

2017 Annual Action Plan

CITY OF ORLANDO



**Housing & Community
Development Department**

July 2017

Executive Summary

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

1. Introduction

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

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

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

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

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

2017 Action Plan

For each year of the Plan, the City is required to prepare an Annual Action Plan to inform residents and HUD the planned activities for that particular year. At the end of the program year, a Consolidated Annual Performance and Evaluation Report (CAPER) is released to report on actual goals and objectives reached during the year.

The Annual Action Plan serves as the official application for HUD entitlement grants and proposes programs and activities to be funded during the City's 2017 Program Year from October 1, 2017 through September 30, 2018. It describes the specific funding amounts and activities that will take place during the program year to address priority needs and goals identified in the Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

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

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

The following activities will enable the City to achieve these objectives and outcomes in 2017 and throughout the Plan:

Decent Housing

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

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

Suitable Living Environment

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

- Eliminating Spot/Blight to stabilize neighborhoods
- Public improvements to support and sustain neighborhoods
- Supportive services and transitional housing for at-risk populations

Economic Development

Creating opportunities to expand economic opportunity through:

Job training and employment services for special needs populations

3. Evaluation of past performance

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

The following is a summary of the City's past performance as reported to HUD in the last consolidated planning period of October 1, 2011 to September 30, 2016.

CDBG- The City assisted in public facility activities that has benefitted 49,251 people, and provided public service activities serving 1,274 residents.

ESG - Funding benefitted 2,024 individuals and families in emergency shelters, and prevented 1,956 persons from becoming homeless.

HOME - HOME funds supported the rehabilitation of 209 rental units and 173 homeowner housing units; as well as provided 11 households with direct financial homebuyer assistance.

HOPWA - The funding provided by the HOPWA program enabled 725 people to benefit from HOPWA facility-based housing, 5,063 in housing subsidies, 397 in tenant-based rental assistance, and 5,598 people received supportive services.

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The HCD incorporates different levels of citizen participation to establish solutions in addressing needs. The HCD *Citizen Participation Plan for Housing and Community Development Program* guides the administration of these programs and is available for review online at <http://www.cityoforlando.net/housing/plansandreports/>.

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

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

Once funding recommendations are made, the City holds a second public hearing to obtain comments from citizens before the funding recommendation goes to City Council for approval.

5. Summary of public comments

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

The City held two Public Hearings during the Action Plan process. The first Public Hearing/Notice of Funding Availability was published in the Orlando Sentinel and El Sentinel (Spanish version) on February 12, 2017. The announcement was also made at the City of Orlando website and e-mailed to our mailing list of interested parties. A Public Notice for the second Public Hearing/Notice of Availability of the Draft 2017 Action Plan was published in all zones of the Orlando Sentinel and El Sentinel on June 25, 2017 announcing that a draft copy of the 2017 Annual Action Plan was available for public review and comment. Draft copies of the 2017 Action Plan were also made available to area libraries, community centers, and online at www.cityoforlando.net/housing. Citizens were asked to submit comments on the draft documents from June 26, 2017 through July 14, 2017. All comments are included in the 2017 Action Plan Public Comments and Questions attachment.

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

A summary of all comments is included in the 2017 Action Plan Public Comments and Questions attachment. All public comments or views were accepted.

7. Summary

During the next five years, HCD will need to adapt to the continued population growth. Although substantial economic growth is being forecasted as well, we anticipate an increase in the low-to-

moderate income household population, which will present the challenge of doing more with less. HCD will continue to focus on using data-driven methodologies to set the needs and priorities identified in the Plan. In collaboration with our partners, stakeholders, and residents, the City will strive to meet this formidable challenge. It will take a strong commitment and resources from all levels of government, the private sector, advocacy groups, and social service organizations to make an impact towards reducing poverty and revitalizing neighborhoods.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Orlando Housing and Community Development Department serves as the lead agency responsible for administering the programs and activities covered by the 2016 – 2020 Consolidated Plan and this 2017 Annual Action Plan, which includes:

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

Consolidated Plan Public Contact Information

City of Orlando

Housing and Community Development Department

407.246.2708

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

1. Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD created and sent a survey of 10 questions to the organization. Agency assists individuals obtain their legal identification documents, which is first step to accessing housing and social services.
15	Agency/Group/Organization	Orange County Health Services
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Other government - County
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On March 2, 2106 HCD met with the Ryan White Office to discuss HOPWA coordination with the Ryan White program and the need to improve the information being provided to Homeless Services Network in regards to various counties' needs and greater need for housing location services.
16	Agency/Group/Organization	Orange County Housing Finance Authority
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On March 7, 2016 HCD met with this agency to discuss the need for more single-family homeownership opportunities in Orlando. Discussed the staffing qualifications needed to put together the increasingly complex and expensive infill developments and the need for more neighborhood based entities to do such development in Orlando.

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

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

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD created and sent a survey of 10 questions to the organization. Agency provides employment training to persons with disabilities. Coordinates with social service agencies and employment placement.
22	Agency/Group/Organization	Rebuilding Orlando
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On February 26, 2016 HCD met with this agency to discuss the need for a home repair program that could assist families with minor/medium home repairs when households may not qualify for more extensive rehabilitation due to the condition of their home or cost limitations.
23	Agency/Group/Organization	Second Harvest Food Bank of Central Florida
	Agency/Group/Organization Type	Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

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

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

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

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

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

AP-12 Participation – 91.105, 91.200(c)

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

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

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

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

Citizen Participation Outreach

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

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

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

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

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Orlando uses multiple resources to implement activities that benefit LMI residents. The City received entitlement funding of CDBG, HOME, ESG, and HOPWA. HCD administers the entitlement funding on behalf of the City of Orlando. Additionally, HCD receives state funding through State Housing Initiatives Partnership Program (SHIP) to address housing and community development needs implemented through the Local Housing Assistance Plan. HCD also receives City general funds to assist with administrative costs. 186

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,866,085	0	395,378	2,261,463	5,343,083	CDBG funds may be used to finance housing, public facilities and improvements, public services, and economic development activities. When request for applications are conducted, those targeting high priority needs are preferred. Planning and Administration is funded at 20% of annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	877,339	6,747	0	884,086	2,587,657	HOME promotes public/private funding partnerships to expand or maintain affordable housing, either single-family or multi-family developments. Request for applications are reviewed on an ongoing basis and must serve high priority needs. Planning and Administration is funded at 10% of annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,737,246	0	1,622,222	5,359,468	11,875,875	Organizations applying for HOPWA funding are selected through a competitive request for application process, and sources of leverage include public funding, such as Ryan White or Shelter Plus Care. Planning and Administration is funded at 3% of annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	162,256	0	0	162,256	502,028	Organizations applying for ESG funding are selected through a competitive request for application process and must provide a 100 percent match. Planning and Administration is funded at 7.5% of annual allocation.

Table 5 - Expected Resources – Priority Table

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

There is no federal mandate regarding a matching fund requirement for CDBG; however, the City requests that applications demonstrate how other resources will leverage the total project costs. ESG requires a one-hundred percent (100%) match from the awarded agencies, and HOME requires a twenty-five percent (25%) match from participating entities. SHIP funds are used to leverage HOME funds for affordable housing development, rehabilitation, and down payment assistance program.

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

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

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

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2016	2020	Affordable Housing	Citywide	Assistance for Homebuyers Assistance for Homeowners Assistance for Renters Homeless Needs	CDBG: \$137,225 HOME: \$796,353	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 11 Households Assisted
2	Public Services Non-Housing	2016	2020	Non-Housing Community Development	Citywide	Public Service Needs	CDBG: \$162,775	Public service activities other than Low/Moderate Income Housing Benefit: 235 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities	2016	2020	Non-Housing Community Development	Citywide	Improvement of Neighborhood Facilities	CDBG: \$1,588,246	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14200 Persons Assisted
4	Homeless Programs	2016	2020	Homeless	Citywide	Homeless Needs	ESG: \$150,087	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 15 Persons Assisted
5	HIV/AIDS Housing and Services	2016	2020	Affordable Housing Non-Homeless Special Needs	Citywide	Assistance for Renters Homeless Needs	HOPWA: \$5,247,351	Public service activities other than Low/Moderate Income Housing Benefit: 1196 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 55 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 171 Households Assisted Homelessness Prevention: 640 Persons Assisted Housing for Homeless added: 160 Household Housing Unit Housing for People with HIV/AIDS added: 192 Household Housing Unit Other: 1 Other

Table 6 – Goals Summary

Annual Action Plan
2017

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	
2	Goal Name	Public Services Non-Housing
	Goal Description	
3	Goal Name	Public Facilities
	Goal Description	
4	Goal Name	Homeless Programs
	Goal Description	
5	Goal Name	HIV/AIDS Housing and Services
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The following are the proposed activities and accomplishments for 2017 listed by the 2016-2020 Consolidated Plan goals that they address, and include the location, the number of households, and type of beneficiary. The target date for completion of all projects is September 30, 2018.

Projects

#	Project Name
1	Affordable Housing
2	Public Services Non-Housing
3	Public Facilities
4	ESG17 City of Orlando
5	Tenant-Based Rental Assistance (TBRA)
6	Facility Based Housing
7	Short-Term Rent, Mortgage, and Utility Assistance (STRMU)
8	Supportive Services / Case Management
9	Permanent Housing Placement (PHP)
10	Supportive Housing Services
11	Housing Information Systems

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Assistance for Renters Assistance for Homeowners Homeless Needs Assistance for Homebuyers
	Funding	CDBG: \$137,225 HOME: \$796,353
	Description	Various housing projects to increase the availability of existing affordable housing options within the City of Orlando for extremely low, low and moderate income (LMI) households.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Raise the Roof - Roof repair for owner-occupied homes. HANDS - Pre-purchase and Mortgage Default Counseling. Homeowner Rehabilitation Program - Rehabilitation for owner-occupied homes. Rental Rehabilitation - Multi-family rental units rehabilitation. Tenant-based Rental Assistance - Provide rental assistance, including security deposits and utilities to chronically homeless. New Construction of homeowner occupied and rental housing. Homeownership Assistance - Downpayment and Closing Costs
2	Project Name	Public Services Non-Housing
	Target Area	Citywide
	Goals Supported	Public Services Non-Housing
	Needs Addressed	Public Service Needs
	Funding	CDBG: \$162,775

	Description	Non-housing public services provided to LMI residents of the City of Orlando.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	220 LMI individuals 15 LMI Persons with Disabilities
	Location Description	
	Planned Activities	IDignity - Assistance to LMI persons to obtain legal identification to enable them to apply for employment, get housing, and receive other benefits. Jewish Family Services of Greater Orlando - Family stabilization/case management. Primrose Center - Employment training and services for people with disabilities. Two Spirit Health Services - Outpatient medical and mental services for LGBT individuals.
3	Project Name	Public Facilities
	Target Area	Citywide
	Goals Supported	Public Facilities
	Needs Addressed	Improvement of Neighborhood Facilities
	Funding	CDBG: \$1,588,246
	Description	Improvements to public facilities serving LMI clients in the City of Orlando.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	7,000 LMI individuals 6,000 LMI Medically-Underserved Persons 950 LMI Special Needs Persons (persons suffering from mental health, substance use, and/or HIV/AIDS) 250 LMI Children and Families 193 Homeless Women and Children
	Location Description	

	Planned Activities	<p>Aspire Health Partners - Installation of video security system and outdoor lighting at the Rosemont campus.</p> <p>CMWP - Roof replacement, fencing, and plumbing repairs at the main office where services are provided.</p> <p>Health Care Center for the Homeless - Construction of the Ivey Lane Community Health Care Center.</p> <p>United Against Poverty - Acquisition of property adjacent to the current facility to improve access to a variety of programs available to the homeless and working poor.</p> <p>United Cerebral Palsy - Replace 3 central air conditioning units at the UCP Downtown/Beta Campus.</p> <p>Infrastructure/Hazard Abatement/Urgent Needs - City of Orlando projects throughout the City.</p>
4	Project Name	ESG17 City of Orlando
	Target Area	Citywide
	Goals Supported	Homeless Programs
	Needs Addressed	Homeless Needs
	Funding	ESG: \$150,087
	Description	Homeless Prevention, Rapid-Rehousing, Permanent Supportive Housing and Homeless Shelter resources for the City of Orlando homeless population.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	<p>2,000 Chronic Homeless Persons</p> <p>10 Homeless Families</p> <p>15 pregnant women at high-risk of becoming homeless.</p>
	Location Description	
	Planned Activities	<p>Coalition for the Homeless - Emergency Shelter Operations</p> <p>Center for Multicultural Awareness - Rapid Re-housing</p> <p>Miracle of Love - Homeless Prevention</p>
5	Project Name	Tenant-Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goals Supported	HIV/AIDS Housing and Services

	Needs Addressed	Assistance for Renters Assistance for Homeowners
	Funding	HOPWA: \$1,385,565
	Description	Tenant-Based Rental Assistance for persons with HIV/AIDS and their families within Lake, Orange, Osceola, and Seminole counties.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Aspire - Tenant Based Rental Assistance CMWP - Tenant Based Rental Assistance HSN - Tenant Based Rental Assistance Miracle of Love - Tenant Based Rental Assistance
6	Project Name	Facility Based Housing
	Target Area	Citywide
	Goals Supported	HIV/AIDS Housing and Services
	Needs Addressed	Homeless Needs
	Funding	HOPWA: \$1,322,435
	Description	Facility Based Housing for persons with HIV/AIDS and their families within Lake, Orange, Osceola, and Seminole counties.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Aspire - Facility Based Housing Catholic Charities - Facility Based Housing CMWP - Facility Based Housing St. Francis - Facility Based Housing Xtending Hands - Facility Based Housing

7	Project Name	Short-Term Rent, Mortgage, and Utility Assistance (STRMU)
	Target Area	Citywide
	Goals Supported	HIV/AIDS Housing and Services
	Needs Addressed	Assistance for Renters Assistance for Homeowners Homeless Needs
	Funding	HOPWA: \$1,217,988
	Description	
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Aspire - Short Term Rent, Mortgage, and Utility Assistance CMWP- Short Term Rent, Mortgage, and Utility Assistance Miracle of Love - Short Term Rent, Mortgage and Utility Assistance
8	Project Name	Supportive Services / Case Management
	Target Area	Citywide
	Goals Supported	HIV/AIDS Housing and Services
	Needs Addressed	Homeless Needs Public Service Needs
	Funding	HOPWA: \$797,366
	Description	Supportive services and case management for persons with HIV/AIDS and their families within Lake, Orange, Osceola, and Seminole counties.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Aspire - Supportive services and case management. Catholic Charities - Supportive services and case management. CMWP - Supportive services and case management. Miracle of Love - Supportive services and case management.
9	Project Name	Permanent Housing Placement (PHP)
	Target Area	Citywide
	Goals Supported	HIV/AIDS Housing and Services
	Needs Addressed	Assistance for Renters Homeless Needs Public Service Needs
	Funding	HOPWA: \$371,334
	Description	Permanent Housing Placement for persons with HIV/AIDS and their families within Lake, Orange, Osceola, and Seminole counties.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Aspire - Permanent housing placement. CMWP - Permanent housing placement. HSN - Permanent housing placement. Miracle of Love - Permanent housing placement.
10	Project Name	Supportive Housing Services
	Target Area	Citywide
	Goals Supported	HIV/AIDS Housing and Services
	Needs Addressed	Assistance for Renters Public Service Needs
	Funding	HOPWA: \$124,713
	Description	Supportive housing services for persons with HIV/AIDS and their families within Lake, Orange, Osceola, and Seminole counties.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Aspire - Supportive Housing Services CMWP - Supportive Housing Services HSN - Supportive Housing Services Miracle of Love - Supportive Housing Services
11	Project Name	Housing Information Systems
	Target Area	Citywide
	Goals Supported	HIV/AIDS Housing and Services
	Needs Addressed	Public Service Needs
	Funding	HOPWA: \$27,950
	Description	Orange County will operate the Housing Information Systems for persons with HIV/AIDS and their families within Lake, Orange, Osceola, and Seminole counties.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Orange County - Operation of Housing Information Systems.

AP-50 Geographic Distribution – 91.220(f)

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

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

Discussion

Activities planned for Program Year 2017 will continue to promote the preservation and creation of safe, sanitary housing that is affordable, as well as to support facilities offering services accessible to extremely low, low, and moderate-income households.

Goal: Increase the availability of existing affordable housing options for extremely low, low, and

moderate-income residents.

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

Summary of Activities:

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

AP-60 Public Housing – 91.220(h)

Introduction

The Orlando Housing Authority (OHA), established in 1938, owns and manages 1,496 public housing units (including 94 public housing/tax credit units) in 15 complexes throughout Orlando and Orange County, Florida. The OHA also owns 483 affordable, non-public housing units.

Public Housing: Fifty-three percent of public housing residents have incomes at or below 30% of the area median income; 34% are very low-income and 13% are low-income. The average gross income for public housing residents is \$16,783. Fifty-three percent of public housing residents are disabled (non-specified) and 30% are elderly. As of July 2017 there are 23,339 individuals on the public housing waiting list.

Housing Choice Voucher (Section 8): OHA also administers 4,391 housing choice Section 8 vouchers, including 604 Veterans Affairs Supportive Housing or VASH vouchers. There are 3980 vouchers leased. Sixty-two percent of current voucher participants are categorized as extremely low-income; 27% very low-income, and 11% low income. The average gross income for voucher households is \$12,102. Fifty-four percent of voucher participants are disabled (non-specified) and 21% are elderly. As of July 7, 2017, there are 18,644 applicants on the housing choice voucher waiting list.

Accessibility: The OHA reports 107 accessible units in the public housing inventory; 78 units for the mobility impaired, and 29 for persons with hearing or vision challenges. In 2012, the Orlando Housing Authority conducted a comprehensive assessment of its public housing inventory to determine the current level of physical accessibility and compliance with Uniform Federal Accessibility Standards (UFAS). The report identified obstacles that may limit accessibility by individuals with disabilities. The resulting report provided a comprehensive assessment of the OHA's public housing properties with regard to UFAS compliance and recommended courses of action to ensure that programs and activities offered by the OHA are readily accessible to persons with disabilities. Pursuant to a Voluntary Compliance Agreement with the United States Department of Housing and Urban Development (HUD), the Orlando Housing Authority is implementing a comprehensive modification plan to bring its public housing inventory into full compliance with Federal accessibility guidelines.

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

There is one public housing agency in the City providing public housing rentals to low and very low-income persons- the Orlando Housing Authority (OHA). The OHA also administers the HUD Housing Choice Voucher Program (referred to as Section 8). For 2017-2018, OHA anticipates

receiving \$37,758,622. The anticipated allocations from primary funding sources are:

Housing Choice Voucher Program: \$ 31,923,608

Public Housing Operating Subsidy: \$3,885,014

Capital Fund Program – Replacement Housing: \$1,950,000

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

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

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

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

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

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

One of the initial activities under the MTW Program was an increase of the OHA's rent floor to \$225 per month. The rent floor does not apply to the elderly or disabled. Residents unable to pay the \$225 must participate in the MTW Resource Center. Through the services provided at the Resource Center, residents develop individual action plans and set goals in order to move toward self-sufficiency. The

MTW Resource Center offers job readiness training, job recruiting services, childcare, and transportation assistance, if needed. Additionally, as an MTW Demonstration Agency, the OHA can move beyond the boundaries of traditional public housing and section 8 to address critical needs within the community. OHA developed a program to provide transitional housing, in the form of project-based housing choice voucher (section 8) assistance to homeless individuals for up to 18 months at West Oaks Apartments (OHA owned, non-public housing). OHA partners with local homeless service agencies to provide case management support to participants.

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

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

Discussion

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

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

Introduction

The 2017 program year will continue its focus on assisting homeless persons and families, while addressing the chronic homeless population in Orlando. In 2014, the Mayor of Orlando identified a City goal to provide over a three year period 300 units of permanent supportive housing for the chronic homeless, including veterans. In 2017, the City will continue to leverage funding sources and systemic approaches to address this effort with our many partners in the Central Florida region. The HCD supports this effort through its federal programs, organizing resources, and in working with partner homelessness organizations.

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

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

Community outreach involves staff from the Health Care Center for the Homeless, Veterans Administration, and Covenant House having street presence five days a week and occasional Saturdays. I-Dignity provides drop-in assistance, as well as attends large community events to target those who have identification issues keeping them homeless or unemployed. The domestic abuse shelters operate a 24-hour hotline and perform extensive outreach about their services. The United Way 211 assistance is advertised throughout the community as a central resource for a wide pool of service providers. Through these initiatives and partnerships, HCD anticipates assisting approximately 914 homeless individuals and families.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are several emergency shelters for individuals and families throughout the community including three domestic abuse shelters, the Salvation Army, the Coalition for the Homeless, Family Promise, Covenant House, and the Rescue Mission. Several of these providers also provide transitional housing programs. The community is moving towards a bridge housing model focused on rapid re-housing and permanent supportive housing as primary services for the homeless.

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

recently homeless from becoming homeless again

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The community plan to address those being discharged from public institutions works to prevent homelessness within three distinct groups: those exiting prisons, those aging out of foster care, and those being discharged from mental-health inpatient care or the hospital. The Continuum of Care has worked to develop relationships with county corrections programs, jails and law enforcement. In this partnership, those who are homeless or at risk and have multiple episodes of incarceration are identified while serving sentences and an intake is completed prior to release. Thus, this process allows for linkages to be made and services in place the moment they are released.

Youth aging out of foster care are provided with support services throughout the community. Several agencies such as City of Life and the Foundation for Foster Children work to support youth and ensure they have the support needed to be successful. Other community-based care providers such as Impower, Children’s Home Society and Devereux work with aged-out youth to ensure they avoid homelessness. The Continuum of Care also works with regional school systems to identify youth

currently homeless or at risk of homelessness and intervene on their behalf.

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

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

Discussion

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

HSN is the administrative lead agency for the CoC and serves as the HUD grantee for Supportive Housing Program (SHP) dollars for Orange, Osceola and Seminole Counties. HSN is a 501(C)(3) Florida corporation and currently has approximately 70 member agencies. The CoC planning process is coordinated by the HSN staff and volunteer board members. This process is led by the HSN's Executive Director and consists of representatives from the community with broad-based experience both within the community and in the delivery of services to homeless persons.

In April 2015, the HSN hired a new executive director, who brings new ideas and enthusiasm to decrease homelessness in the area. In the past, HSN had membership in task forces and working committees involved with the issues of homelessness, including the Central Florida Commission on Homelessness, and the HMIS Users Group. In addition to CoC meetings, the HSN's Executive Director also participated in community-wide planning efforts such as the City's ESG Review Committee due to the significant number of homeless and at-risk of homelessness households served by these funding sources. The City will continue to work diligently with HSN to solidify partnerships, create new strategies, and coordinate the further growth and collaboration of agencies within the Continuum of Care network.

Central Florida Regional Commission on Homelessness

Appointed by the City of Orlando and Orange, Osceola and Seminole Counties, the 26-member Commission represents government, non-profit organizations, the business community and civic and religious organizations. The Commission developed recommendations and strategies to end involuntary homelessness in Central Florida.

The commission is continuing to work on an initiative called Impact Homelessness, which has identified the immediate need to increase permanent supportive housing for the chronic homeless, and homeless families. The commission is tasked with securing funding to meet its five major goals of Housing,

Homeless Prevention, Supportive Systems, Healthcare, and Implementation, with the ultimate goal of alleviating homelessness in Central Florida.

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	640
Tenant-based rental assistance	171
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	160
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	192
Total	1,163

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

Introduction:

Regulation: The existing incentives to develop affordable housing in the Land Development Code are not competitive in the real estate development industry.

A review of approved plans and permits indicates:

- Few affordable housing projects have taken advantage of the alternative development standards in Chapter 67 of the Land Development Code.
- No projects have taken advantage of the density bonus provisions in exchange for providing affordable housing units or trust funds. Developers often choose options to provide public art, mixed-uses, or enhanced design features instead to receive a density bonus.
- As of 1998, \$58,000 has been deposited into the Low/Extremely Low Income Housing Trust Fund; no funds have been deposited since. The \$115,869 in the Housing Trust Fund has been generated mostly by 15 years worth of interest earnings.

Expedited permitting includes an expedited process for certified affordable housing developments that are new construction; however, expedited permitting does not extend to rehabilitation. This policy needs to be reviewed and possibly revised to include rehabilitation.

Current Market Conditions: The Orlando real estate and rental markets have fully recovered from the housing market crash and the following recession. The national foreclosure crisis has led to stricter lending practices making it difficult for low-to-moderate income households to qualify for a mortgage loan. In addition, many higher income households continue to rent due to student loans, preferences, etc. The result is a tight rental market with ever increasing rents. According to Real Data, in February 2017 the vacancy rate in the Orlando metro was at its lowest level in seventeen years at 3.8%.

Insufficient Financial Resources: It is clear from the data that demand far exceeds supply for affordable housing, especially for rental housing. As federal funding has decreased and demand has increased, this gap continues to worsen. Increasing and leveraging financial resources becomes increasingly important.

Deterioration of Housing Stock: Although Orlando does not have significant slum and blight as compared to rust-belt cities, the housing stock is starting to deteriorate in greater quantities. As illustrated in Table 34 of the 2016-2020 Consolidated Plan, about 36,000 owner-occupied and rental units date from 1950-1979. Two problems exist as a result of this deterioration. First, lower income households lack the funds to bring their homes up to current code standards, resulting in further deterioration. The City regularly receives public inquiries for home rehabilitation assistance. Second, outdated housing stock located in the City's popular urban neighborhoods is being demolished and replaced with large, high-end homes. The land values in many of the City's traditional neighborhoods have risen to levels where redevelopment is preferred over rehabilitation. For these reasons, finding a

well-maintained older home at an affordable price is becoming a rarity.

Lack of Communication: The feedback from the Fair Housing Workshop noted that a significant challenge faced is the lack of communication with residents and social service agencies regarding Fair Housing Choice and discrimination, fair housing rights and recourse, and the City's role. Also, at the 2016 Neighborhood Summit, a resident stated that low-income neighborhoods may not be aware of City resources available to them. Another resident stated that to deconcentrate low-income minority areas in neighborhoods such as in Parramore, and the City should be celebrating these communities (resident mentioned Martin Luther King neighborhood in Atlanta, GA, as an example) so that non-minority and mixed-income households see positive reasons to move there.

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

Regulation: To be in compliance with the Florida Community Planning Act and the Fair Housing Act, the City of Orlando through public policies and zoning has made attempts to increase the affordable housing supply. Although these policies have resulted in limited success, current policies do not exert a negative effect; albeit perhaps a neutral one. Thus, additional mechanisms are needed to decrease the affordable housing shortage, as well as deconcentrate low-income minority areas. The City and its regional partners/jurisdictions will continue discussing regional policy actions to increase affordable housing options and deconcentrate minority areas. The City has recently begun taking action to amend the Land Development Code in favor of affordable housing. Staff is currently reviewing the density bonus section of the Land Development Code, which may result in a text amendment that requires affordable housing construction when receiving a density bonus. In addition, a recently adopted text amendment has expanded the flexibility of the alternative development standards to non-conforming one and two family lots that are currently vacant within the Parramore Heritage Overlay District. These lots, previously too small to develop, can now hold modest homes that are affordable in nature due to their small size. For nearly two years, Orange County has taken the lead on the affordable housing front by facilitating regional meetings and reviewing housing policies and their effects on affordable housing. They are currently hosting public meetings and workshops to identify affordability issues, determine the best locations for affordable housing, and develop regional policies to address housing affordability.

Financial Resources: Affordable housing will need to become a higher priority in the City and region to mitigate an increasing shortage. HCD will continue to fund the rehabilitation of owner-occupied homes and multifamily rental housing, as well as new construction projects. Through down-payment assistance, we lower the cost of housing for low-and-moderate income households to achieve homeownership. Realizing the need to increase the capacity for affordable housing, HCD will need to expand and find new partnerships with social service agencies, lending institutions, CHDOs, employers, and low-income housing tax credit developers. The disposition of City-owned land for owner-occupied

and mixed-income multifamily projects works towards the goal of providing affordable housing.

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

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Credit issues for new Homebuyers

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

Senior Citizen Housing

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

The Homeless Population

The HCD anticipates using CDBG, ESG, and HOPWA funds to address the needs of the homeless, including prevention services. ESG funds will be utilized to assist the Center for Multicultural Wellness and Prevention, the Coalition for the Homeless, and Miracle of Love with emergency shelter operating costs, rapid re-housing costs, and homeless prevention. CDBG funds will provide funding for people to obtain legal identification so they can obtain housing, employment, and other social services.

The Disabled Population with HIV/AIDS

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

homelessness.

Actions planned to foster and maintain affordable housing

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

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

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

HCD Housing Counseling Services

The HCD will continue to implement the pre-purchase counseling and foreclosure prevention programs for Program Year 2017 with the goal of serving low and moderate-income households.

HCD Housing Rehabilitation and New Construction

The HCD will continue to fund housing rehabilitation and new construction both for homeowner and

rental housing for Program Year 2017 with the goal of serving low and moderate-income households.

HCD Housing Repair

The HCD will implement a housing repair program in 2017 with the goal of serving low and moderate-income households.

Actions planned to reduce lead-based paint hazards

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

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

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

clearance of housing units found to have possible lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City of Orlando is committed to reducing the number of poverty-level families. As mentioned earlier, targeted revitalization efforts include a holistic approach to stabilizing neighborhoods and reducing poverty. The City believes the following strategies are necessary to help families achieve financial stability:

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

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

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

Agency.

Actions planned to develop institutional structure

To address the need to coordinate discharge plans that will prevent homelessness, the system should identify local discharge plans or practices that are leading to homelessness. There should be engagement of each system, discussing data and alternatives. We will utilize the data to inform broader strategic planning process. The CoC will create several discharge policies to coordinate community-wide assistance to address youths aging out of foster care, persons exiting health care and mental health institutions, and persons discharged from correctional institutions. With the introduction of the coordinated placement system, these institutions are being invited to coordinate discharge planning activities to prevent homelessness. Protocols should be developed to connect with jails and several emergency rooms and hospitals across the jurisdictions.

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

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

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

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

Program Year 2017:

- The Homeless Services Network of Central Florida, Inc. (HSN) — A private, nonprofit organization and the lead agency for the area Continuum of Care, HSN brings together homeless service providers and other organizations to address the issues of homelessness in the community.
- The HOPWA Advisory Committee—The HOPWA Advisory Committee consists of representatives of Persons Living with HIV/AIDS (PLWH), HIV/AIDS service providers, and representatives of the Ryan White Planning Council.
- Attend meetings and coordinate with HCD's housing counseling partners that provide homebuyer-counseling programs and work towards the development of additional homebuyer clubs throughout the community.
- Attend meetings and coordinate with the Orange County Housing Finance Agency, which provides funding and support for affordable housing development in the tri-county area.
- Attend meetings and coordinate with the Orlando Housing Authority to address the maintenance and development of affordable housing and any other public housing needs.
- Coordinate activities with residential real estate professionals, mortgage lenders, mortgage brokers, and title companies to assist first-time homebuyers acquire their homes.
- Encourage nonprofit organizations to apply for certification as Community Housing Development Organizations (CHDO's) under the HOME Program.

Discussion:

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

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

HCD is currently working with Orange County's Ryan White Care Act Office and the HIV Health Services Planning Council to find mechanisms to incorporate HOPWA services with Ryan White benefits. The Ryan White Office has contracted with the Homeless Services Network of Central Florida, Inc. (HSN) to provide a full-time Ryan White Care Act Liaison to lead this effort. Given affordable housing has been

identified as a barrier to Ryan White clientele, HCD is exploring national best practices to coordinate HOPWA housing programs and supportive services with Ryan White healthcare benefits for HIV/AIDS persons and their families. The City has entered into an agreement with Orange County so the county can administer HOPWA funds and coordinate an approach that leverages resources efficiently and effectively.

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

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

Program Specific Requirements

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

Introduction:

The city estimates to receive \$6,747 in HOME program income. The City estimates to have \$395,378 from prior CDBG funds to be reallocated and \$1,622,222 in prior HOPWA funds to be reallocated.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

as follows:

No other forms of investment are planned at this time.

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

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

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

Number of years homebuyer occupied home X Total HOME investment = Recapture
Amount

Period of affordability

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

funds remaining after satisfaction of all liens on the property.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

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

Lien Period

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

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

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

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

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

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

The intent of H-ESG is to provide funding for housing expenses to persons who are homeless or who would be homeless if not for this assistance. This program targets two populations of persons facing

housing instability: persons who are still housed but at imminent risk of becoming homeless and persons who are already homeless.

Agencies are responsible for verifying and documenting the program participant's risk of imminent homelessness that qualifies them for receiving rental assistance, or for verifying and documenting a participant's actual homelessness. Income eligibility and need for assistance must be evaluated and certified at least once every three months for participants.

In order to receive financial assistance or services funded by H-ESG, individuals and families must at least meet the minimum criteria:

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

The household must be at or below 50 percent of Area Median Income (AMI).

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

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

Prevention assistance may only be provided to individuals and families who would otherwise be homeless *but for* H-ESG assistance.

Additional risk factors to consider when targeting H-ESG prevention assistance include:

Actual or pending eviction within 2 weeks;

Significant sudden loss of income; and

50 percent or more of monthly income is spent on housing.

Rapid re-housing is available for persons who are homeless according to HUD's definition. Individuals and families who meet one of the following criteria, along with the minimum

requirements established in Section 5.1, are eligible under the rapid re-housing portion of H-ESG:

Sleeping in an emergency shelter;

Sleeping in a place not meant for human habitation, such as cars, parks, abandoned buildings, streets/sidewalks;

Staying in a hospital or other institution for up to 180 days but was sleeping in an emergency shelter or other place not meant for human habitation immediately prior to entry into the hospital or institution;

graduating from, or timing out of a transitional housing program; and fleeing domestic violence.

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

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

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

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

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

During the preparation of the 2016-2020 Consolidated Plan, the HCD consulted with stakeholders,

providers and community leaders in the field of homelessness to determine needs prioritized by urgency. The HCD will continue to reach out to the homeless population for input into annual activity planning through coordination of events with area homeless providers and the Continuum of Care.

5. Describe performance standards for evaluating ESG.

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

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

1) Targeting those who need the assistance most;

Targeting households of families with children who have become homeless in the past three months/90 days

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

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

3) Shortening the time people spend homeless; and

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

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

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

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

(b) REQUIRED CRITERIA.

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

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

- (i) the length of time individuals and families remain homeless;
- (ii) the length of time individuals exiting homelessness experience additional spells of homelessness;
- (iii) the thoroughness of grantees in the geographic area in reaching homeless individuals and families;
- (iv) overall reduction in the number of homeless individuals and families;
- (v) jobs and income growth for homeless individuals and families;
- (vi) success at reducing the number of individuals and families who become homeless;
- (vii) other accomplishments by the recipient related to reducing homelessness.

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible

recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give

preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

Discussion:

2017 Action Plan – Public Comments and Questions

Q: How does this year's funding compare to last year's funding?

A: Although the current year's funding has not yet been approved, we expect this year's funding to be similar to last year's. Last year we received \$1,802,292 in CDBG funds, and \$166,071 in ESG funds. Once we are notified of the actual funding amounts, we will adjust our budgets accordingly.

Q: When will funding be available if awarded?

A: Funding is available on a reimbursement basis. Our program year runs from October 1st through September 30th. Once agreements are signed and executed, allowable costs incurred during the program year would be eligible for reimbursement after October 1, 2017.

Q: Can we apply for acquisition funds under CDBG Public Facilities/Housing to build new apartment units for very low income households?

A: Acquisition of real property is an eligible activity under CDBG. However, acquisition of newly-constructed housing or an interest in the construction of new housing, unless such housing is already constructed and for sale on the open market at the time that a commitment is made to use CDBG funds for such a purchase, is not an eligible use. The prohibition of this type of acquisition is based on the fact that such acquisition would be considered to constitute assisting new housing construction, which is generally ineligible for CDBG assistance. Reference: §570.207(b)(3)

Q: Can an agency submit more than one proposal in the same funding cycle in the same funding category?

A: Yes, agencies can submit multiple applications within the same funding cycle for different projects. An agency may, for example, apply for funding for two different facility improvement projects. Agencies need to keep in mind the overall funding availability and beware that they may not be funded for all their requests.

Q: Can an agency apply for funding for a new roof for its office building to be covered under the public facilities section of CDBG if a CDBG-eligible activity was being carried out in a portion of the building?

A: The general rule is that any expense associated with repairing, operating or maintaining public facilities, improvements and services is ineligible. Specific exceptions to this general rule are operating and maintenance expenses associated with public service activities, interim assistance, and [office](#) space for program staff employed in carrying out the CDBG program if: 1) The public portion of the facility that is otherwise eligible and proposed for assistance will occupy a designated and discrete area within the larger facility; and 2) The city can determine the costs attributable to the facility proposed for assistance as separate and distinct from the overall costs of the multiple-use building and/or facility. Allowable costs are limited to those attributable to the eligible portion of the building or facility. In addition, if we were to be able to allocate costs to eligible portion of the building, the City would be responsible to ensure that portion of the building continued to be used for the proposed use in the application for the next five years. Any change of use would require your agency to pay back the CDBG funds.

Q: Is the acquisition cost of an existing move-in ready apartment building to offer affordable housing to low/mod income City of Orlando residents an eligible CDBG public facility/housing activity?

A: Yes, the statute and regulations authorize the use of CDBG funds by a grantee or a public or private

nonprofit entity to acquire real property in whole or in part by purchase as long as it meets a CDBG national objective. If the property will be used for affordable housing for low/mod income households, it would meet the low/mod income housing objective making it an eligible activity. Beware that the purchase of real property by the grantee or other entities under this eligibility category is subject to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Among other things, this could mean that persons displaced as a result of the acquisition must be provided with financial assistance. Reference: §570.606.