

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2004

ORLANDO HOUSING AUTHORITY

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Orlando (Florida)

PHA Number: FL004

PHA Fiscal Year Beginning: (mm/yyyy) 04/2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
To offer a choice of safe and affordable housing options and opportunities for economic independence for residents of Orlando and Orange County.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
 - 1) Develop the capacity to implement and operate a range of housing programs***
 - 2) Produce 500 incremental units of quality, affordable mixed-income housing for rental by lower to moderate-income individuals and families. Replace housing lost through conversion, demolition and disposition***
 - 3) Assist sixty (60) low-income households to become homebuyers***
 - 4) Preserve the nature of subsidized housing complexes that are currently at risk from expired/expiring use restrictions for use as low-income housing***

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 94
 - Improve voucher management: (SEMAP score) 85
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
 - 1) *Apply for funding to create special programs for special populations including the elderly, disabled and individuals in recovery from substance abuse*
- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - 1) *Create mixed-income communities with the HOPE VI programs at Hampton Park and Carver Court*
 - 2) *Develop an Assisted Living Facility in Apopka or elsewhere within Orange County*

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

- 1) *Improve the physical condition of existing OHA-owned and/or OHA-managed housing units to achieve rent comparability with standard quality housing in the local private market*
- 2) *Increase effective resident involvement in improvement initiatives*

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
 - 1) *Promote employment of adults in public housing households*
 - 2) *Reduce the rate of unemployment among Section 8 beneficiaries by 2% per year*
 - 3) *Enable 10 beneficiaries of Section 8 assistance to become homeowners and assist them in maintaining homeownership status*
 - 4) *Identify 10 public housing families capable of achieving homeownership*
 - 5) *Facilitate the development and operation of 3 additional client-owned businesses*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)
 - 1) *Acquire or develop affordable units in areas with income levels above 50% of median income, other than those units associated with revitalization efforts, to achieve geographic diversity*

- 2) *Increase the percentage of all Section 8 mover families with children who move to non-impacted census tracts by 2% per year*
- 3) *Maintain mandatory income-mixes in public housing*

Other PHA Goals and Objectives: (list below)

- 1) *Increase the economic viability of the Orlando Housing Authority by reducing the need for HUD funding by 10%*
- 2) *Facilitate a favorable image of the Orlando Housing Authority and its program beneficiaries*
- 3) *Increase the ability of OHA to provide quality services by improving employee performance, productivity and customer service*

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.



Standard Plan

The Orlando Housing Authority is a High Performer status PHA. It chooses to submit the Standard Plan to clearly convey its plans to serve its mission, and to emphasize its commitment to community involvement and responsiveness to local concerns.

Streamlined Plan:



High Performing PHA



Small Agency (<250 Public Housing Units)



Administering Section 8 Only



Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Background

On February 19, 1999, HUD issued regulations implementing provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), alternatively known as the "Housing Reform Act". The regulations require every public housing authority (PHA) to develop a Five-Year Plan, including a statement of mission, goals and objectives. QHWRA also requires PHA's to prepare a One-Year Annual plan to address the housing needs of the low-income population in its community. The annual Plan addresses the strategies, policies and resources to be used in addressing the identified needs. Significant changes to the Five-Year Plan and development of each Annual Plan is to be done in consultation with the residents of the PHA public housing developments, Section 8 Housing Choice Voucher participants and community groups, organizations and general population. The Plans must be consistent with the Consolidated Housing Plan of the local government unit(s) within the PHA's jurisdiction.

Planning Process

During the period of June to December 2000, the Orlando Housing Authority engaged in a series of collaborative planning events resulting in the development of a Five-Year Agency Plan. The Five-Year Agency Plan was submitted in February 2000 for the five year period commencing 1

April 2001. The Annual Plan reflects the strategies for conducting the goals and objectives as outlined in the Five-Year Agency Plan.

From June 2003 through December 2003, the OHA Board of Commissioners, staff, residents of public housing, Section 8 Housing Choice Voucher participants and other OHA partners and community members participated in a review of OHA's progress on its Fourth-Year Annual Plan (FY April 2003). The participants also participated in planning to quantify and specify appropriate strategies and expected outcomes for the Fifth-Year Annual Plan (FY April 2004), related to the housing and related needs of low-income families in Orange County. On December 18, 2003, the Orlando Housing Authority conducted a Public Hearing, at which time the general public had an opportunity to present their comments and views on the Fifth-Year Agency Plan. Additional opportunities for review, comment and input by residents, stakeholders and the public were provided throughout the planning process.

Challenge Statement

The Orlando Housing Authority service area encompasses the jurisdiction within Orange County, Florida and the City of Orlando, Florida. Both governmental units are CDBG Entitlement Communities. Therefore, they are required to develop and submit Consolidated Housing Plans. Based on the data and conclusions contained in the current Consolidated Housing Plans for their respective governmental units, the key housing-related challenges faced by low-income families are;

1. Limited supply and locations of affordable housing for Extremely Low (ELI) and Very Low-Income families (VLI)
2. Limited availability and accessibility of affordable housing for the elderly and disabled
3. Limited availability of affordable homeownership opportunities for low-income families

In addition to data and conclusions contained in the Consolidated Housing Plans, the Orlando Housing Authority and its partners identified several obstacles to the provision of affordable housing. They include, but are not limited to;

4. Lack of public support for affordable housing development
5. High cost of housing development

Low-income families, especially those who are current or potential recipients of PHA programs, were determined to have non-housing challenges that impact their ability to obtain suitable quality housing. Among those challenges and obstacles are;

6. High unemployment due to lack of job skills and job readiness
7. Low levels of education
8. Low wages
9. High level of dependence on federal assistance

Mission, Goals, Strategies

The mission of the Orlando Housing Authority is *“To offer a choice of safe and affordable housing options and opportunities for economic independence for residents of Orlando and Orange County.”* The mission will be accomplished through the development and preservation of affordable housing, ensuring equal opportunity in housing, promoting self-sufficiency and improving the quality of life for residents with low-incomes.

Affordable Housing

Consistent with HUD’s strategic goal of *“Increasing the availability of decent, safe and affordable housing in American Communities”*, the Orlando Housing Authority Five-Year goals are to produce five hundred (500) incremental units of quality, affordable mixed-income housing for rental by lower to moderate-income individuals and families; replace housing lost through conversion, demolition and disposition; assist sixty (60) low-income households to become homeowners; and preserve the affordable nature of subsidized housing complexes that are currently at risk from expired/expiring restrictions for use as low-income housing.

Fifth Year Plan Goals:

Equal Opportunity Housing

With respect to HUD’s strategic goal of *“Ensuring equal opportunity in housing for all Americans”*, the Orlando Housing Authority Five-Year goals are to acquire or develop affordable units in areas with income levels above fifty percent (50%) of median income (other than those units associated with revitalization efforts), to achieve geographic diversity; increase the percentage of all Section 8 families with children who move to non-impacted census tracts by two percent (2%) per year; and maintain mandatory income-mixes in public housing.

Fifth Year Plan Goals:

Self-Sufficiency

The Orlando Housing Authority will address HUD’s strategic goal of “Promoting self-sufficiency and asset development” of families and individuals by creating an environment where residents who want to achieve self-sufficiency will have every opportunity to do so. The OHA Five-Year goals are to promote employment of adults in public housing households; reduce the rate of unemployment among Section 8 beneficiaries by two percent (2%) per year; enable ten (10) beneficiaries of Section 8 assistance to become homeowners and assist them in maintaining homeownership; identify ten (10) public housing families capable of achieving homeownership.

Fifth Year Goals:

Quality of Life

Consistent with HUD’s strategic goal of “Improving quality of life and economic viability”, the Orlando Housing Authority Five-Year goals are to improve the physical condition of existing OHA-owned or OHA-managed housing units to achieve rent comparability with standard quality housing in the local market; increase effective resident involvement through improvement initiatives; increase the economic viability of the Orlando Housing Authority by reducing the need for HUD finding by ten percent (10%); and facilitate a favorable image of OHA and its program beneficiaries.

Fifth-Year Plan Goals:

Conclusion

The Orlando Housing Authority Five-Year Plan and Fifth-Year Agency Plan have the broad support of the resident community, human services organization and non-profit community and other stakeholder support. Additionally, OHA’s mission, goals and objectives are consistent with the needs and priorities identified by local government through their Consolidated Housing Plans. The Fifth-Year Annual Plan was prepared with a high level of community involvement and input. The resultant strategies will allow the Orlando Housing Authority to remain a leader in the affordable housing community within the City of Orlando and Orange County, Florida.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	
1. Housing Needs	8
2. Financial Resources	29
3. Policies on Eligibility, Selection and Admissions	30
4. Rent Determination Policies	40
5. Operations and Management Policies	44
6. Grievance Procedures	45
7. Capital Improvement Needs	46
8. Demolition and Disposition	49
9. Designation of Housing	50
10. Conversions of Public Housing	52
11. Homeownership	53
12. Community Service Programs	58
13. Crime and Safety	60

14. Pets (Inactive for January 1 PHAs)	62
15. Civil Rights Certifications (included with PHA Plan Certifications)	62
16. Audit	62
17. Asset Management	62
18. Other Information	67

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **Attachment A**
- FY 2003 Capital Fund Program Annual Statement **Attachment B**
- N/A Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program 5 Year Action Plan **Attachment C**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards **Attachment D**
(must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Community Service Policy **Attachment E**
 - Pet Policy **Attachment F**
 - Progress on Year 4 Goals **Attachment G**
 - Resident Advisory Board Membership **Attachment H**
 - Resident Membership of the PHA Governing Board **Attachment I**

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures	Annual Plan: Grievance

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type (City of Orlando)							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	8,373	5	4	4	1	2	3
Income >30% but <=50% of AMI	7,127	5	4	4	1	2	3
Income >50% but <80% of AMI	11,513	3	3	3	1	2	2
Elderly	5,955	3	3	1	2	1	1
Families with Disabilities	465	3	3	1	3	1	1
Race/Ethnicity Black/non-Hisp.	6,105	5	4	4	1	2	3
Race/Ethnicity Hispanic-All races	1,670	5	4	4	1	3	3

Housing Needs of Families in the Jurisdiction by Family Type (Orange County)							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	42,036	5	4	4	1	3	3
Income >30% but <=50% of AMI	35,690	5	4	4	1	2	3
Income >50% but <80% of	23,101	3	3	3	1	2	2

Housing Needs of Families in the Jurisdiction by Family Type (Orange County)							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
AMI							
Elderly	10,471	2	2	1	2	1	1
Families with Disabilities	2,427	4	3	2	3	1	2
Race/Ethnicity Black/non-Hisp.	21,559	5	4	4	1	2	3
Race/Ethnicity Hispanic-All races	12,802	5	4	4	1	3	3

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

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

	# of families	% of total families	Annual Turnover
Waiting list total	4870		298
Extremely low income <=30% AMI	3763	77	
Very low income (>30% but <=50% AMI)	1005	21	
Low income (>50% but <80% AMI)	131	2.7	
Families with children	3280	67	
Elderly families	295	6	
Families with Disabilities	1314	27	
Race/ethnicity	White 2037	42	
Race/ethnicity	Black 2795	57	
Race/ethnicity	Nat. Am. 35	<1	
Race/ethnicity	Asian 25	<1	
Characteristics by Bedroom Size (Public Housing Only)	Total	Percentage	
	4870		
1BR	1558	32	
2 BR	2102	43	
3 BR	1080	22	
4 BR	120	2.5	
5 BR	9	<1	
5+ BR	1	<1	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

The public housing waiting list remains open because OHA estimates that approximately 5% to 10% of the families on the waiting list will actually move into OHA public housing units, i.e. for every one unit available, up to 100 names are pulled from the waiting list.

In order to maintain a qualified pool of applicants, it is necessary for OHA to solicit working families through a targeted marketing strategy. With the current turnover rate, families with a preference will wait no longer than 24 months for public housing.

The list will be purged in July 2004 and was last purged in 2002. The wait for families with a preference is no longer than 24 months.

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3271		960
Extremely low income <=30% AMI	2770	85	
Very low income (>30% but <=50% AMI)	417	13	
Low income (>50% but <80% AMI)	75	2.3	
> than 80% AMI	9	<1	
Families with children	2096	64	
Elderly families	237	7.2	
Families with Disabilities	636	19.5	
Race/ethnicity	White 1177	36	
Race/ethnicity	Black 2063	63	
Race/ethnicity	Nat. Am 3	<1	
Race/ethnicity	Asian 9	<1	
Race/ethnicity	Non-identified	<1	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 48 months (November 1999)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
This activity is part of an effort to achieve deconcentration and housing choice goals
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
The Orlando Housing Authority participates with both the City of Orlando and Orange County Consolidated Housing Plan committees. OHA provides input to both the City and County planning process through participation in meetings and by providing housing statistics related to demand for and supply of public housing and Section 8 assistance.
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Examine the option of increasing the number of units on existing low-rent public housing sites

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Explore funding options and viability of constructing an Assisted Living Facility (ALF) on OHA-owned property in Apopka

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
The Orlando Housing Authority has longstanding relationships with local agencies. Through regular exchanges of information the need for and availability of housing resources for families with disabilities is made known.

- Other: (list below)
OHA plans to increase the supply of accessible, affordable housing through housing development initiatives
The Carver Court HOPE VI (2002) will expand partnerships for planning new initiatives and actual development of housing units
OHA used General Purpose Bonds to fund affordable housing in Year Four

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
See OHA goals and objectives for ensuring equal housing opportunity.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
See OHA goals and objectives for ensuring equal housing opportunity.
- Other: (list below)
Participate in the Non-Profit Housing Roundtable organization
Develop partnerships with corporations that recognize the need for affordable housing
Participate with the Orange County Drug Court to develop a model public housing program for graduates of the Drug Court Program

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

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

OHA STATEMENT OF GOALS, OBJECTIVES AND YEAR 5 ACTIVITIES

HUD Strategic Goal I: Increase the availability of decent, safe and affordable housing

Planning Area I - Related Goals of the OHA

Goal A: Develop the capacity to implement and operate a range of housing programs

Goal B: Produce two hundred and nineteen (219) incremental units of quality, affordable mixed income housing for rental by lower to moderate-income individuals and families; replace housing loss through conversion, demolition and disposition

Goal C: Assist thirty-two (32) low-income households to become homeowners

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

Objective	Activity
A. Fully organize a subsidiary non-profit housing corporation to assume housing development functions	Issue bonds for each acquired property or secure other financing

Objective	Activity
A. Prioritize strategies for implementation of tasks and priorities for a five (5) year period	<p>Develop a long-range plan for housing development and acquisition; type, probable location, potential partners and required resources</p> <p>Review at least ten (10) real estate properties</p> <p>Select at least one (1) property for acquisition or development</p>
A. Acquire properties and development properties	Carry out Acquisition plan
A. Form strategic alliances and partnerships with for-profit and non-profit developers of affordable housing	<p>Produce 219 mixed-income units</p> <p>Seek funding and prepare Developer's Agreement for Assisted Living Facility in Apopka</p> <p>Prepare Carver Court Developer's Agreement</p>
B. Develop resources and incentives for development of affordable housing, and advocate for set-asides of LIHTC (tax credits) allocations for public/private housing development.	<p>Develop operational procedures to implement project-based vouchers program for fifty (50) units</p> <p>Complete construction of forty-eight (48) unit Hampton Park elderly-only public housing (Phase III)</p> <p>Continue to advocate for public/private partnership set-asides for LIHTC</p> <p>Identify and evaluate applicability of development incentives that have been used successfully in Florida and elsewhere</p> <p>In cooperation with FAHRO, petition for Tax Credit set-asides for mixed finance projects</p> <p>In partnership with the Affordable Housing Roundtable, develop resources to "incentives" affordable housing development</p>
C. Enter into formal partnerships with non-profit sponsors of affordable home ownership.	<p>Identify potential partners</p> <p>Enter discussions to determine roles of partners</p> <p>Formalize relationships through MOAs/MOUs</p> <p>Assist thirty-two (32) households in becoming homeowners</p>

Objective	Activity
<p>D. Create mechanism within OHA to collect and analyze expiring-use information and use this information to respond to expiring use issues.</p>	<p>Contact HUD Multi-family housing hub in Jacksonville on a quarterly basis (January, April, July and October) to determine expiring use (project-based) vouchers to administer or acquire developments</p>
	<p>Communicate via written correspondence to HUD, OHA's interest in administering opt-out vouchers</p>
	<p>Cooperate with HUD to implement opt-out vouchers</p>
<p>D. Establish or participate in a forum of community partners to develop strategies and identify resources to acquire, control or otherwise prevent properties from losing their low-income nature.</p>	<p>Attend at least ten (10) Affordable Housing Roundtable meetings or other housing groups</p>
	<p>Research properties as identified by Buyers agent</p>
<p>D. Develop formal partnerships with for-profit and/or non-profit owners of "at risk" properties to retain the affordable character of the properties.</p>	<p>Obtain annually in January, a list from Florida Housing Finance Corporation with dates of expiration of restricted use within jurisdiction</p>
	<p>Determine feasibility if needed, with partners</p>
	<p>Identify and select development partners</p>
	<p>Define roles of partners through negotiation</p>
	<p>Draft and execute MOUs/MOAs</p>
	<p>Enter into negotiations with owners and HUD to develop offers for acquisition or control of properties</p>
	<p>Acquire control of properties</p>

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

Planning Area II - Related Goals of the OHA

Goal A: To improve the physical condition of existing OHA owned or OHA managed housing units to achieve rent comparability with standard quality housing in the local market

Goal B: Increase effective resident involvement in improvement initiatives

Goal C: Increase the economic viability of OHA by reducing the need for HUD funding by 10%

Goal D: Facilitate a favorable image of the OHA and its program beneficiaries

Goal E: Increase OHA's ability to provide quality services by improving employee performance, productivity and customer service

Objective	Activity
A. Prepare a multi-year capital improvement plan.	Solicit recommendations from Resident Association Presidents' group
	Conduct public hearing with residents on Capital Fund Program (CFP) planning needs
	Submit CFP to Board of Commissioners for approval
	Submit approved CFP plan to HUD
	Implement CFP Plan
A. Prepare for and conduct strategic asset analysis of all OHA properties.	Prepare task order for financial advisor to perform analysis
	Review asset analysis and evaluate conclusions
	Prepare and implement contract for asset analysis
	Develop strategic asset management plan for the properties based on the recommendations of the consultant
B. Increase the effectiveness of resident organizations by assisting one (1) resident association in obtaining 501 (c) 3 designation.	Identify an incorporated Resident Association that is fully functional and interested in engaging in resident initiatives
	Secure resources to provide the technical assistance required to prepare IRS documents

Objective	Activity
	Facilitate the provision of technical assistance and filing of IRS documents requesting tax-exempt status
B. Increase resident involvement in OHA planning and operations by establishing formal mechanisms for input and incentives for participation	Review existing MOU's with resident organizations and revise them to strengthen resident participation components
	Conduct an annual resident satisfaction survey, providing opportunity for resident response and input into variety of operational and policy issues
	Continue Capital Improvement Surveys to identify needs
	Mail notices of twelve (12) Board meetings to Residents Association Presidents and residents
	Hold OHA Board meetings at different OHA sites with Board approval
	Invite resident participation in Agency Plan preparation for OHA
B. Require the attendance of a key staff member upon invitation by resident council	Appoint staff liaisons to each Resident Association (Housing Manager)
	Develop calendar of Resident Council meetings
	Process resident requests for staff attendance at meetings, as necessary
C. Identify and secure alternative funding sources for self-sufficiency programs.	Develop priority list of services for which outside funding is required or desired
	Investigate and evaluate the potential funding opportunities from non-HUD governmental agencies
	Investigate and evaluate potential funding opportunities provided by private foundations and corporations
	Manage acquired units
	Apply for two (2) non HUD grants
D. Improve the image of Orlando Housing Authority by generating positive publicity.	Create a minimum of twelve (12) community-focused newsletters per year
D. Improve the image of Orlando Housing Authority by generating positive publicity (cont.)	Create and distribute at least four (4) press releases per year regarding resident and OHA achievements
	Participate in community fairs/events to share information about OHA's programs and services
E. Increase employee job knowledge and skill levels by completing comprehensive training program	Improve the work environment by consolidating the central office in a quality facility and upgrading satellite offices

Objective	Activity
E. Demonstrate clear lines of accountability linking job performance to objective measures as defined in HUD monitoring programs and the objectives of OHA Agency and Annual Plans, management improvement plans and customer service requirements	Train supervisory staff on how to complete evaluations
	Complete evaluations
E. Maintain the information technology automated management information system hardware and software to state-of-the-art industry standards and train employees in the use of the system	Upgrade Network
	Upgrade existing system to ELITE
	Implement hand-held computers for inspections
	Implement bar-coding for inventory
E. Boost employee morale by developing and implementing systems for appreciation and recognition of exemplary employees E. Increase level of cooperation and teamwork through mechanisms that facilitate the timely flow of quality information and the collaborative planning of agency operations	Develop system of recognition
	Conduct at least twelve (12) departmental staff meetings
	Upgrade email
	Utilize courier
	Facilitate at least two (2) agency-wide staff meetings
	Facilitate at least six (6) management/supervisor training sessions

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

Planning Area III - Related Goals of the OHA

- Goal A:** Promote employment of adults in public housing households
- Goal B:** Reduce the rate of unemployment among adult Section 8 beneficiaries by 2% per year
- Goal C:** Enable 10 beneficiaries of Section 8 assistance to become homeowners and assist them in maintaining homeownership
- Goal D:** Identify 10 public housing families capable of achieving homeownership
- Goal E:** Facilitate the development and operation of two (2) additional client-owned businesses

Objective	Activity
<p>A. Develop and implement rent determination and program policies that provide work incentives.</p>	Review flat rents annually in February and, if necessary, update flat rents by April 1
	Continue practices that use homeownership option as an incentive to work
	Refer non-working adults to job training and lifeskills workshops by Day 15 of the month
	Site managers continue to make referrals to Family Services
<p>A. Partner with job training, education and supportive service agencies, facilitate job placements and employment of adults living in non-working households.</p>	In cooperation with service partners, assess employability of non-working and non-exempt residents over the age of 18
	Evaluate existing programs to determine if they meet the needs of the residents
	Determine if any program modifications or additional services are needed
	Modify partnership agreements, service agreements and/or programs to increase level of success
	Revise current data against baseline for Hampton Park HOPE VI Carver Court HOPE VI ROSS, EDSS, PHDEP

Objective	Activity
A. Continue to develop and implement tenant selection policies that place a priority on occupancy by families with members who are working.	Review data on new move-ins annually to determine if the priority increases the number of working households and if necessary, change tenant selection policies
B. Revise and implement an enhanced program marketing effort to achieve full utilization of all Family Self-Sufficiency (FSS) slots.	Invite Family Self-Sufficiency (FSS) Coordinators to briefings to encourage Section 8 participants to enroll in the FSS Program
	Refer remaining fifty (50) non-working adults to job training and provide job skills training sessions with Program Coordinating Committee member agencies
B. Create and implement incentives to encourage participants to complete their FSS contract	Evaluate the supportive services in based on the needs expressed by current and potential participants
	Revamp or expand services, if needed, to address those needs
	Establish personal achievement recognition awards and publicity for program completion
	Facilitate support group for FSS participants
B. Strengthen existing and create new partnerships for the continued implementation of the Family Self-Sufficiency Program.	Program Coordinating Committee to meet annually
	Modify partnership agreements, service agreements and/or programs to increase level of success
C. Continue to implement a Section 8 Homeownership Program.	Review regulations regarding implementation of Section 8 Homeownership provisions
	Revise program policies as necessary
	Revise procedures for program administration, if necessary
	Evaluate at least twenty (20) Section 8 participants eligible for homeownership training classes
	Provide one (1) post purchase counseling sessions in January with each homeowner
C. Establish and implement mechanisms to identify Section 8 homeownership candidates.	Identify families who meet basic program eligibility guidelines
	Poll identified families to determine their level of interest in ownership
	Evaluate home buying potential of interested families

Objective	Activity
	Select families for participation in homeownership track
	Provide annual post-purchase counseling
C. Continue partnerships with organizations that provide homebuyer training and counseling and facilitate the provision of these services to homeownership candidates.	Monitor agreement with identified organization to prepare participants for ownership
	Refer selected families to the services provided by the partners
	Track the progress of the participants
D. Establish and implement mechanisms to identify public housing homeownership candidates.	Identify families who meet basic program eligibility guidelines
	Poll identified families to determine their level of interest in ownership
	Evaluate home buying potential of interested families
	Select families for participation in homeownership track
	Attend at least ten (10) Resident Association meeting to present OHA homeownership programs
	Attend at least two (2) Resident Association Presidents' meeting to present OHA homeownership programs
D. Enter into partnerships with organizations that provide homebuyer training and counseling and facilitate the provision of these services to homeownership candidates.	Update agreements with organizations that provide homebuyer training and counseling
D. Enroll at least five (5) income-eligible candidates into the homeownership-counseling program.	Establish case management mechanism for selected families
	Execute program participation agreements with selected families
	Refer selected families to the services provided by the partners
	Track the progress of the participants
	Monitor class participation
	Process graduates for second mortgages
D. Establish and implement financial mechanisms (Emergency Assistance Fund) to assist eligible families with verifiable household emergencies.	Identify potential funding sources for down payment assistance, mortgage write-downs, and credit enhancements
	Review client budgets to determine the need for assistance

Objective	Activity
E. Identify agencies and organizations with expertise and resources to provide residents with entrepreneurial training	Update Memoranda of Understandings
	Provide technical assistance
E. Assist partners in the identification and recruitment of interested residents to participate in entrepreneurial training	Coordinate meetings with partners and residents
	Discuss business development programs at a minimum of (10) Resident Association meetings
	Make at least one (1) presentation at Resident Association Presidents' meetings regarding business development opportunities
E. Facilitate the provision of technical and financing to two (2) client-owned businesses	Provide technical assistance

HUD Strategic Goal IV: Improve Community Quality of Life and Economic Vitality

Planning Area IV - Related Goals of the OHA

Goal A: Acquire and develop affordable units in areas with income levels above 50% of median income (other than those units associated with revitalization efforts), in an effort to achieve geographic diversity

Goal B: Increase the percentage of all Section 8 families with children who move to non-impacted census tracts by 2% per year

Goal C: Maintain mandatory income-mixes in public housing

Objective	Activity
<p>A. Implement a marketing and public information program to increase public and corporate awareness and acceptance of the need for</p>	<p>Monitor list of areas and properties to determine impacted and non-impacted areas</p>
	<p>Focus acquisition efforts in non-impacted areas (less than a 20 % concentration of poverty)</p>
	<p>Make at least one (1) presentation to realtor groups regarding OHA affordable housing program</p>
	<p>Send Executive Director's monthly report newsletter to realtor groups at least 2 times per year</p>
	<p>Designate the person(s) within the agency tasked with the primary responsibility for developing and carry out public relations and public information activities</p>
	<p>Identify the primary corporate and public targets for awareness enhancement</p>
<p>A. Expand the OHA's role in the Non-profit Housing Roundtable.</p>	<p>Attend at least ten (10) Non-Profit Housing Roundtable Meetings.</p>

Objective	Activity
	Request opportunity for at least one (1) presentation about OHA affordable housing programs to Non-profit Housing Roundtable members
A. Develop “housing-support” partnerships with major corporations whose employees need conveniently located affordable housing.	<p data-bbox="824 380 1451 443">Identify key corporations with which partnerships may be feasible</p> <p data-bbox="824 520 1365 583">Select those corporations which would most likely advance the cause of affordable housing</p> <p data-bbox="824 611 1406 674">Develop a joint housing advocacy and public relations plan with these corporations</p> <p data-bbox="824 680 1382 743">Develop written information about offering of OHA services</p> <p data-bbox="824 749 1289 781">Develop media to promote OHA properties</p> <p data-bbox="824 787 1252 819">Research new sources of client referrals</p>
B. Identify the areas to be targeted for enhanced Section 8 program marketing.	<p data-bbox="824 837 1455 932">Collect annual census tract data of Section 8 participants moving to low-poverty census tracts for which comparison can be made on a yearly basis</p> <p data-bbox="824 938 1419 1033">Utilize orientation program for voucher-holders to emphasize their option to occupy units in non-impacted areas</p> <p data-bbox="824 1039 1411 1102">Send briefing packets to owners in non-impacted areas annually in February</p> <p data-bbox="824 1108 1446 1171">Review payment standards for non-impacted areas annually when new Fair Market Rents (FMR’s) are issued</p>
B. Develop and utilize revised orientation program for voucher-holders to emphasize their option to occupy units in non-impacted areas.	<p data-bbox="824 1178 1435 1241">Identify additional information to be included in briefing and orientation program</p> <p data-bbox="824 1310 1390 1373">Review quarterly (January, April, July, October) and revise, if necessary, the format of the briefing</p> <p data-bbox="824 1379 1328 1411">Train staff on the use of new briefing materials</p> <p data-bbox="824 1417 1365 1480">Incorporate revised materials and presentation into briefings and orientations</p>
B. Develop and implement outreach and orientation program to attract owners of units in non-impacted areas.	<p data-bbox="824 1497 1406 1560">Evaluate effectiveness of existing outreach efforts and identify opportunities for improvement</p> <p data-bbox="824 1629 1377 1692">Convene focus group of selected owners to identify obstacles</p> <p data-bbox="824 1698 1422 1761">If necessary, revise information for owners and develop outreach plan</p> <p data-bbox="824 1768 1398 1831">Distribute information to owners of properties in non-impacted areas</p>

Objective	Activity
	Review payment standards for non-impacted areas
	Conduct at least one (1) joint landlord orientation session with Orange County
	Invite non-participating landlords and realtors to landlord orientations
C. Identify properties for which de-concentration targets are to be established.	Monitor income distribution annually by the end of February
	Compare property-specific income mix with income characteristics of neighborhood
	Identify properties whose income mix is considerably different than that of neighborhood
	If necessary, implement Board-approved Deconcentration Policy strategies by April 1
C. Modify and implement admissions and unit assignment policies to facilitate income mixing in applicable housing developments.	If necessary, change ACOP to include preference for families whose adult members are enrolled currently in educational, training, or upward mobility programs
	If necessary, Change ACOP to include preference for households that contribute to meeting income goals (broad range of incomes)
	If necessary, change ACOP to allow for income-skipping to achieve more appropriate income mix in targeted developments
C. Develop and implement rent incentives to attract and retain higher-income applicants.	Review and update flat rents in annually by February
	Review and evaluate transfer policy to encourage higher income residents to move to targeted properties with disproportionate number of lower income residents
C. Encourage existing residents to work and increase income.	Identify program incentive to encourage residents to work and increase income
C. Provide amenities in OHA public housing properties to attract and maintain higher-income residents	Identify and schedule additional improvements needed to make properties competitive with the private market
	Continue current modernization efforts and complete required physical improvements
	Review and implement recommendations of feasibility study of washers and dryers
	Complete parking improvements at Murchison Terrace
	Install central heat/air at Griffin Park

Objective	Activity
	Implement Crime Prevention through Environmental Design recommendations (CPTED)
C. Develop and implement marketing program to attract working families and recently laid-off workers for waitlist.	Select targets markets
	Develop marketing strategy to reach target markets
	Initiate marketing effort
	Create video of PHA properties
	Research new sources of client referrals

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the **PHA during the Plan year**. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$ 2,328,720.00	
b) Public Housing Capital Fund 2003	\$ 3,359,834.00	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 19,159,851.00	
f) Single Room Occupancy (SRO)	\$ 428,204.00	
g) Community Development Block Grant	N/A	
h) HOME	N/A	
Other Federal Grants (list below)		

2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Capital Fund 2002	1,087,016.00	Capital Improvements
b) HOPE VI Revitalization - Carver Court 2002	18,084,255.00	Revitalization of Carver Court
c) HOPE VI Revitalization - Additional Funds	200,000.00	Community Network Program
3. Public Housing Dwelling Rental Income	\$ 2,886,496.80	Public Housing Operations
4. Other income (list below)		
PH tenant other income	\$ 16,000.00	Public Housing Operations
PH investment income	\$ 61,800.00	Public Housing Operations
PH other revenue	\$ 84,340.00	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	\$ 47,696,516.80	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

OHA verifies eligibility for admission when a family is within thirty (30) days of being offered housing.

Other: (describe)

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

OHA also uses credit history as a screening factor.

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

- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
All applicants are subject to local, state and federal criminal background checks.

(2)Waiting List Organization

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

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
Hampton Park Elderly units
 Other (describe)

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

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

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

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

One: Hampton Park

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

If yes, how many lists? **One; Hampton Park**

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? **All for which they are eligible**

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

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

(3) Assignment

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

One

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

Two

Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

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

(5) Occupancy)

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

Former Federal preferences:

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

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - a. Applicants **choosing low-rent public housing only**, involuntary displacement which is not under the applicant's control
 - b. Working households currently defined in OHA's Administrative Plan and those unable to work because of age or disability
 - c. Households with income from the following sources;
 - 1) Children's income from disability, child support or Social Security and/or
 - 2) Head of Household receiving unemployment benefits
 - d. Graduates of transitional housing programs
 - e. Former public housing or Section 8 participants who acquired a home, met the requirements of the PHA Homeownership Program (including Homeownership Training) and lost the home due to insufficient income

Proposed Preference if Funding is Received:

Qualified participants in the Orange County Drug Court Program

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

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability 2
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - f. Applicants **choosing low-rent public housing only**, involuntary displacement which is not under the applicant's control 1
 - g. Working households currently defined in OHA's Administrative Plan and those unable to work because of age or disability 2
 - h. Households with income from the following sources;
 - 1) Children's income from disability, child support or Social Security and/or 2) Head of Household receiving unemployment benefits and those unable to work because of age or disability 2
 - a. Graduates of transitional housing programs 2
 - b. Former public housing or Section 8 participants who acquired a home, met the requirements of the PHA Homeownership Program (including Homeownership Training) and lost the home due to insufficient income 2
 - c. **Participants in the Drug Court Program, if funding received for program implementation** 2

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

Manager's orientation with new residents

New resident checklist

Resident Handbook

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
The Section 8 program uses the same screening criteria and procedures as used for public housing applicants
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
This information is provided upon the request of the owner. Owners are encouraged to perform their own criminal background check on prospective renters
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Section 8 assistance programs**)

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence (does not apply to those currently housed in OHA properties)
- Substandard housing

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - a. Verified disabled families
 - d. Working households with children (elderly or non-elderly) as currently defined in OHA's Section 8 Housing Choice Voucher Homeownership program and those unable to work because of age or disability
 - e. Graduates of transitional housing programs
 - f. Former public housing or Section 8 participants who acquired a home and met the requirements of the PHA Homeownership Program (including Homeownership Training) and lost the home due to insufficient income
 - g. Relocatees of the Parramore Village redevelopment or other Parramore neighborhood relocation as determined by OHA, if vouchers are available

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

3 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability 2
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - a. Verified disabled families 2
 - b. Involuntary displacement due to domestic violence, verifiable by an independent source. This does not apply to those currently housed in OHA properties 1
 - c. Working households with children (elderly or non-elderly) as currently defined in OHA's Section 8 Housing Choice Voucher Homeownership program and those unable to work because of age or disability 2
 - d. Graduates of transitional housing programs 2
 - e. Former public housing or Section 8 participants who acquired a home and met the requirements of the PHA Homeownership Program (including Homeownership Training) and lost the home due to insufficient income 2
 - f. Relocates of the Parramore Village redevelopment or other Parramore neighborhood targeted redevelopment units, as identified by OHA, if vouchers are available 1

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

- Date and time of application
Selection will also consider income targeting of Extremely Low income applicants and use skipping as needed
- Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

OHA currently administers two (2) special purpose Section 8 programs. They are 1) Mainstream for Persons with Disabilities; 2) Family Unification. During the Fifth Year Annual Plan, a transitional homeownership program for public housing residents moving into Section 8 homeownership will be developed using 90 special Housing Choice Vouchers allocated by the Carver Court HOPE VI grant.

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

- Through published notices
- Other (list below)

Program availability is communicated directly to agencies serving the special needs populations. Information is provided to these organizations on a regular basis and any changes in program requirements or availability of additional units of assistance are communicated immediately. Family Unification Program applicants must be referred directly through the State of Florida Department of Children and Families. They also apply initially through the Family Services Department of the Orlando Housing Authority and are then referred to the Admissions and Occupancy Department for processing.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Analysis of amenities for each complex and surrounding market rate complexes
Analysis of market rate rents for comparable units as advertised in the widely distributed Rental Guide

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

Biannually

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

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

Location

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:
The Executive Director reports to a seven (7) member Board of Commissioners. The Executive Director has a Deputy Director. Department Directors report directly to either the Executive Director or the Deputy Director. Departments are as follows; Executive, Information Technology Department (ITD), Public Housing, Maintenance, Modernization and Operations, Planning and Development, Admissions and Occupancy, Section 8, Finance, Human Resources, Purchasing and Family Services

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1395	298
Section 8 Vouchers	2809	960
Section 8 Certificates	N/A	
Section 8 Mod Rehab	100	20
Special Purpose Section 8 Certificates/Vouchers (list individually)		N/A
<u>Mainstream</u>	200	
<u>Family Unification</u>	300	
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
<u>EDSS</u>	1100	N/A
<u>ROSS</u>	750	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

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

Management

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

Maintenance

- h. Maintenance Policy and Procedure Manual***
- i. Dwelling Lease***
- j. List of Resident Repair and Maintenance Charges***
- k. Operations and Procedures Manual***

- (1) Section 8 Management: (list below)
 - a. **Section 8 Administrative Plan**

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FL29P004501-04 FFY of Grant Approval: (09/2004)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	552,829.00

3	1408	Management Improvements	265,000.00
4	1410	Administration	276,414.00
5	1411	Audit	
6	1415	Liquidated Damages	
7	1430	Fees and Costs	50,000.00
8	1440	Site Acquisition	
9	1450	Site Improvement	200,000.00
10	1460	Dwelling Structures	1,110,481.00
11	1465.1	Dwelling Equipment-Nonexpendable	52,000.00
12	1470	Nondwelling Structures	
13	1475	Nondwelling Equipment	257,423.00
14	1485	Demolition	
15	1490	Replacement Reserve	
16	1492	Moving to Work Demonstration	
17	1495.1	Relocation Costs	
18	1498	Mod Used for Development	
19	1502	Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)		2,764,147.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Compliance		
23	Amount of line 20 Related to Security		
24	Amount of line 20 Related to Energy Conservation Measures		

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
4-1 Griffin Park	Rebuild Burned Units	1460.00	538,936.00
4-4 Lake Mann	Interior Painting	1460.16	100,000.00
4-6 Murchison	Bathroom Renovations/Tub Enclosures	1460.16	171,545.00
	Additional Parking	1450.33	50,000.00
4-9 Ivey Lane	Sewer Replacement	1450.40	100,000.00
4-10 Lorna Doone	Window Replacement	1460.26	100,000.00
	Repaint Exterior	1460.23	100,000.00
4-11 Meadow Lake	Landscaping	1450.11	25,000.00
	Liftstation Upgrade	1450.40	25,000.00
	Exterior Doors	1460.27	100,000.00

PHA-Wide	Operations	1406.00	552,829.00
	Management Improvements	1408.00	259,105.00
	Administration	1410.00	276,414.00
	Fees and Costs	1430.00	50,000.00
	Site Improvement	1450.00	45,000.00
	Dwelling Equipment/Nonexpendable	1465.00	52,000.00
	Nondwelling Equipment	1475.00	22,000.00

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
4-1 Griffin Park 4-4 Lake Mann 4-6 Murchison 4-9 Ivey Lane 4-10 Lorna Doone 4-11 Meadow Lake PHA-Wide	March, 2006 March, 2006 March, 2006 March, 2006 March, 2006 March, 2006 March, 2006	September, 2007 September, 2007 September, 2007 September, 2007 September, 2007 September, 2007 September, 2007

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

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

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

2. Development (project) number: FL 0407

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

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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

1. Development name: Carver Court

2. Development (project) number: FL 0403

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

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

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

The Orlando Housing Authority will be engaged in development activities pursuant to the Carver Court HOPE VI grant and the Orange Villa (Hampton Park) HOPE VI grant. Additionally, funding for an Assisted Living Facility in Apopka will be pursued.

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

If yes, list developments or activities below:

Assisted Living Facility in Apopka on land adjacent to the Marden Meadows public housing site. The Orlando Housing Authority will also continue its acquisition program of affordable housing using tax-exempt bonds and creating mixed-income developments wherein twenty percent (20%) of the units are made affordable for occupancy by LRP residents. Developments will be located in non-impacted census tracts throughout the city and county.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name: Carver Court	
1b. Development (project) number: FL0403	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
1. Date application approved, submitted, or planned for submission:	
(DD/MM/YY) 09/30/04	
5. Number of units affected: <i>109</i>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity: <i>October 2004 through August 2008</i>	
a. Actual or projected start date of activity: <i>October 2004</i>	
b. Projected end date of activity: <i>August 2008</i>	

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

[24 CFR Part 903.7 9 (i)]

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

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

complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: <u>Carver Court</u> 1b. Development (project) number: <u>FL0403</u>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
2. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> 06/30/04 (planned)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <u>64</u> 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: <u>Meadow Lake</u> 1b. Development (project) number: <u>FL 0411</u>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

2. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> 06/30/04 (planned)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <u>40</u> 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: <u><i>Johnson Manor</i></u> 1b. Development (project) number: <u><i>FL0412</i></u>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <u>06/30/04 (planned)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <u>40</u> 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: <u><i>Lorna Doone</i></u> 1b. Development (project) number: <u><i>FL0410</i></u>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <u>06/30/04 (planned)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <u>104</u> 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development

<input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

N/A

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

N/A

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

1. *Hampton Park Onsite/Offsite Homeownership Program*
2. *Carver Court Onsite/Offsite Homeownership Program*

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: <u><i>Orange Villa (now known as Hampton Park)</i></u>
1b. Development (project) number: <u><i>1997 HOPE VI Revitalization Project</i></u>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(DD/MM/YYYY) 13/08/1999</u>
5. Number of units affected: <u>52</u>
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <u><i>20 units for purchase by public housing residents/Section 8 participants are being constructed on site. 32 residents are purchasing units offsite. Preference will be given to former Orange Villa residents, other demolished public housing relocates, other public housing and Section 8 families, waiting list families, OHA income-qualified employees and the general public.</i></u> <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: <u><i>Carver Court</i></u>
1b. Development (project) number: <u><i>2002 HOPE VI Revitalization Project</i></u>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III

<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) <u>31/12/2003</u>
5. Number of units affected: <u>112</u> 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <u>22 units for purchase by public housing residents/Section 8 participants are being constructed on site. 90 low-income homebuyers are purchasing units offsite. Preference will be given to former Carver Court residents, other demolished public housing relocatees ,other public housing and Section 8 families, designated Parramore Heritage area residents or former residents, waiting list families, OHA income-qualified employees and the general public.</u> <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

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

1. **Head and/or spouse must have been continually employed full-time during the prior 12 month period. Interruptions in employment of up to 4 weeks are permitted.**
2. **Minimum family downpayment of \$1000**
3. **Limited to FSS participants and others enrolled in any OHA or OHA-approved homeownership program**
4. **All participants must complete a pre-purchase and post-purchase counseling program.**
5. **Applicant must be at or above a minimum income requirement prior to enrolling in the Homeownership Program**

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY
01/03/2001

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

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

b. Economic and Social self-sufficiency programs

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

Family Services Program Activities				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Food Bank	4358	Random	Second Harvest Food Bank	Public Housing
Housekeeping Counseling	4	Inter-agency referral	PHA	Public Housing
Budgeting	17	Inter-agency referral	PHA	Public Housing
Entrepreneurial training	6	Carver Court preference	Metropolitan Orlando Urban League The Alliance	Public Housing
Furniture Assistance	22	Random	The Mustard Seed	Public Housing
Transportation	1463	Random	PHA	Public Housing
Transportation assistance/bus passes	1133	Job/education program participation	PHA/LYNX	Public Housing
Recreation	1000	Random	City Of Orlando	Public Housing
Life skills Training	81	Random	GOAD International	Public Housing
Employability skills training	26	Random	Metropolitan Orlando	Public Housing

			Urban League Jobs and Partners of Central Florida	
Elderly/Disabled Services	107	Random	PHA	Public Housing
New Resident Orientation	241	Random	PHA	Public Housing
Relocation Follow-up (Carver Court)	142	Site-based	PHA	Public Housing
Case Management	330	Random	PHA	Public Housing
TOP Grant Activities	472	Site-based	PHA	Public Housing
Family Reunification	225	Waiting List	PHA/Department of Children and Families (DCF)	Public Housing
Educational	130	Random	PHA	Public Housing
LYNX	7	Employment/ education preference	PHA	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
<u>Section 8</u>	<u>200</u>	<u>190 (12/03/03)</u>

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

Included as Attachment E

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Griffin Park FL 0401

Lake Mann Homes FL 0404

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

There is a Weed and Seed program in the Parramore area of Orlando that encompasses Griffin Park FL 0401

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

Griffin Park FL 0401
Lake Mann Homes FL 0404

C. Coordination between PHA and the police

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

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

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

Griffin Park FL 0401
Lake Mann Homes FL 0404

D. Additional information as required by PHDEP/PHDEP Plan

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

NOT APPLICABLE

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
 Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The OHA Pet Policy recognizes the benefits and responsibilities of pet ownership. Pets are limited to one (1) per household, and may include dogs, cats, fish or birds. Pets require specific inoculations, meet size and breed restrictions and must be contained or leashed when outdoors, must be spayed or neutered (dogs and cats) and the owner must have liability insurance. No pets identified as dangerous by the City of Orlando or Orange County may be kept. All pets not specified on the lease must be added to the lease. A non-refundable deposit and other requirements must be met.

The complete Pet Policy is Attachment F.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
- OHA will continue to make capital improvements to bring properties to a level of parity with private market properties. (See Capital Improvement Plan Attachment C)**
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

B. Description of Election process for Residents on the PHA Board

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

Florida Statute 421 requires that seven (7) persons serve on the OHA Board of Commissioners, with at least one (1) member being a resident of either public housing or Section 8 participant. All members of the Board, including the resident member, are appointed by the Mayor of the City of Orlando.

Prior to the expiration of the term of a current resident Commissioner, the Mayor's Liaison to the Board of Commissioners prepares a list of at least three (3) resident candidates, based on nominations from bona-fide and duly recognized resident associations. The list is presented to the Mayor for consideration as potential appointees to the Board of Commissioners. The appointing authority is under no obligation to appoint a resident Commissioner from the list, however.

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Orlando, Florida

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

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

City of Orlando Affordable Housing Goals:

1. Promote affordable homeownership opportunities to first time buyers in the Parramore Neighborhood Housing
2. Support non-profit organizations in providing housing and home maintenance counseling to first time homebuyers
3. Provide affordable homeownership opportunities through HOME to low and moderate-income homebuyers citywide
4. Provide affordable homeownership opportunities through SHIP to low and moderate-income homebuyers citywide
5. Support non-profit organizations in providing housing and home maintenance counseling to first time homebuyers citywide

OHA Consistent Goals:

- Develop the capacity to implement and operate a range of housing programs
- Produce 281 incremental units of quality, affordable mixed income housing for rental by lower to moderate-income individuals and families
- Replace housing loss through conversion, demolition and disposition
- Assist (28) low-income households to become homeowners
- Improve the physical condition of existing OHA owned or OHA managed housing units to achieve rent comparability with standard quality housing in the local market

Elderly

City of Orlando Affordable Housing Goals:

1. Support projects that provide housing and supportive services for the elderly
 2. Continue to preserve housing owned by elderly residents.
- Develop the capacity to implement and operate a range of housing programs

- Produce 281 incremental units of quality, affordable mixed income housing for rental by lower to moderate-income individuals and families

Homeless

City of Orlando Affordable Housing Goals:

1. Support non-profit organizations in providing housing and home maintenance counseling to first-time homebuyers citywide
2. Homeless prevention for persons at risk of homelessness and essential and supportive services for homeless individuals and families. To support the implementation of OHA’s programs to assist extremely low and low-income persons with section 8 Vouchers/certificate and self-sufficiency programs

OHA Consistent Goals:

- Promote employment of adults in public housing
- Reduce the rate of unemployment among section 8 beneficiaries
- Facilitate the development of 2 additional client-owned businesses

□ Other: (list below)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

Orange County, Florida

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

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

Orange County Affordable Housing Goals:

1. Increase affordable homeownership opportunities
2. Increase availability of affordable rental units

3. Encourage revitalization of low-income neighborhood through new infill housing, code enforcement and rehabilitation

OHA Consistent Goals

- Develop the capacity to implement and operate a range of housing programs
- Produce 281 incremental units of quality, affordable mixed income housing for rental by lower to moderate-income individuals and families
- Replace housing loss through conversion, demolition and disposition
- Assist (28) low-income households to become homeowners
- Improve the physical condition of existing OHA owned or OHA managed housing units to achieve rent comparability with standard quality housing in the local market

Elderly

Orange County Affordable Housing Goals:

1. Provide a range of housing options including assisted living, so that elders can live in an environment which maximizes independence while offering the appropriate level of care
2. Provide support services to very-low income elderly persons
3. Increase opportunities to advocate, coordinate and administer programs and policies that help elders attain needed services and long-term care

OHA Consistent Goals:

- Develop the capacity to implement and operate a range of housing programs
- Produce 281 incremental units of quality, affordable mixed income housing for rental by lower to moderate-income individuals and families

Disabled

Orange County Affordable Housing Goals:

1. Address the need for affordable housing for disabled persons

OHA Consistent Goal:

- Develop the capacity to implement and operate a range of housing programs

Other

Orange County Affordable Housing Goals:

1. Provide job-training skills for our very-low and low-income neighborhood through capital improvement projects

OHA Consistent Goals:

- Promote employment of adults in public housing
- Reduce the rate of unemployment among section 8 beneficiaries
- Facilitate the development of 2 additional client-owned businesses

Other: (list below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Orlando Housing Authority progress in meeting the mission and goals described in the Five-Year Agency Plan

See Attachment G

Basic Criteria used in determining a substantial deviation from the Five-Year Agency plan

The Orlando Housing Authority has determined that a substantial deviation will occur only if a formal vote of the Board of Commissioners is required for changes. The Strategic Plan, OHA's staff working plan, is incorporated into the Five-Year Agency Plan and Annual Plan.

Basic criteria used in determining a significant amendment or modification to the Five-Year Agency Plan

OHA has determined that a significant amendment or modification will occur only if a formal vote of the Board of Commissioners is required for any changes to the Orlando Housing Authority Five-Year Agency Plan. The Strategic plan is incorporated into the Five-Year Agency Plan and Annual Plan.

In addition, any decision to demolish or dispose of a development or designate a development as "elderly only" or "disabled only", requiring a public hearing and Board of Commissioner approval, as well as HUD approval, will be considered a significant amendment or modification to the Five-Year Agency Plan.

Attachments

Use this section to provide any additional attachments referenced in the Plan

ATTACHMENT A

Policy to Deconcentrate Poverty and Promote Integration in Public Housing

Background

Included in Quality Housing and Work Responsibility Act of 1998 (QHWRA or Housing Reform Act) is a requirement that public housing authorities submit, with their Agency Plans, an admissions policy designed to promote income-mixing within public housing complexes. The U.S. Department of Housing and Urban Development (HUD) established “income-mixing” rules and tools for evaluation of the current income-mix. The procedures are delineated, “Rule to Deconcentrate Poverty and Promote Integration in Public Housing; Final Rule”, published in the Federal Register as 24 CFR Part 903 and dated 22 December 2000.

Policy

The intent of the deconcentration policy is to promote mixed-income developments through the use of admissions incentives. The QHWRA specifically states that specific income and/or racial quotas may not be imposed. Deconcentration can only occur through admissions procedures. Families currently residing in developments will not be affected by the regulations.

Additionally, families seeking admission to public housing may be offered incentives (e.g. a free month’s rent) to choose a housing unit in a development in need of higher or lower income families to provide required income-mixing. Under no circumstances shall any adverse action be taken toward a family who chooses not to accept the incentive and refuses housing in the offered development.

Determination of Covered Developments

Only certain developments within a housing authority are covered by the deconcentration rule;

- 1) Sites with 100 or more units
- 2) General family developments

Other developments, such as those designated as elderly and handicapped only, those complexes of fewer than 100 units, complexes approved for demolition and developments with an established mixed-income plan (HOPE VI) are exempt from the deconcentration rule. Based on the criteria, the Orlando Housing Authority developments covered by the Deconcentration Rule are;

- 1) Griffin Park
- 2) Ivey Lane Homes
- 3) Murchison Terrace
- 4) Lake Mann Homes
- 5) Reeves Terrace

Required Established Income Ranges

The Deconcentration Rule outlines the method under which average incomes are determined for each complex. Using a formula that assigns a bedroom size “factor”, the calculation is made by taking the average of the total incomes within the complex, adjusted for bedroom size. The averages for each site are then added together and averaged for “an authority-wide” income. Based on the authority-wide average income, each complex must then fit into a range of between 85% and 115% of the authority-wide average income. The range must be evaluated once per year and results included in the Agency Plan, along with plans to correct situations where a complex is “out-of-range”.

Current Status of Orlando Housing Authority Sites

The Orlando Housing Authority sites are currently within the Established Income Range;

Griffin Park	98%
Ivey Lane Homes	105%
Murchison Terrace	97%
Lake Mann Homes	94%
Reeves Terrace	102.7%

Therefore, no corrective action is needed at this time.

Procedure for Corrective Action When Required

The Deconcentration Rule requires admission policy procedures to correct imbalances within sites that do not meet the Established Income Range. The procedures are as follows;

- 1) When a development is determined to be outside of the Established Income Range, the Director of Admissions and Occupancy will notify the Deputy Director. The Deputy Director and Admissions and Occupancy Director will evaluate the degree to which the identified development is outside of the Established Income Range. A determination will be made as to why the situation developed, i.e. is there an identifiable reason that caused the situation to occur? When the determination is made, then a corrective plan of action will be developed. For example, capital improvements may be needed to make the site more desirable and such improvements may be included in the capital budget.
- 2) Depending on the reason for the situation, there may be a need to skip a family on the waiting list in an effort to further the goals of deconcentration. HUD has established that “skipping” for the purposes of deconcentration does not constitute an adverse action.
- 3) The Orlando housing Authority may choose to justify to HUD the reason that the complex is outside of the Established Income Range.
- 4) OHA may choose to provide incentives, including an affirmative marketing plan, rent incentives or adding additional amenities to the site.

The chosen admission activities shall occur until the development is within the Established Income Range.

Fair Housing

No action of the housing authority in attempting to achieve deconcentration and income-mixing shall violate Fair Housing policies.

PHA Plan
Table Library
Attachment B

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FL29P004501-04 FFY of Grant Approval: (09/2004)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	552,829.00
3	1408 Management Improvements	265,000.00
4	1410 Administration	276,414.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	50,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	200,000.00
10	1460 Dwelling Structures	1,110,481.00
11	1465.1 Dwelling Equipment-Nonexpendable	52,000.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	257,423.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	2,764,147.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-Wide	Operations	1406.00	552,829.00
	Management Improvements/Salaries	1408.01	178,680.00
	Employee Benefits	1408.09	57,320.00
	Employee Training	1408.10	9,000.00
	Community Supportive Services	1408.26	20,000.00
	Administration/Salaries	1410.00	130,714.00
	Technical Salaries	1410.02	76,000.00
	Employee Benefits	1410.09	52,000.00
	Travel	1410.10	5,000.00
	Membership Dues	1410.14	200.00
	Telephone	1410.16	500.00
	Sundry Admin Expense	1410.19	12,000.00
	Architectural & Engineering	1430.00	50,000.00
4-11 Meadow Lake	Landscaping	1450.11	25,000.00
4-6 Murchison	Additional Parking	1450.33	50,000.00
4-9 Ivey Lane	Sewer Replacement	1450.40	100,000.00
4-11 Meadow Lake	Lift Station Upgrade	1450.40	25,000.00
4-1 Griffin Park	Rebuild Burn Units	1460.00	538,936.00
4-4 Lake Mann	Interior Painting	1460.16	100,000.00
4-6 Murchison	Bathroom Renovations	1460.16	171,545.00
4-10 Lorna Doone	Exterior Paint	1460.23	100,000.00
	Window Replacement	1460.26	100,000.00
4-11 Meadow Lake	Exterior Doors	1460.27	100,000.00
PHA-Wide	Dwelling Appliances	1465.00	52,000.00
	Vehicles/Modernization	1475.20	157,423.00
	Computer Equipment	1475.40	100,000.00

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
4-1 Griffin Park	March, 2006	September, 2007
4-4 Lake Mann	March, 2006	September, 2007
4-6 Murchison	March, 2006	September, 2007
4-9 Ivey Lane	March, 2006	September, 2007
4-10 Lorna Doone	March, 2006	September, 2007
4-11 Meadow Lake	March, 2006	September, 2007
PHA-Wide	March, 2006	September, 2007

ATTACHMENT C

FL29P004501-03
CFP/CFPRHF

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HA Name: Orlando Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P004501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 09/2003
---	---	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending 9/30/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Total non-CFP Funds				
	1406 Operations	552,829.00	0.00	0.00	0.00
	1408 Management Improvements	259,105.00	0.00	0.00	0.00
	1410 Administration	276,414.00	0.00	0.00	0.00
	1411 Audit				
	1415 Liquidated Damages				
	1430 Fees and Costs	50,000.00	0.00	0.00	0.0
	1440 Site Acquisition				
	1450 Site Improvement	100,000.00	0.00	0.00	0.00
0	1460 Dwelling Structures	1,443,799.00	0.00	0.00	0.00
1	1465.1 Dwelling Equipment—Nonexpendable	52,000.00	0.00	0.00	0.00
2	1470 Nondwelling Structures	8,000.00	0.00	0.00	0.00
3	1475 Nondwelling Equipment	22,000.00	0.00	0.00	0.00
4	1485 Demolition				
5	1490 Replacement Reserve				
6	1492 Moving to Work Demonstration				
7	1495.1 Relocation Costs				
8	1499 Development Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HA Name: Orlando Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P004501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 09/2003
------------------------------------	--	---------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending 9/30/2003
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
9	1501 Collateralization or Debt Service				
0	1502 Contingency				
1	Amount of Annual Grant: (sum of lines 2 – 20)	2,764,147.00	0.00	0.00	0.00
2	Amount of line 21 Related to LBP Activities				
3	Amount of line 21 Related to Section 504 compliance				
4	Amount of line 21 Related to Security – Soft Costs				
5	Amount of Line 21 Related to Security – Hard Costs				
6	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

HA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 09/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations/Administration	1406.00		552,829.00	0.00	0.00	0.00	CF2003 Item
	Management Improvements/Salaries	1408.01		140,134.00	0.00	0.00	0.00	CF2003 Item
	Carver Court CSS Salaries	1408.01		30,000.00	0.00	0.00	0.00	CF2003 Item
	Employee Benefits	1408.09		43,000.00	0.00	0.00	0.00	CF2003 Item
	Employee Training	1408.10		5,000.00	0.00	0.00	0.00	CF2003 Item
	Community Supportive Services/Carver	1408.26		40,971.00	0.00	0.00	0.00	CF2003 Item
	Administration/Salaries	1410.00		108,367.00	0.00	0.00	0.00	CF2003 Item
	Technical Salaries	1410.02		76,000.00	0.00	0.00	0.00	CF2003 Item
	Employee Benefits	1410.09		52,000.00	0.00	0.00	0.00	CF2003 Item
	Travel	1410.10		5,000.00	0.00	0.00	0.00	CF2003 Item
	Membership Dues	1410.14		200.00	0.00	0.00	0.00	CF2003 Item
	Telephone	1410.16		500.00	0.00	0.00	0.00	CF2003 Item
	Sundry Admin Expense	1410.19		34,347.00	0.00	0.00	0.00	CF2003 Item
	Architectural & Engineering	1430.00		50,000.00	0.00	0.00	0.00	CF2003 Item
	Landscaping	1450.12		25,000.00	0.00	0.00	0.00	CF2003 Item
4-1 Griffin Park	Landscaping	1450.12	188 Units	75,000.00	0.00	0.00	0.00	CF2003 Item
	Exterior Shutters	1460.00	188 Units	25,000.00	0.00	0.00	0.00	CF2003 Item
	Ceramic Tile	1460.13	188 Units	450,000.00	0.00	0.00	0.00	CF2003 Item
4-2/5 Reeves Terrace	Ceramic Tile	1460.13	176 Units	376,799.00	0.00	0.00	0.00	CF2003 Item

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

HA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-03 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-1 Griffin Park	Interior Plumbing	1460.15	188 Units	200,000.00	0.00	0.00	0.00	CF2003 Item
	Central Heat & Air Conditioning	1460.17	188 Units	392,000.00	0.00	0.00	0.00	CF2003 Item
PHA Wide	Appliances	1465.00		52,000.00	0.00	0.00	0.00	CF2003 Item
4-3 Carver Court	Community Bldg Remodel	1470.00		8,000.00	0.00	0.00	0.00	CF2003 Item
PHA Wide	Computer Equipment	1475.40		22,000.00	0.00	0.00	0.00	CF2003 Item

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

HA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-03 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

HA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program No: FL-29P004501-03 Replacement Housing Factor No:					Federal FY of Grant: 9/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
FL 4-1 Griffin Park	09/16/05			09/16/07				
FL 4-2/5 Reeves Terrace	09/16/05			09/16/07				
FL 4-4 Lake Mann	09/16/05			09/16/07				
FL 4-6 Murchison	09/16/05			09/16/07				
FL 4-9 Ivey Lane	09/16/05			09/16/07				
FL 4-10 Lorna Doone	09/16/05			09/16/07				
FL 4-11 Meadow Lake	09/16/05			09/16/07				
FL 4-12 Citrus Square	09/16/05			09/16/07				
FL 4-13 Omega	09/16/05			09/16/07				
FL 4-14 Marden Meadow	09/16/05			09/16/07				
PHA Wide	09/16/05			09/16/07				

FL29P004501-02
CFP/CFPRHF

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 05/2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	574,134.00	268,233.18	13,316.87	9,617.60	
4	1410 Administration	287,067.00	287,067.00	0.00	0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,000.00	0.00	0.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	41,518.00	25,252.00	16,734.12	16,734.12	
10	1460 Dwelling Structures	134,051.00	152,064.00	139,039.23	67,054.49	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	0.00	1,523,112.00	13,835.66	13,835.66	
13	1475 Nondwelling Equipment	150,000.00	75,000.00	74,140.26	74,140.26	
14	1485 Demolition	528,000.00	226,879.82	226,879.82	226,879.82	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	839,997.00	97,159.00	0.00	0.00	
19	1501 Collateralization or Debt Service					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Orlando Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P004501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 05/2002
-------------------------------------	--	---------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending 9/30/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,654,767.00	2,654,767.00	483,945.96	480,261.95
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 05/2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Management Improvements/Salaries	1408.01		574,134.00	134,233.18	13,316.87	9,617.60	In Process
	Carver CSS Salaries	1408.01			50,000.00	0.00	0.00	In Process
	Employee Benefits	1408.09			44,000.00	0.00	0.00	In Process
	Community Supportive Services/Carver	1408.26			40,000.00	0.00	0.00	In Process
	Administration/Salaries	1410.01		287,067.00	108,367.00	0.00	0.00	In Process
	Technical Salaries	1410.02			76,000.00	0.00	0.00	In Process
	Employee Benefits	1410.09			52,000.00	0.00	0.00	In Process
	Travel	1410.10			10,000.00	0.00	0.00	In Process
	Membership Dues	1410.14			200.00	0.00	0.00	In Process
	Telephone	1410.16			500.00	0.00	0.00	In Process
	Sundry Admin Expense	1410.19			40,000.00	0.00	0.00	In Process
	Architectural & Engineering	1430.00		100,000.00	0.00	0.00	0.00	N/A
4-2/5 Reeves Ter	Recreation Area	1450.10		0.00	1,750.12	1,750.12	1,750.12	Completed
7-13 Omega	Playground Equipment	1450.10	Common Area	10,000.00	0.00	0.00	0.00	N/A
4-12 Johnson	Landscaping	1450.11	Common Area	0.00	1,900.00	0.00	0.00	In Process
4-11 Meadow Lake	Fencing	1450.12	320 L.F.	0.00	5,537.00	5,537.00	5,537.00	Completed
4-12 Johnson	Dumpster Enclosures	1450.12	7 Each	6,518.00	6,250.00	6,250.00	6,250.00	Completed
	Fencing	1450.12	200 L.F.	0.00	6,617.88	0.00	0.00	In Process
4-11 Meadow Lake	Parking Resurface	1450.33	30,000 S.F.	25,000.00	3,197.00	3,197.00	3,197.00	Completed

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-02 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-12 Johnson	Ceramic Tile	1460.13	40 Units	0.00	85,009.51	72,039.00	0.00	In Process
	Bathroom Renovations	1460.16	87 Units	84,051.00	31,475.00	31,475.00	31,475.00	Completed
4-1 Griffin Park	Interior Rehab/Prototype	1460.21	2 Units	50,000.00	35,579.49	35,525.23	35,579.49	Completed
4-2/5 Reeves	Interior Painting/Office	1470.00		0.00	1,450.00	1,450.00	1,450.00	Completed
4-17 Hampton	Construction/Admin Bldg	1470.00		0.00	1,067,838.00	0.00	0.00	In Process
	Construction/Admin Bldg	1470.00		0.00	453,824.00	12,385.66	12,385.66	In Process
PHA Wide	Office Furniture	1475.10		0.00	2,003.87	2,003.87	2,003.87	Completed
	Computer Equipment	1475.40		150,000.00	72,996.13	72,136.39	72,136.39	In Process
4-3 Carver Court	Demolition	1485.00		528,000.00	226,879.82	226,879.82	226,879.82	Completed
4-17 Hampton	Development/Senior Ctr/Clubhouse	1499.00		839,997.00	97,159.00	0.00	0.00	In Process

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-02 Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number Capital Fund Program No: FL29P004501-02 Replacement Housing Factor No:					Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
FL 4-1 Griffin Park	5/30/04			5/30/06				
FL -2/5 Reeves Terrace	5/30/04			5/30/06				
FL 4-4 Lake Mann	5/30/04			5/30/06				
FL 4-6 Murchison	5/30/04			5/30/06				
FL 4-9 Ivey Lane	5/30/04			5/30/06				
FL 4-10 Lorna Doone	5/30/04			5/30/06				
FL 4-11 Meadow Lake	5/30/04			5/30/06				
FL 4-12 Citrus Sq	5/30/04			5/30/06				
FL 4-13 Omega	5/30/04			5/30/06				
FL 4-14 Marden Meadow	5/30/04			5/30/06				
FL 4-17 Hampton	5/30/04			5/30/06				
PHA Wide	5/30/04			5/30/06				

CFP FL29P004501-01
CFP/CFPRHF

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 08/2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations		714,846.00	714,846.00	714,846.00	
3	1408 Management Improvements	714,846.00	267,000.00	267,000.00	238,804.99	
4	1410 Administration	357,423.00	357,423.00	357,423.00	178,612.83	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,000.00	100,000.00	100,000.00	88,506.02	
8	1440 Site Acquisition					
9	1450 Site Improvement	345,000.00	320,000.00	320,000.00	297,473.74	
10	1460 Dwelling Structures	1,325,000.00	1,394,674.20	1,394,674.20	993,167.84	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	100,000.00	0.00	0.00	0.00	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	100,000.00	148.50	148.50	148.50	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Orlando Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P004501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 08/2001
-------------------------------------	--	---------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending:9/30/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities	325,000.00	325,000.00	325,000.00	286,678.37
19	1501 Collateralization or Debt Service				
20	1502 Contingency	206,962.00	95,139.30	95,139.30	58,198.71
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,574,231.00	3,574,231.00	3,574,231.00	2,856,437.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 08/2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-1 Griffin Park	Perimeter Fence	1450.12	1700 Ft	0.00	98,680.00	98,680.00	98,680.00	Completed
	Interior Doors	1460.16	188 Units	0.00	128,000.00	128,000.00	61,517.14	In Progress
	Repave Sidewalk	1450.33	2460 Ft	0.00	11,062.00	11,062.00	11,062.00	Completed
	Central Heat/Air Conditioning	1460.17	48 Units	0.00	104,463.00	104,463.00	0.00	Bidding
4-2/5 Reeves	Interior Painting	1460.16	176 Units	0.00	65,270.00	65,270.00	62,800.00	In Process
4-4 Lake Mann	Sewer System Clean Out	1450.00	210 Units	50,000.00	0.00	0.00	0.00	N/A
	Dumpster Enclosures	1450.00	12 Units	25,000.00	15,372.00	15,372.00	15,372.00	Completed
	Refinish Tubs	1460.16	210 Units	0.00	33,515.00	33,515.00	33,515.00	Completed
	Bathroom Renovations	1460.16	163 Units	0.00	67,821.00	67,821.00	67,821.00	Completed
4-6 Murchison	Interior Painting	1460.16	190 Units	100,000.00	59,135.00	59,135.00	59,135.00	Completed
	Sidewalks	1450.33	150,000 Ft	100,000.00	72,420.75	72,420.75	72,420.75	Completed
4-9 Ivey Lane	Washer & Dryers	1460.00	184 Units	150,000.00	0.00	0.00	0.00	N/A
4-10 Lorna Doone	Kitchen Cabinets	1460.25	104 Units	0.00	129,628.00	129,628.00	102,337.50	In Process
4-11 Meadow Lake	Kitchen Cabinets	1460.25	87 Units	0.00	179,218.25	179,218.25	218.25	In Process
	Fence	1450.12	320 Ft	0.00	5,625.00	5,625.00	5,625.00	Completed
4-12 Johnson/Citrus	Fencing	1450.12	4000 Ft	15,000.00	9,087.00	9,087.00	9,087.00	Completed
	Landscaping	1450.11	Common Area	100,000.00	4,332.42	4,332.42	4,332.42	Completed
	Resurface Parking	1450.33	87 Units	0.00	20,627.55	20,627.55	20,627.55	Completed
	Washers & Dryers	1460.00	87 Units	80,000.00	74,874.00	74,874.00	74,874.00	Completed

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 08/2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-13 Omega	Ceramic Tile Floors	1460.19	74 Units	250,000.00	136,705.00	136,705.00	136,705.00	Completed
	Interior Doors	1460.27	87 Units	200,000.00	79,706.50	79,706.50	79,706.50	Completed
	Fencing	1450.12	680 Ft	0.00	5,375.00	5,375.00	0.00	In Process
	Shed Doors/Exterior	1460.27	69 Doors	0.00	21,800.00	21,800.00	0.00	In Process
4-14 Marden Meadows	Fencing	1450.12	45 Units	55,000.00	38,971.28	38,971.28	38,971.28	Completed
	Kitchen Cabinets	1460.25	45 Units	125,000.00	108,000.00	108,000.00	108,000.00	Completed
	Interior Doors	1460.16	45 Units	125,000.00	54,000.00	54,000.00	54,000.00	Completed
	Exterior Doors	1460.27	45 Units	50,000.00	21,698.45	21,698.45	21,698.45	Completed
	Dumpster Enclosures	1450.00		0.00	9,565.00	9,565.00	0.00	In Process
	Ceramic Tile Floors	1460.19	45 Units	145,000.00	87,000.00	87,000.00	87,000.00	Completed
	Repaving	1450.33	356 Tons	0.00	21,295.74	21,295.74	21,295.74	Completed
	Tub Refinishing	1460.16	45 Units	100,000.00	43,840.00	43,840.00	43,840.00	Completed
4-17 Hampton Park	Hampton Park Phase III	1499.00		325,000.00	325,000.00	325,000.00	286,678.37	In Process
PHA – Wide	Operations	1406.00		0.00	714,846.00	714,846.00	714,846.00	Completed
	Management Improvements	1408.00		714,846.00	267,000.00	267,000.00	238,804.99	In Process
	Administration	1410.00		357,423.00	357,423.00	357,423.00	178,612.83	Completed
	Fees & Costs	1430.00		100,000.00	100,000.00	100,000.00	88,506.02	In Process
	Site Improvements	1450.00		0.00	7,586.26	7,586.26	0.00	In Process
		Non Dwelling Equipment	1475.00	2 Trucks	100,000.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-01 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA - Wide	Relocation/Carver	1495.00		100,000.00	148.50	148.50	148.50	Completed
	Contingency	1502.00		206,962.00	95,139.30	95,139.30	58,198.71	In Process

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:			Grant Type and Number Capital Fund Program No: FL29P004501-01 Replacement Housing Factor No:			Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

CFP FL29P004501-00
CFP/CFPRHF

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 11/2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	434,432.00	434,432.00	434,432.00	434,432.00
4	1410 Administration	349,526.00	349,586.00	349,586.00	349,586.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00	48,329.06	48,329.06	48,329.06
8	1440 Site Acquisition				
9	1450 Site Improvement	415,000.00	397,888.20	397,888.20	397,888.20
10	1460 Dwelling Structures	1,713,000.00	1,705,575.64	1,705,575.64	1,705,575.64
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0.00	89,875.66	89,875.66	89,875.66
13	1475 Nondwelling Equipment	108,299.00	144,233.44	144,233.44	144,233.44
14	1485 Demolition	325,000.00	325,000.00	325,000.00	325,000.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000.00	337.00	337.00	337.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Orlando Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P004501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 11/2000
-------------------------------------	--	---------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,495,257.00	3,495,257.00	3,495,257.00	3,495,257.00
22	Amount of line 21 Related to LBP Activities	0.00	1,453.58	1,453.58	1,453.58
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-00 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-1 Griffin Park	Exterior Painting	1460.23	25 Bldgs	0.00	24,925.00	24,925.00	24,925.00	Completed
	Demolition	1485.00		0.00	2,445.50	2,445.50	2,445.50	Completed
	Interior Plumbing	1460.15		0.00	24,000.00	24,000.00	24,000.00	Completed
	Perimeter Fence	1450.12		0.00	2,094.00	2,094.00	2,094.00	Completed
	Non Dwelling Structure	1470.00		0.00	5,800.00	5,800.00	5,800.00	Completed
	Ceramic Tile	1460.13		0.00	4,720.74	4,720.74	4,720.74	Completed
4-2/5 Reeves	Recreation Area	1450.10	29 Cu Yds	45,000.00	7,355.23	7,355.23	7,355.23	Completed
	Lead Based Abatement	1460.11	1 Unit	0.00	1,453.58	1,453.58	1,453.58	Completed
	Landscaping	1450.11		25,000.00	23,363.00	23,363.00	23,363.00	Completed
	Air Conditioning	1460.17	106 Units	370,000.00	245,124.34	245,124.34	245,124.34	Completed
	Bathroom Renovations	1460.16	176 Units	150,000.00	153,000.00	153,000.00	153,000.00	Completed
	Office Bldg Addition	1470.00	1	0.00	79,770.66	79,770.66	79,770.66	Completed
4-3 Carver Court	Demolition	1485.00		0.00	322,554.50	322,554.50	322,554.50	Completed
	Security Fence	1450.12		0.00	19,851.15	19,851.15	19,851.15	Completed
	Landscaping	1450.11		0.00	2,300.00	2,300.00	2,300.00	Completed
	Non Dwelling Structures	1470.00		0.00	4,305.00	4,305.00	4,305.00	Completed
4-4 Lake Mann	Repave Parking	1450.33		250,000.00	189,902.30	189,902.30	189,902.30	Completed
	Bathroom Renovations	1460.16	91 Units	0.00	171,000.00	171,000.00	171,000.00	Completed
	Interior Plumbing	1460.15		0.00	22,200.00	22,200.00	22,200.00	Completed

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-00 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-4 Lake Mann	Air Conditioning	1460.17	210 Units	630,000.00	395,067.25	395,067.25	365,067.25	Completed
	Exterior Paint	1460.23	70 Bldgs	75,000.00	0.00	0.00	0.00	
	Sewer	1450.40		0.00	9,660.00	9,660.00	9,660.00	Completed
	Fees & Costs	1430.01		0.00	3,180.00	3,180.00	3,180.00	Completed
	Recreation Area	1450.10		0.00	18102.34	18102.34	18102.34	Completed
	Fencing	1450.12		0.00	13,187.00	13,187.00	13,187.00	Completed
4-6 Murchison	Exterior Paint	1460.23	190 Units	50,000.00	27,827.00	27,827.00	27,827.00	Completed
	Kitchen Cabinets	1460.25	190 Units	196,000.00	329,000.00	329,000.00	329,000.00	Completed
	Repave Sidewalk	1450.33		0.00	8,694.25	8,694.25	8,694.25	Completed
4-9 Ivey Lane	Exterior Security Lighting	1450.15	Common Area	25,000.00	25,000.00	25,000.00	25,000.00	Completed
4-10 Lorna Doone	Security Lights	1460.00	2 Units	0.00	86.60	86.60	86.60	Completed
	Central Air Conditioning	1460.17	104 Units	117,000.00	104,868.00	104,868.00	104,868.00	Completed
	Exterior Fence	1450.12		0.00	9,250.00	9,250.00	9,250.00	Completed
4-11 Meadow Lake	Exterior Security Lighting	1460.00	8 Units	0.00	346.40	346.40	346.40	Completed
	Exterior Fence	1450.12		30,000.00	0.00	0.00	0.00	
4-12 Johnson/Citrus	Landscaping	1450.11		0.00	7,934.00	7,934.00	7,934.00	Completed
	Perimeter Fence	1450.12		0.00	33,735.00	33,735.00	33,735.00	Completed
	Kitchen Cabinets	1460.25	24 Units	0.00	34,461.73	34,461.73	34,461.73	Completed
	Recreation Area	1450.10		0.00	14,539.93	14,539.93	14,539.93	Completed

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P004501-00 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-12 Citrus/Johnson	Fence/Recreation Area	1450.12		0.00	3,420.00	3,420.00	3,420.00	Completed
	Floor Tile/Carpet	1460.13		0.00	2,495.00	2,495.00	2,495.00	Completed
4-13 Omega	Replace Roof	1460.20	74 Units	125,000.00	0.00	0.00	0.00	
	Kitchen Cabinets	1460.25	74 Units	0.00	165,000.00	165,000.00	165,000.00	Completed
4-14 Marden Meadows	Landscaping	1450.12		0.00	9,500.00	9,500.00	9,500.00	Completed
4-17 Hampton Park	Admin Building	1499.00		325,000.00	0.00	0.00	0.00	
PHA Wide	Management Improvements	1408.00		434,432.00	434,432.00	434,432.00	434,432.00	Completed
	Administration	1410.00		349,526.00	349,586.00	349,586.00	349,586.00	Completed
	Fees & Costs	1430.00		50,000.00	45,149.06	45,149.06	45,149.06	Completed
	Site Improvement	1450.00		40,000.00	0.00	0.00	0.00	
	Non Dwelling Equipment	1475.00		108,299.00	144,233.44	144,233.44	144,233.44	Completed
	Relocation	1495.00		100,000.00	337.00	337.00	337.00	Completed

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number Capital Fund Program No: FL29P004501-00 Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

FL29R004501-02
CFP/CFPRHF

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R004501-02		Federal FY of Grant: 9/30/2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Orlando Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R004501-02	Federal FY of Grant: 9/30/2003
-------------------------------------	--	-----------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9-30-03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$215,905.00		\$215,905.00	\$0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R004501-02				Federal FY of Grant: 9/30/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-17/ Hampton Park	Hampton Park – Construction	1499		\$215,905.00		\$215,905.00	\$0.00	In progress

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL29R004501-02			Federal FY of Grant: 9/30/2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL29R004501-02				Federal FY of Grant: 9/30/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
4-17/ Hampton Park	07/09/04	08/12/02	08/12/02	07/09/06	08/12/04		The original obligation date is predicated on a 24 month period following the approval the PHA accumulation of adequate funds (per 24CFR 905.10) and subsequent approval of the Public Housing Application Proposal by the Jacksonville Field Office. HUD approved the Public Housing Proposal on July 9, 2002. The revised and actual obligation dates are both the date the Phase III Developer Agreement was signed.

FL29R004501-01
CFP/CFPRHF

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R004501-01		Federal FY of Grant: 9/30/2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$232,435.00		\$232,435.00	\$0.00
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Orlando Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R004501-01	Federal FY of Grant: 9/30/2003
-------------------------------------	--	-----------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9-30-03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL29R004501-01			Federal FY of Grant: 9/30/2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL29R004501-01				Federal FY of Grant: 9/30/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
4-17/ Hampton Park	07/09/04	08/12/02	08/12/02	07/09/06	08/12/04		The original obligation date is predicated on a 24 month period following the approval the PHA accumulation of adequate funds (per 24CFR 905.10) and subsequent approval of the Public Housing Application Proposal by the Jacksonville Field Office. HUD approved the Public Housing Proposal on July 9, 2002. The revised and actual obligation dates are both the date the Phase III Developer Agreement was signed.

FL29R004501-00
CFP/CFPRHF

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R004501-00		Federal FY of Grant: 9-30-2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$227,310.00		\$227,310.00	\$0.00
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Orlando Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R004501-00	Federal FY of Grant: 9-30-2003
-------------------------------------	--	-----------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FLR004501-00			Federal FY of Grant: 9/30/2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Orlando Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FLR004501-00				Federal FY of Grant: 9/30/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
4-17/ Hampton Park	07/09/04	08/12/02	08/12/02	07/09/06	08/12/04		The original obligation date is predicated on a 24 month period following the approval the PHA accumulation of adequate funds (per 24CFR 905.10) and subsequent approval of the Public Housing Application Proposal by the Jacksonville Field Office. HUD approved the Public Housing Proposal on July 9, 2002. The revised and actual obligation dates are both the date the Phase III Developer Agreement was signed.

ATTACHMENT D

Comments of Resident Advisory Board

The Resident Advisory Board consists of The Resident Advisory Board (RAB) members attended the Agency Plan retreat June 6, 2003. Additional RAB meetings were held on August 2, 2003, October 11, 2003 and December 6, 2003.

A Public Hearing was held on December 18, 2003.

Resident Comment 1:

Why does OHA limit an applicant's criminal record to a period of three (3) years?

OHA Response:

The Orlando Housing Authority is limited by regulations as to the period of time they can use a criminal history as a reason for denying admission. However, there are some criminal offenses where the period can be extended.

If the individual owes another housing authority money, then the denial can continue unless the applicant repays the funds.

Resident Comment 2:

Why does OHA mix elderly residents and younger disabled residents? Why can't the buildings be "elderly only"?

OHA Response:

OHA is in the process of applying for elderly only designation of four (4) of its sites; the new facility to be built at Carver Court, Meadow Lake, Johnson Manor and Lorna Doone. Until the designation is approved by HUD, then OHA may not deny disabled persons admissions to the complex.

Resident Comment 3:

What is the status of the Assisted Living Facility?

OHA Response:

OHA is moving forward with an ALF on land adjacent to the Marden Meadows public housing site in Apopka. The site must be funded and zoning approval obtained.

Resident Comment 4:

Are former Carver Court residents required to move back to the site when it is built?

OHA Response:

No. Residents were permanently relocated. OHA encourages residents to consider the benefits of the Homeownership Program, both onsite and offsite.

Resident Comment 5:

(Regarding discussion of a possible Drug Court graduate public housing preference)

“I think everyone deserves a chance. If the Court will be watching the person, we are probably safer than if the person is using drugs and hasn’t been caught”.

Community Service and Self-Sufficiency Requirement

Community Service

*Community service is defined as “the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. **Community Service is not employment and may not include political activities.***

Requirement

*The Quality Housing and Work responsibility Act of 1998 requires that all non-exempt public housing adult resident (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. **This is a requirement of the Public Housing Lease.***

Exempt Residents

Residents that are exempt from the program work/sufficiency requirement include persons who are:

- 62 years of age or older
- Has a disability that prevent him/her from being gainfully employed
- Is the caretaker of a disabled person
- Is working at least 30 hours per week
- Is participating in a welfare to work program

Noncompliance of Resident and/or family member (s)

- If OHA finds a family member to be noncompliant, OHA will enter into an agreement with the Head of Household, or the Head of Household and the non-compliant member, to make up the deficient hours over the next twelve (12) months period.
- If, at the next annual recertification, a family is not compliant, the lease will not be renewed, and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit.

ATTACHMENT F

ORLANDO HOUSING AUTHORITY PET POLICY

PURPOSE: To increase the opportunity for public housing residents to experience the benefits of companion animal ownership within guidelines designed to protect all residents and other members of the community.

GUDELINES: All residents requesting pet ownership under this policy are required to sign a **Pet Ownership Lease Addendum**. **Failure** to report pet ownership is a **lease violation** and **may result in eviction**.

1. No more than one (1) dog **OR** one (1) cat per household is allowed.
2. A maximum of two (2) birds per household is allowed.
3. An aquarium or fish tank may not exceed twenty (20) gallon capacity.
4. Dogs may not exceed fifteen (15) inches at the shoulder and twenty-five (25) pounds at maturity.
5. Cats may not exceed ten (10) inches at the shoulder and twenty-five (25) pounds at maturity.
6. No snakes/dangerous animals/wildlife/endangered species as defined by Orange County ordinance.
7. The Orlando Housing Authority's Executive Director will determine whether other animals are permitted, on a case-by-case basis.
8. A **NON-REFUNDABLE** fee of \$100 for dogs and cats, or a \$25 **NON-REFUNDABLE** fee for all other animals, fish or birds, must be paid in full prior to the pet being in the unit. The fee is to offset increased OHA maintenance cost.
9. All animals must be registered with the City of Orlando or Orange County Animal Services as required through their respective ordinances.
10. Documentation of all required inoculations and registration must be given to the Site Manager. Inoculations required are based on Orange County ordinances and proof of inoculations and registration must be presented at the annual recertification.
11. The Site Manager will keep a picture of dogs, cats, or other animals on file as means of identifying the registered pet.
12. Dogs and cats over six (6) months of age must be spayed or neutered. Proof is required.
13. The name and contact information of a person who will care for pets in the owner's absence must be kept on file in the resident's record.
14. OHA will not be responsible for any damage or injuries caused by pets.
15. Pets must be leashed (including cats) whenever out of the unit.
16. Pets may be exercised only in designated areas at each complex. Pet waste must be placed in a plastic bag and placed into a dumpster.
17. Pets may not be a nuisance through noise or behavior. All complaints will be investigated by the Manager and reported in the resident file. Repeated offenses are cause for eviction.
18. Pets found loose on OHA property will be removed by an authorized animal service for which the resident will be charged.
19. Any maintenance actions caused by the pet will be charged to the resident.

20. OHA may, at its discretion, determine a pet unsuitable for living in a unit. The Pet Ownership Lease Addendum contains more detailed information than the summary contained here.

It is recommended that all pet owners purchase liability insurance.

ATTACHMENT G

Year Four Progress in Meeting Five-Year Plan

Planning Area I: Increase the availability of decent, safe, and affordable housing.

- 1) Develop the capacity to implement and operate a range of housing programs*
- 2) Produce 500 incremental units of quality, affordable mixed-income housing for rental by lower to moderate-income individuals and families. Replace housing lost through conversion, demolition and disposition*
- 3) Assist sixty (60) low-income households to become homebuyers*
- 4) Preserve the nature of subsidized housing complexes that are currently at risk from expired/expiring use restrictions for use as low-income housing*

Progress:

The Orlando Housing Authority completed a bond transaction for the purchase of a 281 unit affordable housing complex called West Oaks. The property is managed by Stevenson and Moore. The property management firm was selected through an RFP process.

OHA continues to take measures to produce and acquire additional mixed-income and affordable housing. Additionally, feasibility of building an Assisted Living Facility in Apopka continues, with the zoning process beginning. A Buyer's Agent continues to look for acquisition properties that can be maintained as affordable housing or mixed-income housing.

OHA continues to advocate for a state set-aside of Low Income Housing Tax Credits (LIHTC) for HOPE VI developments and other public/private partnerships through its participation in the Florida Association of Housing and Redevelopment Officials (FAHRO).

The Orlando Housing Authority was awarded a FY 2002 HOPE VI grant in March 2003 for the redevelopment of the former Carver Court public housing site. Predevelopment activities are underway and the HOPE Agreement signed with the U.S. Department of Housing and Urban Development (HUD).

Nineteen (19) additional households became homeowners, an activity that was completed ahead of schedule.

OHA is an active member of the Central Florida Affordable Housing Roundtable and other housing groups. It continues to seek partnerships with profit non-profit developers, including faith-based community development groups.

Planning Area II: Ensure Equal Opportunity in Housing for all Americans

- 4) Acquire or develop affordable units in areas with income levels above 50% of median income, other than those units associated with revitalization efforts, to achieve geographic diversity*
- 5) Increase the percentage of all Section 8 mover families with children who move to non-impacted census tracts by 2% per year*
- 6) Maintain mandatory income-mixes in public housing*

Progress:

The Orlando Housing Authority has increased its marketing efforts within the community, so that it can increase public and corporate awareness of its activities and the need for affordable housing. A copy of the Executive Director's monthly report is distributed to realtor groups at least two times per year and a presentation was made to realtor groups regarding the need for and availability of affordable housing programs.

OHA continues its strategy to increase the percentage of Section 8 families with children moving to non-impacted census tracts. Census data is collected yearly and orientation for new Section 8 Housing Choice Voucher holders emphasizes the choices of housing options in non-impacted areas. Recruitment of new landlords is an ongoing effort and landlords continue to seek out information about becoming Section 8 landlords.

Orientation for potential and new landlords is held at least annually. Median incomes are evaluated annually in Orange County and the City of Orlando and the Deconcentration Policy efforts have resulted in continued compliance with public housing income distributions among sites.

Flat rents are available as incentive to all families and an admission preference is given to worker families (elderly and disabled receive the same preference).

Amenities within the public housing complexes continue to be funded through the Capital Fund Program. The last of the public housing sites received central air and heat. Parking improvements were completed at Lake Mann Homes. Washers and dryers were made available at Citrus Square in a feasibility study. The program will be expanded to other sites.

A marketing strategy was implemented to encourage working families to apply for public housing. Bus advertising and radio advertising were particularly successful. Advertisements were placed on radio stations that reach all cultures and populations within the County.

Planning Area III: Promote self-sufficiency and asset development of families and individuals

- 6) Promote employment of adults in public housing households*
- 7) Reduce the rate of unemployment among Section 8 beneficiaries by 2% per year*

- 8) *Enable 10 beneficiaries of Section 8 assistance to become homeowners and assist them in maintaining homeownership status*
- 9) *Identify 10 public housing families capable of achieving homeownership*
- 10) *Facilitate the development and operation of 3 additional client-owned businesses*

Progress:

The Orlando Housing Authority continues to promote employment through partnerships with employers such as the Marriott Corporation. Six (6) individuals participated in entrepreneurial training for small business start-up. Bus passes were made available to residents seeking employment.

Some activities were reduced due to the elimination of the PHDEP (drug elimination) but OHA actively sought partnerships with other agencies and faith-based organizations. The Community Service policy has been implemented for non-working adults who are not exempt. Each site tracks the residents and the Community Service hours for compliance and reports to the Director of Public Housing.

Over thirty partners participated in the Community and Supportive Services component of the application for the HOPE VI grant. Memoranda of Understanding are being developed and signed with the organizations.

Work is encouraged by resident selection preferences in admission of new residents. The Section 8 Program Coordinating Committee (PCC) continues to meet annually and review its participation in the Family Self-Sufficiency Program.

The Homeownership Program staff did over thirty presentations to faith-based groups and resident associations to encourage participation in the Homeownership Program. Several mailing went to all residents of public housing and Section 8 informing them of the homeownership opportunities available.

Planning Area IV: Improve community quality of life and economic vitality

- 3) *Improve the physical condition of existing OHA-owned and/or OHA-managed housing units to achieve rent comparability with standard quality housing in the local private market*
- 4) *Increase effective resident involvement in improvement initiatives*

The Capital Fund Program (CFP) solicits comments from residents once yearly to assure that resident priorities for capital improvements are noted. The CFP plan was approved by HUD and is on schedule.

Resident involvement continues through the resident associations. Notices of Board meetings and other activities are mailed to the Presidents of the resident associations. The Executive Director holds a monthly meeting with the officers of the resident associations. OHA staff attend resident association meetings to provide technical support and training in the rules of order.

The Family Services Department prepares a monthly calendar of resident association activities for distribution to all sites.

Other Goals

Progress:

- 1) Increase the economic viability of the Orlando Housing Authority by reducing the need for HUD funding by 10%*
- 2) Facilitate a favorable image of the Orlando Housing Authority and its program beneficiaries*
- 3) Increase the ability of OHA to provide quality services by improving employee performance, productivity and customer service*

The purchase of the West Oaks housing complex through bonds addressed the goal of reducing HUD funding. The search for additional properties continues.

Monthly newsletters update the community on the activities of the Orlando Housing Authority. Two articles were printed in a local newspaper regarding Orlando Housing Authority activities favorable toward residents and the image of OHA.

Team building activities occur for the full staff at least two times per year.

Attachment H Resident Advisory Board (RAB) Membership

RESIDENT ADVISORY BOARD MEMBERSHIP 2004

Purpose:

In response to the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the Orlando Housing Authority has established a Resident Advisory Board (RAB). The purpose of the RAB is to provide assistance to the Orlando Housing Authority in evaluating and commenting on agency policies and the Agency Plan.

Guidelines:

The Resident Advisory Board members shall be appointed by the Orlando Housing Authority's Executive Director. Participation is voluntary. The initial membership of the RAB consisted of public housing Resident Association Presidents and other officers, as well as Section 8 participants who expressed an interest in membership. The Board shall consist of no more than 24 members, although the Executive Director may increase or decrease the size as warranted by participant interest.

At least half of the members shall be public housing residents and the remaining half shall be Section 8 participants. One half of the Section 8 participants will be Family Self-Sufficiency (F.S.S.) participants who have formally contracted with the F.S.S. program. The remaining half shall be an Section 8 participant who has expressed an interest in RAB membership., Should there be more interest than available membership slots, the Executive Director may either increase the size of the Resident Advisory Board or establish smaller sub-committees to accommodate membership.

The Orlando Housing Authority Executive Director may disband the Resident Advisory Board at her/his discretion, and reconvene the Board as necessary, reserving the right to change membership. The list of Resident Advisory Board members is included herein:

NAME	ADDRESS	TELEPHONE	SIGNATURE
Aponte, Ana Lorna Doone	1617 W. Central Blvd. Apt. 316 Orlando, Fl 32805	841-8974	
Armstead, Arnita Section 8	2847 Grandola Dr. Orlando, FL 32811		
Biggham, Evelina Griffin Park	801 Avondale Ave. Apt. 1 Orlando, FL 32805	843-2636	
Blanding, Keysha Section 8	5032 Millennia Blvd. Orlando, FL 32839	208-9396	
Brown, Denise Reeves Terrace	259 Reeves Terrace Orlando, Fl 32801	894-4654	

Cameron, Sharon Section 8	2449 Silver Chase Dr. Apt. 7 Orlando, Fl 32808	521-0304	
Daniels, Mary Murchison Terrace	1225 Mable Butler Ave. Bldg. 3, Apt. 1 Orlando, Fl 32805	294-3563	
Davis Cecelia Griffin Park	744 Dunbar Ct. Apt. 4 Orlando, Fl 32805	423-0066	
Day, Claudene Section 8	4910 Manduria St. Orlando, Fl 32819	245-0862 Ext. 170	
Faulk, Edward Murchison Terrace	P. O. Box 550957 Orlando, Fl 32855	291-7496	
Herbruger, Florencio Lorna Doone	1617 W. Central Blvd. Apt. 316 Orlando Fl 32805	423-5074	
Jacobs, Dorothy Meadow Lake	3500 Meadow Lake Ln Orlando Fl 32805	296-4713	
Johnson, Mary Murchison Terrace	1243 Mable Butler Ave. Bldg. 5, Apt. 2 Orlando, Fl 32805	578-6205	
Johnson, Violena Jackson Court	523 W. Jackson St Orlando, Fl 32805	650-3560	
Jones, Tammy Section 8	4120 Meadow Brook Ave Orlando, Fl 32808	522-8006	
Jolly, Brenda Section 8	6126 W. Amelia St. Orlando, FL 32835	841-2737	
Kemp, Carolyn Section 8	7451 Radiant Cr. Orlando, FL 32810	296-8218	
Lane, Doris Ivey Lane	4627 Edgemoor St. Orlando, FL 32811	532-9943	
Pate, Charlie Griffin Park	809 Avondale Ave. Apt. 1	N/A	

	Orlando, Fl 32805		
Patterson, Robin Section 8	10365 Riva Ridge Ter Orlando, Fl 32817	381-1589	
Price, Lettie Jackson Court	523 W. Jackson St. Orlando, Fl 32805	N/A	
Rodriguez, Anette Section 8	5300 Commander Dr. Orlando, FL 32822	316-6027	
Roman, Matilda Reeves Terrace	335 Jackson St. Orlando, Fl 32801	898-3403	
Thompson, Lyvonne Lake Mann	730 Goldwyn Dr Orlando, Fl 32805	290-5687	
Vickers, Vivica Carver Court	3303 N. Lake Mann Drive 59-2 Orlando, FL 32805	425-3827	
Walker, Carolyn Section 8	5264 Limelight Cir #8 Orlando, Fl 32811	859-7313	
Wilson, Girtha Section 8	7336 Crooked Lane Cr Orlando Fl 32818	290-1413	
Wong, Tippiie Mae Section 8	330 Lake Ave #113 A Maitland Fl 32751	740-8967	
Wynn, Richard Murchison Terrace	1305 Mable Butler Ave. Bldg. 7, Apt. 1 Orlando, Fl 32805	295-4395	

Attachment I

Resident Membership of PHA Governing Board 2004

Florida Statute 421 requires seven (7) persons to serve on the Orlando Housing Authority Board of Commissioners, with at least one resident commissioner from that is either public housing resident or a Section 8 participant. The Orlando Housing Authority Board Commissioners each serve a term of four years.

METHOD OF SELECTION: The Mayor of the City of Orlando, Florida appoints all members of the Board, including the resident member. Prior to the expiration of the term of a current resident commissioner, the Mayor's Liaison to the Board of Commissioners will prepare a list of at least three (3) resident candidates based on nominations from bona-fide and duly recognized resident associations. Candidates for resident commissioner are nominated by Orlando Housing Authority residents and resident organizations. Representatives of all resident associations are eligible to nominate candidates for Resident Commissioner.

Nominees can be any Head of Household receiving assistance through the Orlando Housing Authority and living within the city limits of Orlando. A liaison from the Mayor's office will evaluate nominees and make recommendations to the Nominating Board for the City of Orlando for review and approval. The Nominating Board will forward the approved nominee(s) to the Mayor for appointment consideration and transmittal of the final selection to the Orlando City Council for confirmation. It is understood that the Mayor may reject said recommendation and request that the Nominating Board seek further recommendations.

CURRENT RESIDENT COMMISSIONER: Ms. Doris Stallworth has served as Resident Commissioner since January 1999. She was reappointed for a second term beginning January 1, 2004. A list of the Orlando Housing Authority Board of Commissioners is included below:

HOUSING AUTHORITY OF THE CITY OF ORLANDO

The Orlando Housing Authority is a non-profit public body corporation with all necessary powers to conduct and operate accommodations at the lowest possible rate, which must be consistent with decent, safe and sanitary standards.

BOARD OF COMMISSIONERS

Members: 7 Commissioners (one of whom shall be a resident in a housing accommodation managed by the Authority, and no Commissioner shall be an officer or employee of the City nor receive any compensation); appointed by Mayor and confirmed by City Council. 4-year terms.

Meeting Time: 3rd Thursday each month, 2:00 p.m.

Orlando Housing Authority: Florida Statutes, Ch. 421, 1934. Resolution presented and adopted by Council on January 12, 1938; filed Documentary #1580; Resolution adopted July 16, 1984, #18679.

NAME & ADDRESS	TITLE	TELEPHONE
ED CARSON 3465 Domi-Fitz Court Orlando, FL 32805 Email: ecarson2@cfl.rr.com	CHAIR Appointed Term - 03/11/96 – 01/31/04	407-293-8109
RAMIRO ALBARRAN 250 S. Park Ave., Suite #400 Winter Park, FL 32789 Email: ramiro.albarran@bankofamerica.com	VICE CHAIR Appointed Term – 04/17/03 – 01/31/06	407-646-6118
SANDRA HOSTETTER CNL Bank 450 South Orange Ave., 4 th Fl. Orlando, FL 32801-3336 Email: shostetter@cnlbank.com	COMMISSIONER Appointed Term – 06/05/01 – 01/31/05	407-992-3734 - office 407-970-3365 - cell
DORIS LANE STALLWORTH Ivey Lane Homes 4627 Edgemoor St. Orlando, FL 32811 Email:	COMMISSIONER Appointed Term – 02/11/99 – 01/31/05	407-291-3083
OWEN BEITSCH Real Estate Research Consultants, Inc. 518 South Magnolia Ave. Orlando, FL 32801 Email: omb@recinc.com	COMMISSIONER Appointed Term – 12/17/01 – 01/31/06	407-843-5635 ext: 125
JOHN “CHIP” WEBB Tramell Webb Partners, Inc. 1420 E. Robinson St. Orlando, FL 32801 Email: chipwebb@cfl.rr.com	COMMISSIONER Appointed Term – 12/17/01 – 01/31/06	407-897-3330 ext: 204
VICKI J. BROOKS Orange County Public Schools 445 West Amelia St. Orlando, FL 32835 Email: brooksv@ocps.net	COMMISSIONER Appointed Term – 05/15/03 – 01/31/07	407-317-3200 ext: 2855

Attachment J Section 8 Homeownership Capacity Statement

PURPOSE: To increase the homeownership opportunities of low-income persons with the use of Section 8 subsidy. The Orlando Housing Authority Board of Commissioners has chosen to institute the optional Section 8 Housing Choice Voucher Homeownership Program.

GUIDELINES:

1. During the fifth year of operation (FY 2004-2005) the program size will be limited to 10 families, due to staffing limitations.
2. Priority for participation is given to Section 8 Housing Choice Voucher program participants enrolled in the Family Self-Sufficiency Program or enrolled in the HOPE VI Homeownership Program.
3. Eligible families will be assisted in the order in which they are able to present bona fide “Contract of Sale” agreements to the Orlando Housing Authority.
4. Participating families will be required to submit written progress reports on a monthly basis. Failure to do so will result in a review of continued program eligibility.
5. Families must attend and satisfactorily complete a pre-assistance homeownership and housing counseling program. Additionally, families must attend one post-purchase homeownership counseling session per year and, if necessary, any post-purchase early delinquency counseling required by the lender/servicer. Failure to participate in the required sessions will result in a review of continued program eligibility.
6. The Orlando Housing Authority may terminate voucher assistance for failure to meet the requirements of the Section 8 program.
7. If the family defaults on the mortgage, the Orlando Housing Authority may choose to issue the family a voucher to move to a rental unit and continue rental assistance. However, the determination will be at OHA’s discretion and be based on the good faith efforts of the family to meet its obligations and prevent default.
8. One or more of the adult family members who will own the home must be continuously employed for at least one year preceeding the commencement of homeownership assistance. Continuous employment is defined as an average of 30 hours or more per week. An interruption of 4 weeks or less is not considered a break in continuity. A longer break will be considered continuous employment if the adult member of the family is employed in a seasonal industry, provided that the minimum income for eligibility is earned during the part of the year worked. It is not considered a break in continuity if one or more of the adult family members who had previously been continuously employed for at least a year is currently earning the minimum income for eligibility, while working an average of at least of 20 hours per week and attending school or job-training for 10 or more hours per week. OHA will also consider interruptions of employment of more than 4 weeks if the family has been continuously employed for at least one year, if the interruption of employment is due to events beyond the family’s control (e.g. hurricane damage at place of work, terrorist attacks) and the minimum income requirement has been met. Preference for assignment to homeownership counseling classes will be given to families who

have been continuously employed for two years or more and meet the requirements for participation in the Orlando Housing Authority Homeownership program.

9. The Orlando Housing Authority must approve direct seller financing. Balloon payments are prohibited. Families must provide a minimum down payment of \$1000 of their own funds.
10. The Orlando Housing Authority must review and approve lender conditions and financing requirements. OHA may determine that the debt is unaffordable for the family.
11. Section 8 payments will be made in one of three forms
 - 1) Directly to the Family
 - 2) Directly to the lender
 - 3) Direct Deposit to a joint account held by agency and family, once both portions of the mortgage are on the account; the lender will retrieve the funds.