individuals with disabilities. The resulting report provided a comprehensive assessment of the OHA's public housing properties concerning UFAS compliance and recommended courses of action to ensure that programs and activities offered by the OHA are readily accessible to persons with disabilities. Under a Voluntary Compliance Agreement with the United States Department of Housing and Urban Development (HUD), the Orlando Housing Authority is implementing a comprehensive modification plan to bring its public housing inventory into full compliance with Federal accessibility guidelines.

### **Actions planned during the next year to address the needs to public housing**

There is one public housing agency in the City providing public housing rentals to low and very low-income persons- the Orlando Housing Authority (OHA). The OHA also administers the HUD Housing Choice Voucher Program (referred to as Section 8). For 2019-2020, OHA anticipates receiving \$37,007,304.

The anticipated allocations from primary funding sources are:

Housing Choice Voucher Program: \$ 30,605,950

Public Housing Operating Subsidy: \$3,157,760

Capital Fund Program – Replacement Housing: \$3,243,594

The United States Department of Housing and Urban Development (HUD) indicates that the capital needs of our nation's public housing inventory have outpaced federal funding for much of the past decade. The Orlando Housing acknowledges the unmet capital needs within its public housing inventory due to dwindling HUD funding. HUD is redirecting its focus on repositioning public housing by allowing housing authorities the flexibility to preserve affordable housing within their communities. HUD proposes four (4) options to assist housing authorities to reposition its public housing; 1) Rental Assistance Demonstration (RAD) Program, 2) Section 18 Demolition and Disposition, 3) Voluntary Conversion, and 4) Retention of Assets after Declaration of Trust (DOT) release. OHA has evaluated its public housing inventory and identified six (6) sites for future demolition and redevelopment. HUD pledges to provide Tenant Protection Vouchers (Section 8) for families that must be relocated to facilitate demolition. Families may also be relocated to other public housing. OHA intends to submit the demolition applications in June 2019.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Orlando Housing Authority has active Resident Associations at its public housing complexes. Resident Association presidents meet monthly with the OHA's President/CEO and staff to discuss programs and policies, upcoming activities, and resident concerns. Residents may pursue employment, educational and homeownership opportunities, through coordinated information, referral and counseling services provided at the MTW Resource Center, and OHA's Resident Opportunities and Self Sufficiency and Family Self-Sufficiency Programs.

The City's Down Payment Assistance Program is available to all income-qualified residents, including public housing residents, to encourage homeownership. In addition, the City funds workshops and individual homeowner credit counseling; all of which are important on the path to homeownership.

### **Orlando Housing Authority's Moving to Work (MTW) Demonstration Program Designation**

In 2010, the United States Department of Housing and Urban Development (HUD) awarded the Orlando Housing Authority the Moving to Work (MTW) designation. The MTW Program Demonstration is a 10-year program that allows housing authorities to implement innovative programs normally not permitted to encourage self-sufficiency. The goals, objectives, and activities of the MTW are grounded in 3 statutory objectives established by HUD:

1. Reduce costs and achieve greater costs effectiveness in Federal expenditures;

2. Give incentives to families with children where the head of household is working, seeking work, or preparing for work by participating in employment support programs/training to improve self-sufficiency; and
3. Increase housing choices for low-income families.

One of the first activities under the MTW Program was an increase of the OHA's rent floor to \$225 per month. The rent floor does not apply to the elderly or disabled. Residents unable to pay the \$225 must participate in the MTW Resource Center. Through the services provided at the Resource Center, residents develop individual action plans and set goals to move toward self-sufficiency. The MTW Resource Center offers job readiness training, job recruiting services, childcare, and transportation assistance if needed. As an MTW Demonstration Agency, the OHA can move beyond the boundaries of traditional public housing and section 8 to address critical needs within the community. OHA developed a program to provide transitional housing, in the form of project-based housing choice voucher (section 8) assistance to homeless individuals for up to 18 months at West Oaks Apartments (OHA owned, non-public housing). OHA partners with local homeless service agencies to provide case management support to participants.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

OHA is recognized as a "high performer" under the Public Housing Assessment System (PHAS) scoring system. The agency is not designated as "troubled" by HUD; therefore, the City of Orlando does not need to develop a specific plan to address this issue.

**Discussion**

The City is working with the Housing Authority to address the needs of the chronically homeless, including veterans.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Homeless Services Network (HSN) is the lead agency for the local Continuum of Care (CoC FL-507). The CoC serves a tri-county area (Orange, Osceola and Seminole counties) and neighboring municipalities (cities of Orlando, Kissimmee and Sanford). On an annual basis, the CoC is responsible for the collection of data in order to generate a system performance measures report known as the Point-in-Time (PIT) Count. The PIT Count evaluates the number of individuals experiencing homelessness on a single day. The data outcomes ensure that key-stakeholders and government entities are continuously adjusting their homelessness prevention initiatives and other activities to accommodate current trends. According to the 2019 PIT Count (conducted in January 2019), the number of people who are homeless in Central Florida has continued to decrease since 2017.

The 2019 program year will continue its focus on assisting homeless persons and families, while addressing the chronic homeless population in Orlando. In 2019, the City will continue to leverage funding sources and systemic approaches to address this effort with our many partners in the Central Florida region.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Community outreach involves staff from the Health Care Center for the Homeless, Veterans Administration, Pathways to Care and Covenant House having street presence five days a week and occasional Saturdays. I-Dignity provides drop-in assistance, as well as attends large community events to target those who have identification issues keeping them homeless or unemployed. The domestic abuse shelters operate a 24-hour hotline and perform extensive outreach about their services. The United Way 211 assistance is advertised throughout the community as a central resource for a wide pool of service providers. The local Continuum of Care has 2 weekly HUBS located in the City, both offering a place for literally homeless people to drop in for intake into the homeless services system. The COC formed a Task Force on Day Services that is developing recommendations to address the unmet needs of the unsheltered homeless during the day. Through these initiatives and partnerships, HCD anticipates assisting over 1,000 homeless individuals and families.



## **Addressing the emergency shelter and transitional housing needs of homeless persons**

In PY 2020, the City of Orlando will spend its allocated ESG funding for shelter operations and essential services. The City funded agencies are expected to assist a total of 1,000 individuals with overnight shelter accommodations and supportive services. In addition, the City will provide CDBG funds for case management services. The community has moved towards a bridge-housing model focused on rapid re-housing and permanent supportive housing as primary services for the homeless.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The tri-county area has moved into a coordinated entry system with a single registry to assist in the management of the chronically homeless, homeless veterans and families. The coordinated entry systems allow those in need of assistance to be assessed at any Continuum of Care (CoC) partner agency and then be entered into HMIS for prioritization. Individuals and families who are the most vulnerable, with highest service needs, longest lengths of homelessness and who are least likely to get housed without assistance are prioritized. This process will then connect those in most need with the most appropriate service provider and any available housing assistance.

Along with the implementation of the coordinated entry system, Continuum of Care funds are now being distributed to focus on the individual/family versus agencies. Through the system, rent, deposits and other housing costs are paid directly either by the Homeless Services Network, or the Orlando Housing Authority. HSN has housing locators to identify landlords that provide safe and affordable housing units. At Family Promise, the “Partners in Housing” initiative provides permanent, sustainable housing through the option of manufactured homes. Families must participate in 12 months of case management and demonstrate the ability to maintain the property before transferring the title. Partner agencies receive supportive services funds to provide needed services for individuals/families. Training on evidence-based best practices has been implemented to strengthen service capacity and improve the quality of case management. The Commission on Homelessness works with the Continuum of Care to bring in subject matter experts to strengthen the focus on best practices.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving**

**assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The community plan to address those being discharged from public institutions works to prevent homelessness within three distinct groups: those exiting prisons, those aging out of foster care, and those being discharged from mental-health inpatient care or the hospital. The City of Orlando, in partnership with the Ninth Judicial Circuit Court of Florida, Orange County, Homeless Services Network, Aspire Health Partners and Orlando Serve Foundation is seeking \$750,000 from the Justice and Mental Health Collaboration Program FY 19 Competitive Grant program. The City, along with partner organizations, proposes the creation of the Orange County Community Court to serve persons with mental illness and co-occurring mental illness and substance abuse who are homeless and who encounter law enforcement, courts or criminal justice agencies, and/or who have outstanding court fines, fees or warrants. Partner organizations will work together during a 6-month planning process in 2019-20 to establish referral criteria for the court, including the application of a tool to assess criminogenic need and violence risk and to identify specialized services for female offenders. The Orange County Community Court will hear cases in a community setting, easily accessible to the target population. Grant funds will be used to close identified gaps to reduce justice involvement for adults with mental illness and substance abuse disorders in the criminal justice system, including providing Crisis Intervention Training for first responders, expanding mental health and substance abuse treatment, and providing case management services.

Youth aging out of foster care are provided with support services throughout the community. Several agencies such as City of Life and the Foundation for Foster Children work to support youth and ensure they have the support needed to be successful. Other community-based care providers such as Impower, Children's Home Society and Devereux work with aged-out youth to ensure they avoid homelessness. The Continuum of Care also works with regional school systems to identify youth currently homeless or at risk of homelessness and intervene on their behalf. The Continuum of Care Youth Committee is developing a plan for improving services for unaccompanied homeless youth.

Individuals being discharged from mental health or medical facilities are also provided intake services prior to discharge. Grace Medical Home provides short-term care to those exiting medical facilities that need more care than a shelter can provide. Facility case managers connect to service providers to ensure a placement is made and service linkage is in place prior to discharge.

Continuum of Care agencies work cooperatively and meet monthly to network and report updates. Partner agencies provide staffing for the coordinated entry and serve on committees. Members of each jurisdiction serve on the Homeless Services Network board of directors. The community works together to end homelessness in the region.

## Discussion

In 2006, Mayor Buddy Dyer, helped champion and form the first Regional Commission on Homelessness. Five years later in 2016, the leadership group saw the need to reorganize and refocus its efforts on Housing First, a national HUD directed strategy to promote permanent supportive housing. The City joined the regions Continuum of Care in supporting this program and City of Orlando provided funding provided PSH for 328 chronically homeless individuals. Region-wide over 800 chronically homeless persons are now in PSH.

### Central Florida Regional Commission on Homelessness

During 2019, the Commission began discussions with the Board of the Homeless Services Network and the regions Continuum of Care to complete a strategic alignment to improve efficiency within the leadership system. This realignment will be completed in 2019.

### The Homeless Services Network of Central Florida, Inc. (HSN)

HSN is the administrative lead agency for the CoC and serves as the HUD grantee for Supportive Housing Program (SHP) dollars for Orange, Osceola and Seminole Counties. HSN is a 501(C)(3) Florida corporation and currently has approximately 70 member agencies. The CoC planning process is coordinated by the HSN staff and volunteer board members. This process is led by the HSN's Executive Director and consists of representatives from the community with broad-based experience both within the community and in the delivery of services to homeless persons. The City will continue to work diligently with HSN to solidify partnerships, create new strategies, develop CoC-ESG system and project performance metrics and coordinate the further growth and collaboration of agencies within the Continuum of Care network.

**AP-70 HOPWA Goals– 91.220 (I)(3)**

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	390
Tenant-based rental assistance	152
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	166
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	165
Total	873

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

**Regulation:** The existing incentives offered to develop affordable housing are not competitive in the current market. Few affordable housing projects have taken advantage of the alternative development standards in - Chapter 67 of the Land Development Code (LDC). No projects have used the density bonus provisions in exchange for providing affordable housing units or trust funds. Developers choose the alternatives: Public art, mixed-uses, or enhanced design features instead.

As of 1998, \$58,000 has been deposited into the City's Housing Trust Fund; no funds have been deposited since. The current balance of the fund is \$130,264 due to interest earnings.

Expedited permitting is only offered for new construction of certified affordable developments but not formally extended to rehabilitation.

**Market Conditions:** Orlando has recovered from the housing market crash and recession. The foreclosure crisis has led to stricter lending practices making it difficult for low-to-moderate income households to qualify for a mortgage loan. In addition, many higher income households rent due to student loans, preferences, limited stock, etc. The result is a tight rental market with increased rental prices with an average at \$1,320/mo. as of June 2019. Orlando has a rental rate of 65% up 5% from 2010, and 80% of those who earn \$0-20,000/yr. are renters (US Census). To rent an apartment at the average cost, a renter would need to earn \$27.50 an hour, or \$4,400 a month (30% of income, 40hr/wk., w/o tax). Florida's minimum wage is \$8.46 per hour.

**Financial Resources:** Current demand far exceeds supply for affordable housing, especially for rentals. As grant funding decreased, demand has increased and this gap continues to worsen. Increasing and leveraging financial resources becomes more important. Financial gaps for the production of affordable housing units are growing larger. The LIHTC program is one of the largest producers of affordable housing for the city, however, because the credits are not as valuable after the passage of the new federal tax bill (effective 2018) and the increase in construction costs, majority of these developers are coming to the City seeking financial assistance to cover this gap.

**Housing Stock:** Illustrated in Table 34 of the 2016-2020 Consolidated Plan, 36,000 homeowner and rental units date from 1950-1979. Two problems exist as a result of this age of these units. First, lower income households lack the funds to adequately maintain their home, resulting in further deterioration. Second, outdated housing stock located in the City's urban neighborhoods is being demolished and replaced with large, high-end homes. The land values in many of the City's neighborhoods have risen to levels where redevelopment is preferred over rehab. For these reasons, finding a maintained older home at an affordable price is rare. Recently, OHA has proposed to submit applications to HUD in order to begin the process to demolish 6 Public Housing Projects in Orlando, it has been estimated that this would remove over 1000 units from the housing inventory, but the conditions of the properties and cost to rehabilitate and maintain are reaching unsustainable levels.

**Communication:** The feedback from the Fair Housing Workshop noted that a significant challenge faced is the lack of communication with residents and social service agencies regarding Fair Housing Choice and discrimination, fair housing rights and recourse, and the City's role. Many residents find it difficult to

locate services. In Feb. 2019, United Way changed the 211 call center for those in need of services. The center is no longer scheduling appointments or doing intake assessments for those experiencing homelessness; persons needing an assessment are required to go to one of two locations during designated times in order to seek assistance. The 211 call center will still direct calls those in need to those services.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Regulation: To be in compliance with the Florida Community Planning Act and the Fair Housing Act, the City through public policies and zoning has made attempts to increase the affordable housing supply. Although these policies have resulted in limited success, current policies do not exert a negative effect; albeit perhaps a neutral one. Thus, additional mechanisms are needed to decrease the affordable housing shortage, as well as deconcentrate low-income minority areas. The City and its regional partners will continue discussing policy actions and work on implementation to increase affordable housing options. The City has begun taking action to amend the LDC in favor of affordable housing. The City has also been working to establish and coordinate with a Community Land Trust (CLT). The CLT was recently formalized this year and partners of the CLT started working with different stakeholders in order to rehabilitate and manage blighted rental properties in one of our hardest hit communities. Staff is reviewing the density bonus section, which may result in a text amendment that requires affordable units when receiving a density bonus, although a new state law has halted this due to the cost compliance of the City to enact inclusionary zoning regulations (Florida House Bill 7103). The City has also been working on a regional level with Orange, Seminole, and Osceola County to review policies that effect housing costs, this initiative's final report concluded in May 2018, and each municipality began work on short and long-term strategies to increase affordable units. Currently the City has adopted text amendments that expand the flexibility of the alternative development standards to non-conforming one and two family lots that are currently vacant within the Parramore Heritage Overlay District. These lots, previously too small to develop, can now hold modest homes that are affordable due to their smaller size. Also, the planning department passed text amendments allowing accessory dwelling units in more zoning districts to promote infill and diversity in housing types, and changed the multi-family code section to allow more flexibility in the design of smaller multi-family projects on smaller lots.

Financial Resources: Affordable housing will need to become a higher priority in the City and region to mitigate the shortage. The City will continue to fund the rehabilitation of owner-occupied homes and multi-family rental housing, as well as new construction projects. Through down-payment assistance (DPA), we lower the cost of housing for low-and-moderate income households to achieve homeownership. Realizing the need to increase the capacity for affordable housing, the department will need to expand and find new partnerships with social service agencies, lending institutions, Community Housing Development Organizations (CHDOs), employers, and LIHTC developers. The disposition of City-owned land for owner-occupied and mixed-income multi-family projects works towards the goal of

providing affordable housing. The department will strategize to leverage limited funding resources to produce and retain the greatest number of units possible.

Housing Stock: Acknowledging that home repair poses a considerable barrier to low and moderate income households, the department is implementing a home repair program. Owner-occupied single-family and multi-family rental rehabilitation will remain a priority given the need to maintain affordable housing as this becomes scarce. Neighborhood hazard abatement may be required in certain areas to stabilize neighborhoods with the intention of creating new affordable and mixed-income housing developments.

Communication: HCD will continue working with partner agencies and neighborhood associations to inform residents regarding programs, Fair Housing rights and recourse, as well as receive feedback on community needs and best practices. This dialogue should be open and ongoing.

### **Discussion:**

According to the National Low Income Housing Coalition the City of Orlando, Florida has "just 13 affordable and available rental homes for every 100 households who need them" (Orlando Sentinel, 2019). One of the most pressing issues the City is facing is cuts to the State Housing Initiatives Partnership Program (SHIP) funding. This funding was swept by the Florida Legislature to fund other programs and provide additional assistance to those communities impacted by natural disasters. The City typically uses SHIP funding for the Rehabilitation/Repair program and the DPA program. Many of these programs will need to be supplemented with any resources we have including Federal Grants. This will drive up costs and limit those we can assist.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following strategies have been developed to utilize housing and community development programs.

### **Actions planned to address obstacles to meeting underserved needs**

To address the obstacles in meeting underserved needs existent in the City, the following strategies have been developed to utilize housing and community development programs. These strategies will address those needs and improve the quality of life for low and moderate-income residents.

#### Credit issues for new Homebuyers

Efforts must be made to screen families to determine creditworthiness prior to beginning the home buying process. Credit problems remain an obstacle for low-income families. The HCD works with local organizations to offer free homebuyer education to low-income homebuyers. The assistance applies to first time homebuyers, as well. As households experiencing mortgage delinquency/default.

#### Senior Citizen Housing

Underserved needs also include the needs of the City's elderly population. The HCD will continue to fund the rehabilitation of owner-occupied housing for low-income homeowners, including seniors. Seniors whose homes are repaired will often choose to age in place.

#### The Homeless Population

The HCD anticipates using CDBG, ESG, and HOPWA funds to address the needs of the homeless, including prevention services. ESG funds will be utilized to assist the Center for the Coalition for the Homeless, Harbor House, The Salvation Army, and Family Promise with emergency shelter operating costs and rapid re-housing costs. CDBG funds will provide funding for Family Promise, Coalition for the Homeless, Grand Avenue Economic Development Corp, Jewish Family Services, and Harbor House to provide case management services for those who are homeless or being housed through one of their housing programs.

#### The Disabled Population with HIV/AIDS

The HCD will continue to fund supportive service housing providers through HOPWA to address the housing needs of low-income persons with HIV/AIDS and their families. Eligible low-income persons with HIV/AIDS and their families may access short-term rent, mortgage and utility assistance, tenant-based rental assistance, permanent housing placement, and facility-based housing to prevent homelessness.



## **Actions planned to foster and maintain affordable housing**

According to the National Low Income Housing Coalition, in 2015 the mean renter wage for the Orlando MSA equaled \$14.05. At this wage level, affordable housing costs should be at \$729/month or below. At minimum wage, an affordable monthly cost should be no more than \$419. However, average monthly costs equaled \$984. Further, according to 2014 ACS estimates, of a total 109,685 occupied housing units, only 29% are at \$799 or less, and of those only 11% of units include monthly costs at \$499 or below. Furthermore, the U.S. Census Bureau On-the-Map data for 2013 indicate that about 30% of jobs in Orlando were in retail trade, educational services, accommodation and food services with an average hourly rate of \$13.00. At this wage rate, monthly housing costs should be no higher than \$650, well below the fair market rent for any number of bedrooms/unit.

To further illustrate the growing affordability gap, the National Association of Realtors' affordability index measures whether or not a typical family could qualify for a mortgage loan on a typical home. The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. An index value of 100 signifies that a family has exactly enough income to qualify for a mortgage of a median-priced home. An index above 100 signifies that the family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. An increase in the index shows that a family is more able to afford the median priced home.

Even though the Orlando MSA has an affordability index of 168.8 as measured by the National Association of Realtors, it has been decreasing since 2011 (215.8). Therefore, the Orlando area is about 47% less affordable than it was in 2011. Moreover, Orlando ranks 43 in affordability out of 178 metropolitan areas, or is in the 25th percentile in affordability. Given this reality, strategies and activities to produce and preserve affordable housing for households at or below 50% of AMI should be prioritized.

### HCD Housing Counseling Services

The HCD will continue to implement the pre-purchase counseling and foreclosure prevention programs for Program Year 2019 with the goal of serving low and moderate-income households.

### HCD Housing Rehabilitation and New Construction

The HCD will continue to fund housing rehabilitation and new construction both for homeowner and rental housing for Program Year 2020 with the goal of serving low and moderate-income households.

### HCD Housing Repair

The HCD will continue to implement a housing repair program in 2020 with the goal of serving low and moderate-income households.

### **Actions planned to reduce lead-based paint hazards**

The City of Orlando is committed to the Healthy Homes vision to assure “homes are affordable and designed, constructed, rehabilitated, and maintained in a manner that supports the health and safety of occupants.” Fortunately, this region does not have many cases of lead-based paint poisoning. In 2012, the most current Centers for Disease Control data for Orange County show that of 8,365 children tested, only five had levels of about 10mg/dL. Despite this low number, HCD will continue to carry out a number of strategies to reduce and, if necessary, mitigate the risk of lead-based paint by following the Lead Based Paint Final Rule that became effective on April 22, 2010. Under the rule, firms performing renovations, repair and painting jobs that disturb lead-based paint in homes, child-care facilities, and kindergartens built before 1978 must be EPA or state-certified and must use certified renovators who follow specific work practices to prevent lead contamination.

There are approximately 10,000 units built before 1980 with children present in Orlando. Although not an insignificant number, the fact that there were only five cases of lead-poisoning for the entire County (which includes the City) indicates that lead-based paint testing and, if necessary, mitigation should continue being performed for all rehabilitation and repair projects of units built prior to 1980. Environmental reviews are performed to assess whether the unit was built prior to 1980 with the assumption that a lead-based paint test will need to be conducted.

Prior to providing federal assistance to a unit built before 1978, a lead-based paint information pamphlet from the Florida Department of Environmental Protection (DEP) and the Department of Housing and Urban Development (HUD), along with a notification of possible lead-based paint will be provided to the unit’s occupant. After notification, the City contracts a lead-based paint risk assessor to identify any lead-based paint hazards and provide recommendations on acceptable control options. If mitigation is needed, an EPA or state-certified contractor will be awarded the contract to mitigate in accordance with Title 24 Chapter 35 of the Code of Federal Regulations – Lead-Based Paint Poisoning Prevention in Certain Residential Structures. After mitigation is complete, the risk assessor will revisit the unit to conduct a post-abatement clearance. Notifications, disclosures, and reports of lead-based paint results are provided to the occupants in accordance with the Lead Based Final Rule. Also, as part of a standard agreement, the City requires that borrowers of City federal funds for rental rehabilitation projects include the prohibition of the use of lead-based paint by any contractor of their assignee when engaged in painting surfaces. Finally, staff will work with Orange County Health Department to obtain clearance of housing units found to have possible lead-based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

The City of Orlando is committed to reducing the number of poverty-level families. As mentioned

earlier, targeted revitalization efforts include a holistic approach to stabilizing neighborhoods and reducing poverty. The City believes the following strategies are necessary to help families achieve financial stability:

- **Increasing income** through employer awareness, high quality job creation through industry clusters and economic diversity, education, workforce readiness, and small business development
- **Building savings** through financial education and homebuyer counseling
- **Acquiring assets** through homeownership assistance and business development

HCD's mission is to make housing more affordable/accessible, to preserve the condition and availability of housing stock, and to help residents build assets: human, social, financial, physical and natural. To this end, the City and its community partners have incorporated an integrated system of services and programs to meet the needs of individuals and families as they progress toward financial self-sufficiency.

- **Housing** – A lack of affordable housing places cost burdens on LMI households, limiting their ability to pay for other goods and services, such as quality education or needed healthcare. HCD's housing efforts are aimed at improving and maintaining a high standard of housing quality while also creating or maintaining affordability. A zero interest owner-occupied rehabilitation program, rental housing rehabilitation program, and home ownership assistance is offered to qualified households.
- **Social Services** – Many sub-recipients of CDBG, ESG, and HOPWA funds offer social service programs to provide assistance to persons with incomes below the poverty level. For example, HCD increases family self-sufficiency by funding qualified agencies that provide job training, job placement, substance abuse treatment, case management, education, short-term mental health services and independent living skills training. In addition, they provide transitional housing programs, and other homelessness prevention services, which help promote emotional and economic independence and help create long-term change in the lives of homeless persons.
- **Economic Development** – The mission is to stimulate and guide the development of a vibrant, livable city that nurtures a creative, diverse and balanced economy for residents, businesses, and visitors alike. The Economic Development Department is comprised of nearly 200 employees encompassing six City divisions: Planning, Permitting, Code Enforcement, Business Development, Transportation, and Downtown Development Board/Community Redevelopment Agency.

### **Actions planned to develop institutional structure**

To address the need to coordinate discharge plans that will prevent homelessness, the system should identify local discharge plans or practices that are leading to homelessness. There should be engagement of each system, discussing data and alternatives. We will utilize the data to inform broader strategic planning process. The CoC will create several discharge policies to coordinate community-wide

assistance to address youths aging out of foster care, persons exiting health care and mental health institutions, and persons discharged from correctional institutions. With the introduction of the coordinated placement system, these institutions are being invited to coordinate discharge planning activities to prevent homelessness. Protocols should be developed to connect with jails and several emergency rooms and hospitals across the jurisdictions.

The goal to end chronic homelessness and homelessness among vulnerable people, communities must be able to provide low-barrier entry into the homeless and housing placement system. Dozens of communities have demonstrated that emergency shelters can be well-run and safe without requirements that either keep many homeless people from entering shelter or that cause them to be asked to leave before they find permanent housing. By making our community's safety net for chronic and vulnerable homeless people maximally accessible, we will have taken a substantial step toward ending homelessness.

Removing barriers toward entry into the shelter system will take time, patience, collaboration and political will. We will start with 1-2 willing providers who already have or are willing to put in place low-threshold criteria for accessing their shelters. Keep track of their progress so that we can demonstrate to others that low-threshold programs can be safe and successful. Our region will provide training to shelter management and staff on low-threshold programming and skills for working with active substance users and people with untreated mental illness. Additionally, we could provide incentives for programs to adopt lower-threshold eligibility and continued stay criteria (including providing them with priority access to vacancies in supportive housing for their chronic and vulnerable homeless clients). And we can work with funders so that they understand that low threshold criteria will assist the community in its efforts to end homelessness and so that they move their funded programs toward lower-threshold access to services.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

To enhance coordination between public and private housing providers and private and governmental health, mental health, and social services agencies, the HCD will undertake the following actions during Program Year 2020:

- The Homeless Services Network of Central Florida, Inc. (HSN) — A private, nonprofit organization and the lead agency for the area Continuum of Care, HSN brings together homeless service providers and other organizations to address the issues of homelessness in the community.
- The HOPWA Advisory Committee—The HOPWA Advisory Committee consists of representatives of Persons Living with HIV/AIDS (PLWH), HIV/AIDS service providers, and representatives of the Ryan White Planning Council.
- Attend meetings and coordinate with HCD's housing counseling partners that provide

homebuyer-counseling programs and work towards the development of additional homebuyer clubs throughout the community.

- Attend meetings and coordinate with the Orange County Housing Finance Agency, which provides funding and support for affordable housing development in the tri-county area.
- Attend meetings and coordinate with the Orlando Housing Authority to address the maintenance and development of affordable housing and any other public housing needs.
- Coordinate activities with residential real estate professionals, mortgage lenders, mortgage brokers, and title companies to assist first-time homebuyers acquire their homes.
- Encourage nonprofit organizations to apply for certification as Community Housing Development Organizations (CHDO's) under the HOME Program.

### **Discussion:**

The City of Orlando is committed in partnering with public and private entities to make certain funding priorities are aligned with our goals. To that end, HCD as a strategic partner to our housing, health and service providers aims to improve coordination among agencies to better serve the needs of our communities and the most vulnerable populations.

HCD continues to support community-wide efforts to create subsidized affordable housing opportunities linked to social services and healthcare to ensure stabilized and sustainable households. These efforts are being accomplished through leveraging projects with the Orlando Housing Authority, the Florida Housing Finance Agency through low-income housing tax credits and the National Housing Trust Fund, City general funds, and private funding. Although certain areas are targeted for revitalization, a balance must be struck between revitalizing depressed areas and creating options for LMI and minority households within areas of opportunities, leading to the de-concentration of low-income/minority areas and compliance with the Fair Housing Act.

HCD is currently working with Orange County's Ryan White Care Act Office and the HIV Health Services Planning Council to find mechanisms to incorporate HOPWA services with Ryan White benefits. The Ryan White Office has contracted with the Homeless Services Network of Central Florida, Inc. (HSN) to provide a full-time Ryan White Care Act Liaison to lead this effort. Given affordable housing has been identified as a barrier to Ryan White clientele, HCD is exploring national best practices to coordinate HOPWA housing programs and supportive services with Ryan White healthcare benefits for HIV/AIDS persons and their families. The City has entered into an agreement with Orange County so the county can administer HOPWA funds and coordinate an approach that leverages resources efficiently and effectively.

The Homeless Services Network brings together homeless service providers and other organizations to address the issues of homelessness in the community and acts as the community's lead agency in what is considered the area's Continuum of Care. HSN is currently refining a coordinated entry system to streamline and triage homeless persons and persons at risk of homelessness. Prioritization will be performed using the Service Prioritization Decision Assistance Tool (SPDAT) to standardize the process

and allow for more effective and efficient decision-making. Further, HCD is a member of the City of Orlando's Impact Homelessness committee. Working as part of the Central Florida Commission on Homelessness initiative, the committee in coordination and collaboration with non-profit partners is focused on alleviating the problem of chronic homelessness through the development of permanent supportive housing units through new development, rehabilitation of existing units, and working with landlords to increase the landlord/unit base for placement.

HCD holds request for applications for ESG funds in February of each year prior to the next fiscal year funding cycle. ESG activity priorities will continue to include permanent supportive housing, rapid re-housing and homeless prevention. HCD, HSN and other stakeholders are actively working to align resources in support of a single, standardized model with the ultimate goal of leveraging public and private investment to substantially increase the number of homeless persons served. In addition, HCD plans to continue funding HSN in support of the operation and administration of HMIS. Monthly meetings are being held to update homeless and HOPWA service providers on the 2014 Data Standards. Standardized policies and procedures will be developed to ensure complete and consistent data. Once established, regular meetings should be held towards the goal of continuous improvement of policies, procedures, and outcomes.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The city estimates to receive no program income. The City estimates to have \$888,279 from prior CDBG funds to be reallocated.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment are planned at this time.

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2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME funds are awarded to developers in the form of a forgivable, deferred loan at a 0% interest rate to assist in the development of affordable housing. The City will require the developer to execute a promissory note for the amount of the loan, a mortgage and restrictive covenant. The property will be secured by a recorded note and mortgage. Upon completion of the construction and sale of the property to an income-eligible household, as defined by the HOME program, the City will cancel the promissory note to the developer and tender a release of the lien for that property. Developers will be required to pass the loan proceeds as a cost savings to the eligible home buyer. The cost savings must be reflected on the contract for sale of the constructed home. When the developer sells the property to an income eligible buyer the loan to the developer is forgiven. The City will use the HOME affordable homeownership limits.

When the home is sold to an income eligible person/family, a loan with 0% interest evidenced by a recorded note and mortgage is placed on the property. The mortgage amount will be forgiven and a satisfaction of mortgage will be recorded once the lien period is completed and the homeowner has complied with all requirements. A default shall be declared if the home is sold, rented, leased, subleased, ceases to be owner occupied, the home is refinanced to withdraw equity for a home equity loan or for debt consolidation, or upon death of the owner except when an income eligible heir assumes the loan and chooses to live in the home as their primary residence. Upon default, the City shall be reimbursed a prorated amount using the following method:

$$\frac{\text{Number of years homebuyer occupied home}}{\text{Period of affordability}} \times \text{Total HOME investment} = \text{Recapture Amount}$$

Period of affordability

The City may not recapture more than is available from the net proceeds of the sale. Net proceeds are the sales price minus superior loan repayments and any closing costs. If there are no net proceeds, the debt and the lien will be considered terminated. The home owner may retain any funds remaining after satisfaction of all liens on the property.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

If the owner rents, leases, or sells the property before the end of the affordability period, the following formula shall be used to calculate the amount of money owed to the HCD before the homebuyer receives a return:

Dollar Amount of the Lien x Number of Years Remaining on the Lien

Lien Period

The recapture amount is limited to the net proceeds available from the sale. If the recapture requirement is triggered by either a voluntarily or involuntary sale (i.e. foreclosure) and if the proceeds are insufficient to repay the remaining mortgage amount, the HCD can only recapture the net proceeds, if any. Net proceeds are the sales price minus superior loan repayments and any closing costs. If there are no net proceeds, the debt and the lien will be considered terminated.

A written HOME agreement between the homeowner and the City, as well as mortgage and note documents, are used to impose the recapture requirements in the event the property is transferred.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no planned HOME programs to provide refinancing of existing debt secured by multifamily housing.

#### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The intent of H-ESG is to provide funding for housing expenses to persons who are homeless or who would be homeless if not for this assistance. This program targets two populations of persons facing housing instability: persons who are still housed but at imminent risk of becoming homeless and persons who are already homeless.

Agencies are responsible for verifying and documenting the program participant's risk of imminent

homelessness that qualifies them for receiving rental assistance, or for verifying and documenting a participant's actual homelessness. Income eligibility and need for assistance must be evaluated and certified at least once every 3 months for participants.

Agencies and providers must assess that each applicant meets either the at-risk of homelessness definition or the homeless definition as set forth in 24 CFR 576.2.

The first step in the process of administering any ESG-funded activity is to determine client eligibility at intake. The City of Orlando requests third-party documentation as the preferred documentation of homeless status, intake worker observations as the second preferred method, and certification from the client as the third preferred method to determine eligibility. Lack of third-party documentation must not prevent an individual or family from immediately being admitted to emergency shelter or receiving street outreach services.

#### Consultation

Any individual or family provided with financial assistance through H-ESG must have an assessment with a case manager or eligibility specialists who can determine the appropriate type of assistance to meet their needs. Agencies must have a process in place to refer persons ineligible for H-ESG to the appropriate resources or service provider that can assist them.

#### Income Verification

The household must be at or below 30 percent of Area Median Income (AMI) unless an allowable waiver is used.

Agencies will complete income verification forms and submit to appropriate income sources for third party verification. Completed income verifications should be placed in the client file.

**INCOME LIMITS** - Eligible applicant must meet the income guidelines of 30% of AMI or less, unless an allowable waiver is used.

#### Housing Status

The household must be either homeless or at risk of losing its housing and meet both of the following circumstances: (1) no appropriate subsequent housing options have been identified; AND (2) the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its existing housing.

Case files must document the current housing status of the client at intake with the appropriate documentation to determine one of the accepted definitions of at-risk of homelessness or homeless.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The HCD works in conjunction with the Continuum of Care lead agency and local homeless service providers to coordinate services for homeless persons through case management, financial assistance, and shelter operating costs. Subrecipient agencies receiving ESG and HOPWA funding are required to enter all eligibility data in the Homeless Management Information System (HMIS). HMIS is a secure, HUD recommended web-based data collection program. Agencies are required to ensure data is entered in a timely manner so monthly or quarterly reports, including statistical information can be reviewed by the HCD staff.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Agencies to be funded are primarily selected through a competitive review process. The HCD provides information concerning the amount of funding, application time period and other pertinent details in a public notice that is placed in the area newspapers and on the City's website at [www.orlando.gov/housing](http://www.orlando.gov/housing). Submitted applications are reviewed by HCD and the Emergency Solutions Grant Advisory Committee, composed of a Continuum of Care lead agency representative, a public housing representative, and a former homeless individual. The allocations follow the recommendations for homeless priorities as established under the Emergency Solutions Grant consultation period with the Continuum of Care agencies.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

During the preparation of the 2016-2020 Consolidated Plan, the HCD consulted with stakeholders, providers and community leaders in the field of homelessness to determine needs prioritized by urgency. In addition, the HCD selected a former homeless individual to participate in the 2020 RFA process of the ESG funds.

5. Describe performance standards for evaluating ESG.

The City's HCD consulted with the CoC lead agency, the Homeless Services Network of Central Florida in creating the performance standards for evaluating the proposed H-ESG activities.

The purpose of these performance standards is to provide a measure for the City's HCD and the Continuum of Care to evaluate the H-ESG service provider's effectiveness and success in the following areas:

- 1) Targeting those who need the assistance most;

Targeting households of families with children who have become homeless in the past three

months/90 days

2) Reducing the number of people living on the streets or emergency shelters;

By documenting prior location and matching with Point-In-Time Counts for families with Children

3) Shortening the time people spend homeless; and

Targeting households of families with children who have become homeless in the past three months/90 days and providing access to housing within thirty (30) days of eligibility completion.

4) Reducing each program participant's housing barriers or housing stability risks.

Providing supportive services through case management; including referrals for financial benefits such as SNAP (Supplemental Nutrition Assistance Program), WIC (Women, Infants, and Children) programs, adult education placement, household budgeting classes, and job placement agencies.

These performance standards will complement and contribute to the Continuum of Care program performance measures detailed in Section 427 of the McKinney-Vento Act, as amended by the HEARTH Act:

(b) REQUIRED CRITERIA.

(1) IN GENERAL. The criteria established under subsection (a) shall include:

(A) the previous performance of the recipient regarding homelessness, including performance related to funds provided under section 412 (except that recipients applying from geographic areas where no funds have been awarded under this subtitle, or under subtitles C, D, E, or F of title IV of this Act, as in effect prior to the date of the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009, shall receive full credit for performance under this subparagraph), measured by criteria that shall be announced by the Secretary, that shall take into account barriers faced by individual homeless people, and that shall include:

(i) the length of time individuals and families remain homeless;

(ii) the length of time individuals exiting homelessness experience additional spells of homelessness;

(iii) the thoroughness of grantees in the geographic area in reaching homeless individuals and families;

- (iv) overall reduction in the number of homeless individuals and families;
- (v) jobs and income growth for homeless individuals and families;
- (vi) success at reducing the number of individuals and families who become homeless;
- (vii) other accomplishments by the recipient related to reducing homelessness.

#### **Housing Opportunities for Persons With AIDS/HIV**

HCD or our Administrative Agent (Orange County Health Services Department) places a public notice in area newspapers and on their website at <https://www.orangecountyfl.net/> with information concerning funding amount, application deadlines, and relevant data. After staff review by HCD or our Administrative Agent, HOPWA proposals are forwarded to the HOPWA Review Committee that may include representatives from the Ryan White Part A and Part B grantee offices, peer representatives from the local HIV/AIDS community, and other community representatives. Full access is provided to grassroots faith-based and other community organizations in selecting a project sponsor.

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