



**March 11, 2024**

**WORKSHOP MINUTES**

<b>District 1</b>	<b>District 2</b>	<b>District 3</b>	<b>Mayor</b>	<b>District 4</b>	<b>District 5</b>	<b>District 6</b>
<b>Jim Gray</b>	<b>Tony Ortiz</b>	<b>Robert F. Stuart</b>	<b>Buddy Dyer</b>	<b>Patty Sheehan</b>	<b>Regina I. Hill</b>	<b>Bakari F. Burns</b>

In attendance:

Mayor Buddy Dyer

Commissioner Jim Gray, District 1

Commissioner Tony Ortiz, District 2

Commissioner Robert F. Stuart, District 3

Commissioner Patty Sheehan, District 4

Commissioner Regina I. Hill, District 5

Commissioner Bakari F. Burns, District 6

Chief Assistant City Attorney Roy Payne

City Clerk Stephanie Herdocia

Deputy City Clerk Ken Walsh

Police Officers David Evangelista, Richard Patterson, Barnell Warren and Eddie Rosado Sergeants-at-Arms

Mayor Buddy Dyer called the meeting to order at 10:06 A.M. Mayor Dyer addressed the Commissioners emphasizing the complexities and challenges of housing around the country. He stressed the City of Orlando is committed to ensuring that every resident has access to safe and affordable high-quality housing. The mayor stipulated the need to preserve affordable housing stating we must consider the aging housing stock and continue to make significant investments to help preserve the affordable housing we have in addition to creating new opportunities.

Mayor Dyer explained, during today's workshop, we'll learn more about the Choice Neighborhoods Planning Grant, which was awarded to the Orlando Housing Authority and Lift Orlando by the U.S. Department of Housing and Urban Development to create a neighborhood revitalization plan for Lake Mann Homes and Lorna Doone Apartments.

The Mayor welcomed and called on Orlando Housing Authority representatives - President and CEO, Vivian Bryant, Esquire, and Vice President of Operations, Ayub (EYE-YOOB) Fleming - to provide an update on the status of their programs and efforts, including their Voucher Programs, Veterans Affairs Supportive Housing Program and Homelessness initiatives. A copy of the presentation is attached as supplemental papers to these minutes.

Vivian Bryant provided a brief overview of the U.S. Department of Housing and Urban Development (HUD) Moving to Work Agency (MTW) and the selecting of Orlando Housing Authority (OHA) to receive MTW designation. In addition to HUD MTW, Bryant discussed HUDs repositioning directive, and the HOAs submission of six HUD demolition applications for Griffin Park (171) Units, Reeves Terrace (171) Units, Lake Mann (207) Units, Murchison Terrace (188) Units, Lorna Doone (104) Units and Ivey Lane (181) Units.

Ms. Bryant welcomed Lift Orlando representative, Sandy Hostetter, Vice President of Asset Development. Hostetter began her discussion with an overview of the partnership between OHA and Lift Orlando. Ms. Hostetter briefly discussed the \$1.8 million budget for the revitalization plans as a partner of OHA. Lift Orlando and OHA was awarded the Choice Neighborhoods Planning Grant of \$500,000.00 by HUD to create a neighborhood revitalization plan for Lake Mann Homes and Lorna Doone Apartments. The grant will be over a two-year period, and they are already six months into the process. Sandy concluded with a timeline of the two-year process.

Ms. Bryant resumed presenting a brief report of improvements made to OHA sites: The Landings at Carver Park; The Villas at Carver Park; West Oaks Apartments; Antioch Manor Apartments; Jackson Court; Johnson Manor; Citrus Square Apartments. Bryant concluded with ways the city can support the OHA with upcoming developments.

At 11:16 A.M., the workshop was opened for questions and comments. At 12:19 P.M., the workshop was concluded.

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Mayor Buddy Dyer

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City Clerk Stephanie Herdocia



ORLANDO HOUSING AUTHORITY

*City of Orlando*  
Orlando Housing Authority update

City Council Workshop

Monday, March 11, 2024

10:00 a.m.

Vivian Bryant, Esq., President/CEO

Vicki Jones Brooks, Chair



ORLANDO HOUSING AUTHORITY

*Established in 1938*

## *Mission*

*“To offer a choice of safe and affordable housing options and opportunities for economic independence for residents of Orlando and Orange County.”*





ORLANDO HOUSING AUTHORITY

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# **Orlando Housing Authority**

*A HUD Moving to Work (MTW) Agency*

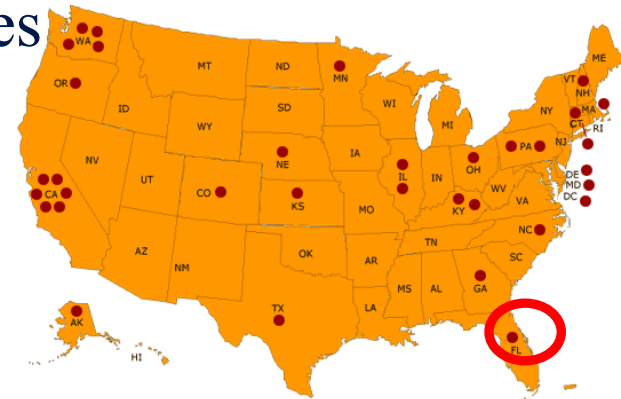
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# The Orlando Housing Authority is a HUD Moving to Work (MTW) Agency

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**HUD awarded the OHA the Moving to Work (MTW) designation in 2011.**

- ✓ Only “High Performing” agencies are eligible to apply to become an MTW housing authority.
- ✓ OHA is the one of only **39 legacy MTW** agencies out of 3,000 Housing Authorities nationwide and the only one in the state of Florida.



# Moving to Work (MTW) Program



**Cost Effectiveness**

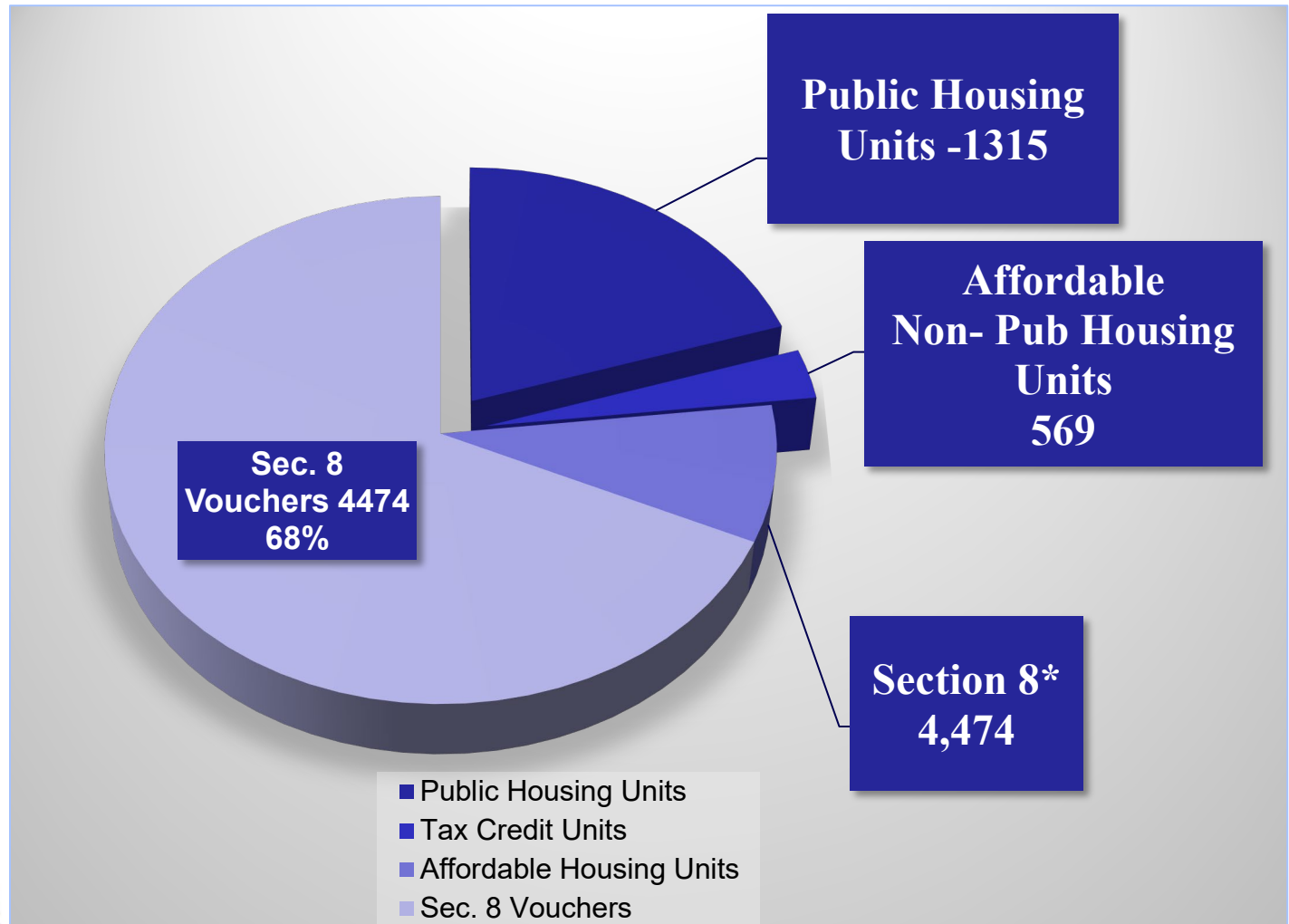


**Self Sufficiency**



**Housing Choice**

# Orlando Housing Authority (OHA)



\* 534 vouchers remain in Sanford

# Orlando Housing Authority

## Waiting Lists

(March 2024)

<u>Program</u>	<u># Applicants</u>
Public Housing	10,455
Sec. 8/ Housing Voucher	14,643

# Orlando Housing Authority

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## Special Purpose Vouchers

- Emergency Housing Voucher (EHV)
- Veterans Administration and Supportive Housing (VASH)
- Family Unification Program (FUP)
- Non-elderly Disabled (NED) Vouchers
- Mainstream Vouchers

# **Orlando Housing Authority Homeless Initiatives**

**Veterans Affairs Supportive Housing (VASH) Vouchers**  
**619**

**Emergency Housing Vouchers (EHV):**  
(Tenant-Based vouchers) **154**

**West Oaks Transitional Program:**  
(Project-Based Vouchers) **35**

**Single Room Occupancy Maxwell Terrace:** **100**  
(Project-Based Vouchers)

**Total** **908**

# Orlando Housing Authority Homeless Initiatives

## Tenant-Based Assistance

	Award	Leased	Searching	Unused
<b>*HUD VASH - Total Allocation (579 Tenant-Based; 40 Project-Based)</b>	<b>619</b>	<b>462</b>	<b>56</b>	<b>61</b>
<b>Mainstream (Non Elderly Disabled)</b>	<b>82</b>	<b>54</b>	<b>3</b>	<b>25</b>
<b>Chronic Homeless -City of Orlando Partnership</b>	<b>42</b>	<b>42</b>	<b>0</b>	<b>0</b>
<b>Emergency Housing Vouchers (EHV)</b>	<b>154</b>	<b>135</b>	<b>19</b>	<b>0</b>
<b>Grand Total Tenant-Based Assistance</b>	<b>857</b>	<b>693</b>	<b>78</b>	<b>86</b>

## Project-Based Assistance

	Award	Leased	
<b>SRO (Single Room Occupancy)</b>	<b>100</b>	<b>94</b>	
<b>The Roberts (Baptist Terrace) - Senior Housing</b>	<b>197</b>	<b>197</b>	
<b>Georgetown Square Senior Apts - Sanford Housing Authority</b>	<b>28</b>	<b>27</b>	
<b>Kinneret Apartments Senior Housing</b>	<b>164</b>	<b>164</b>	
<b>Monroe Landings Apts. - Sanford Housing Authority</b>	<b>20</b>	<b>20</b>	
<b>**Somerset Landings Apts. -Sanford Housing Authority</b>	<b>63</b>	<b>13</b>	
<b>Project Based VASH Vouchers</b>			
<b>a. West Oaks Apartments</b>	<b>5</b>	<b>5</b>	
<b>b. Pendana of West Lake Phase II</b>	<b>5</b>	<b>5</b>	
<b>c. Warley Park</b>	<b>10</b>	<b>8</b>	
<b>d. Durham Place</b>	<b>20</b>	<b>20</b>	
<b>Project-Based Rental Assistance (PBRA)</b>			
<b>a. Pendana of West Lake I</b>	<b>20</b>	<b>20</b>	
<b>b. Pendana of West Lake Phase II</b>	<b>24</b>	<b>24</b>	
<b>Grand Total Project-Based Assistance</b>	<b>656</b>	<b>597</b>	

\*Veterans Supportive Housing Program

\*\* Grand Opening April 11, 2024



# HUD Repositioning Directive

In November 2018 HUD issued a letter to housing authorities nationwide asserting that the capital needs of the nation's public housing stock far exceed available federal funding.

## **Repositioning public housing stock...**

- ✓ Facilitates preservation, rehab, or demolition and new construction of units by increasing access to financing to address capital needs, and
- ✓ Preserves the availability of affordable housing assistance, either through a physical unit or voucher.

# Orlando Housing Authority

## Public Housing Repositioning

In 2019, the OHA submitted six (6) HUD demolition applications.



✓ **Griffin Pk** (1941)  
171 Units



**Reeves Tr.** (1942)  
171 Units



**Lake Mann** (1951)  
207 Units



**Murchison Tr.** (1952)  
188 Units



**Lorna Doone** (1970)  
104 Units



**Ivey Lane** (1971)  
181 Units



# Griffin Park Apartments -171 Units



# Why Demolish Griffin Park?

- ✓ Functionally obsolete
- ✓ Rehabilitation needs exceed available funding
- ✓ Interior living spaces cramped and inconsistent with current living trends
- ✓ OHA cannot raise rents to close the funding gap
- ✓ Impact of overhead highway ramps on site

# Historic Preservation

*Preserving the legacy and history of Griffin Park, and its impact on former residents, the Parramore community, the City of Orlando, and the region for generations to come.*

## **Memorandum of Agreement (MOA) (11/2022)**

- Orlando Housing Authority (OHA)
- U.S. Department of HUD
- Florida State Historic Preservation Office (SHPO)

# Historic Preservation

## Proposed Mitigation Measures

- Preserve 2 buildings
- Continue Consultation with Community
- Convert the Admin building and one residential building into a museum and/or community resource center/meeting space
- Preserve the historical marker erected circa 1940
- Install a new Florida state historical marker on the site
- Establish historic gateway to community, with decorative landscaping and a history walls, and walkways throughout site to celebrate the lives and legacy of notable Griffin Park residents

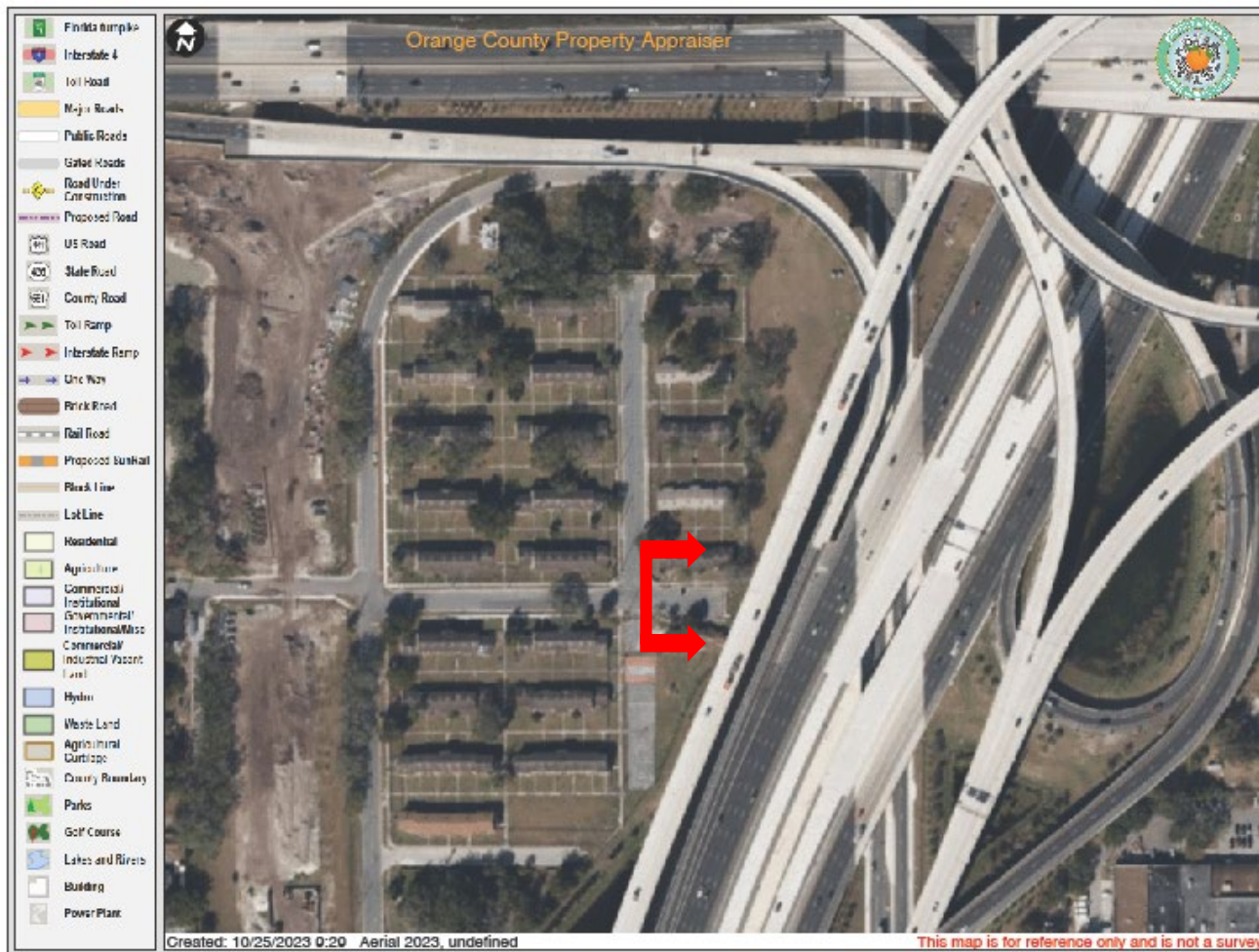




# OHA will retain two buildings at Griffin Park for historic preservation purposes:

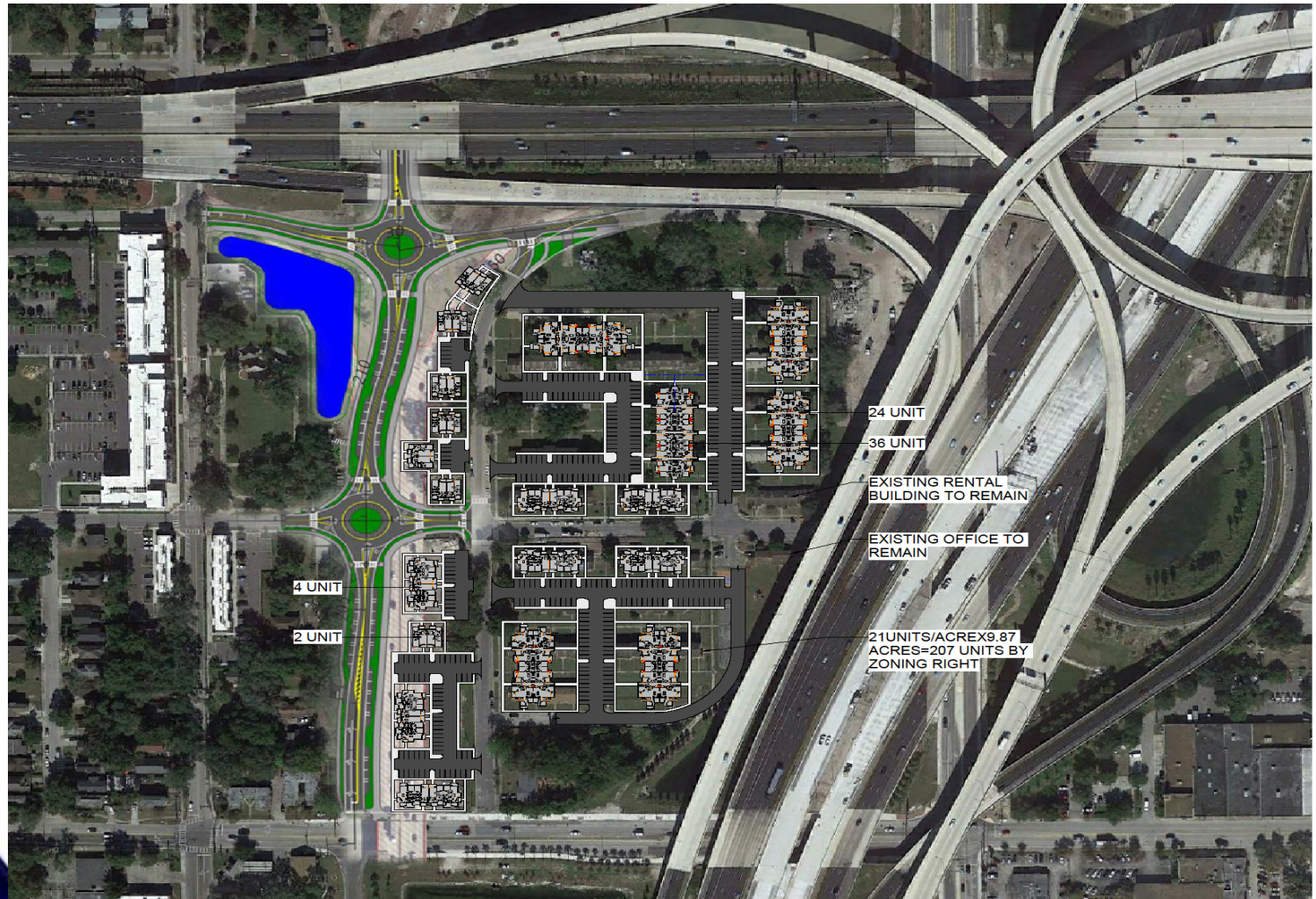
- Administration Building ● 6-unit Residential Unit

GRIFFIN PARK AERIAL VIEW





# Griffin Park Redevelopment Concept Study





**OHA successfully completed a HUD Choice Neighborhoods Planning Grant in Sanford (2018) with extensive resident, partner, community and local government involvement.**

**OHA completed 2 successful HOPE VI Revitalization Grants:**

- **Carver Court HOPE VI**  
2002 HUD HOPE VI Grant: \$18.2 million
- **Hampton Park HOPE VI Development**  
1997 HUD HOPE VI Grant: \$6.8 million

# HUD Choice Neighborhoods Planning Grant Award

*West Lakes/Washington Shores*





# HUD Choice Neighborhoods Program



## The HUD Choice Neighborhoods program is focused on three (3) core goals:

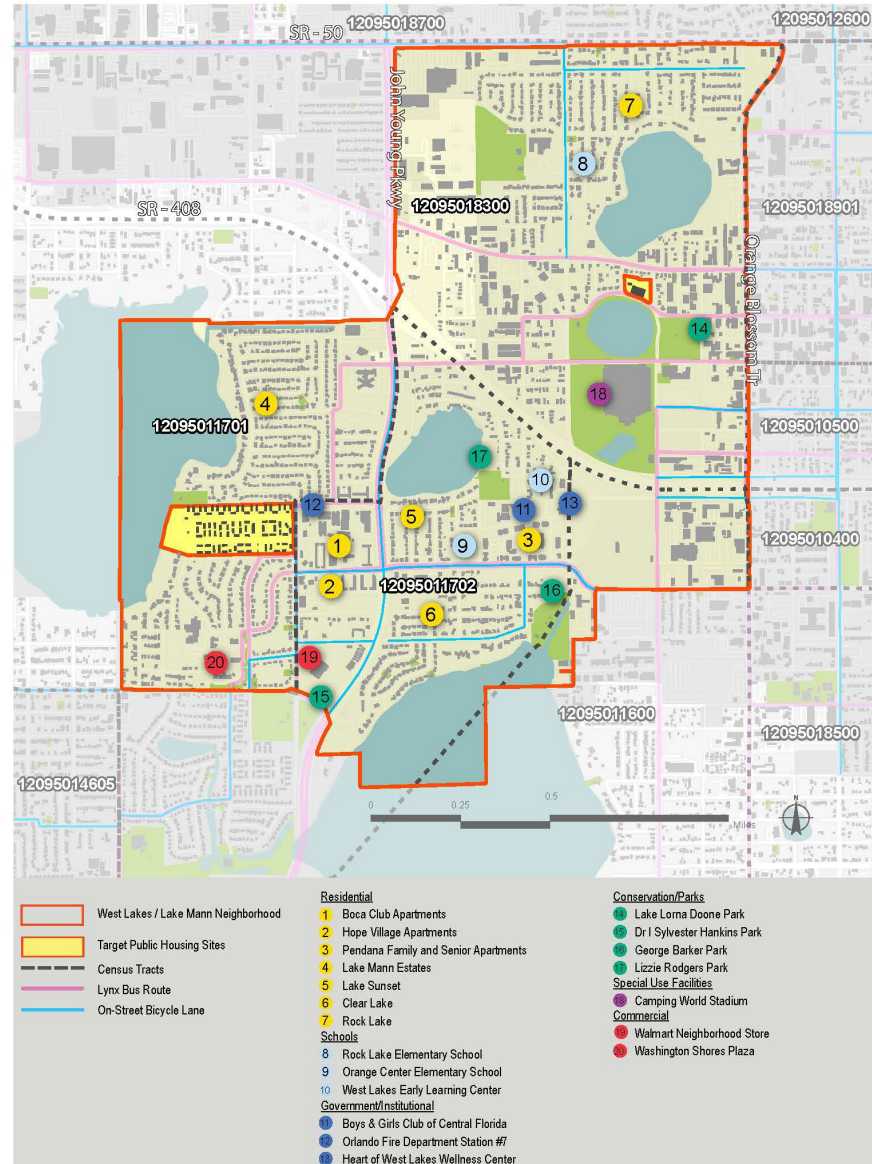
- ***Housing:*** Transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long term;
- ***People:*** Support positive outcomes for families in the target development and neighborhood, particularly outcomes related to health, safety, employment; and
- ***Neighborhood:*** Transform neighborhoods of poverty into viable, mixed-income neighborhoods with access to well-functioning services, schools and education programs, public assets, public transportation, and improved access to jobs.

# The Orlando Housing Authority has partnered with Lift Orlando, Inc. to apply for HUD Choice Neighborhoods Planning Grant for the West Lakes/Lake Mann Neighborhood.

*West Lakes/Lake Mann Neighborhood*

Application Submitted: June 5, 2023\*  
HUD Award Letter: Sept. 10, 2023

Attachment 20: Neighborhood Map



FY2023 West Lakes/Lake Mann Choice Neighborhoods Planning Grant  
Lift Orlando and Housing Authority of the City of Orlando, Florida

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\*OHA Agreed to allow Lift Orlando to be the Applicant.





**Lorna Doone  
Apartments  
Senior Housing**

Built 1970

104 Units/ 0-1 Bdr.

2.5 Acres

**Lake Mann Homes  
Family Site**

Built 1951

207 Units/1-5 Bdr.

20+ Acres



# Choice Neighborhoods Planning Grant

## Budget



	HUD	OHA		Lift Orlando		City	TOTAL
		Cash	In-Kind	Cash	In-Kind	Cash	
<b>PLANNING COORDINATION &amp; PROJECT ADMINISTRATION:</b>	\$ 231,270	\$ -	\$242,320	\$205,414	\$301,929	\$ -	\$ 980,933
OHA and City staff; grant administration and project coordination; Meeting Materials, Supplies, Incentives, etc., Planning Coordinator							
<b>COMMUNITY ENGAGEMENT + CAPACITY BUILDING:</b>	\$ -	\$162,981	\$ -	\$ 48,741	\$ 22,297	\$143,005	\$ 377,024
Community outreach and capacity building/ Meeting Support Supplies/incentives; Community Coordinators/Outreach Workers (Section 3); Resident and Neighborhood Survey, PR and Communications							
<b>HOUSING COMPONENT:</b>	\$ 168,730	\$ 40,000	\$ -	\$ 2,825	\$ -	\$ -	\$ 211,555
Phase I environmental/NEPA/SHPO, soil; Master planning; preliminary design and engineering services; financing and phasing plan; market study							
<b>PEOPLE/EDUCATION COMPONENT:</b>	\$ -	\$ 54,000	\$ -	\$ -	\$ -	\$ -	\$ 54,000
Human capital planning; supportive services delivery and education planning; financing plans, assessment planning/facilitation							
<b>NEIGHBORHOOD &amp; EARLY ACTION</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,995	\$ 106,995
Neighborhood Planning including existing conditions assessment, infrastructure study, walk audit, asset mapping, etc.; research and data reports; gap analysis							
<b>EARLY ACTION PROJECT -TBD</b>	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
<b>TOTAL</b>	<b>\$ 500,000</b>	<b>\$ 256,981</b>	<b>\$ 242,320</b>	<b>\$ 256,980</b>	<b>\$ 324,226</b>	<b>\$ 250,000</b>	<b>\$1,830,507</b>

# Community Engagement To Date

Press Release  
announcing award  
– September 2023

Email Lake Mann  
and Lorna Doone  
Residents

Monthly Meetings  
with Resident  
President  
Association

Lorna Doone  
Choice Kick-off  
Meeting– February  
23<sup>rd</sup>, 2024

Lorna Doone  
Resident Surveys  
February 26th,  
27th and 28th

Lake Mann Homes  
Choice Kick-off  
Meeting – March  
7<sup>th</sup> and 8<sup>th</sup>, 2024

Branding Meeting  
scheduled for April  
16th

Broader  
community  
meeting scheduled  
for April 18th

Website Launch -  
Landing Page  
Drafted



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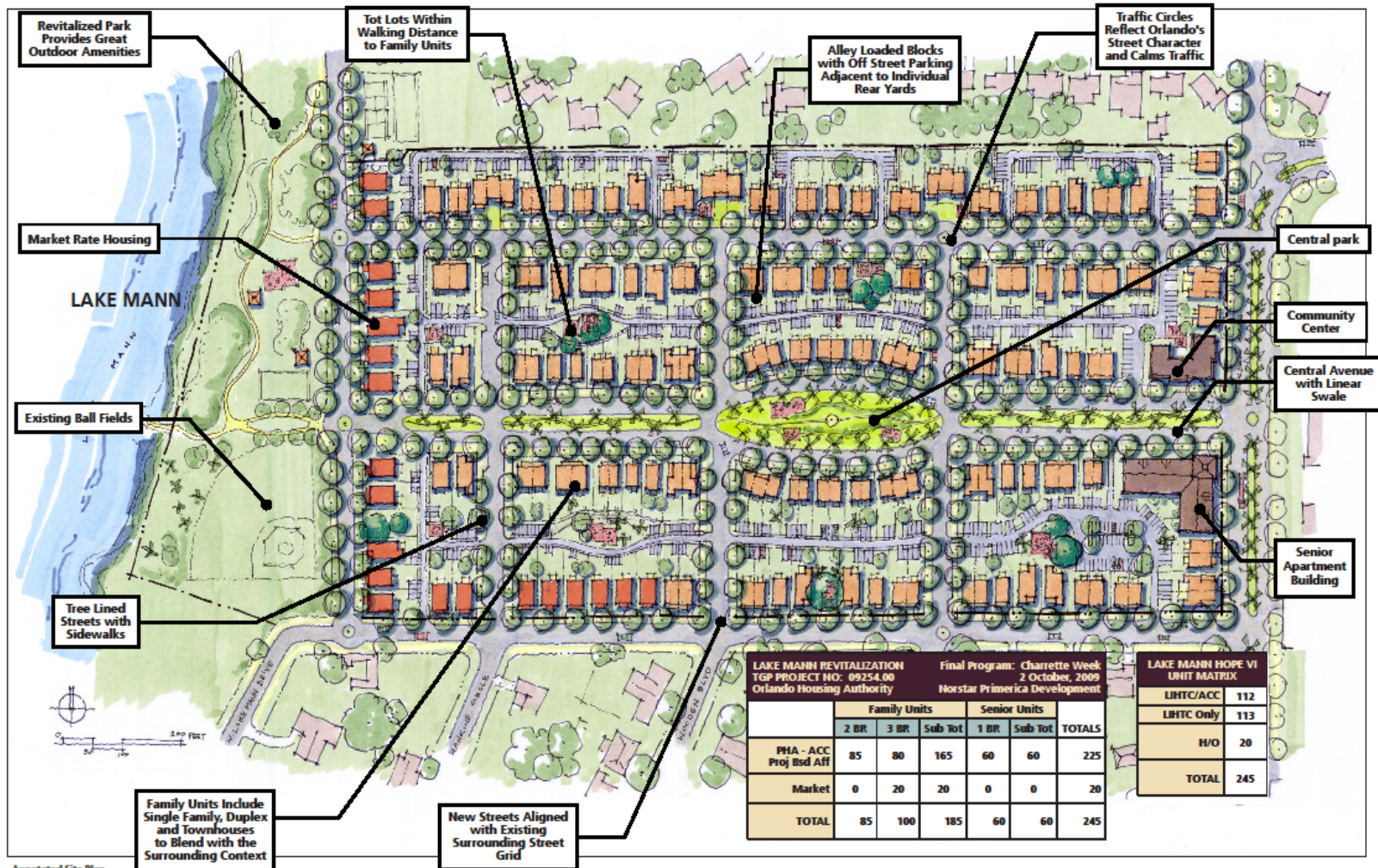


# Lake Mann Homes





# LAKE MANN HOMES REDEVELOPMENT CONCEPT -2010



SITE PLAN

Heavy Duty Construction Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | www.yougetit.com

ORLANDO HOUSING AUTHORITY | NORSTAR DEVELOPMENT USA  
TORTI GALLAS AND PARTNERS





LORNA DOONE  
APARTMENTS  
1617



# Lorna Doone Apartments



# Choice Neighborhoods Planning Grant

## Timeline



# Upcoming Tasks



Housing Demand Analysis

Analysis of Over- and Under-Housed  
Analysis of Waitlist



Phase 1 Assessments



Analysis of Land Use



Site analysis and capacity studies



Analysis of resident needs and preferences  
(surveys, focus groups, events)



Resident and Community Visioning



Designing with Residents and Community  
Stakeholders



# **OHA Site Improvements**



## **The Villas at Carver Park 64 Senior Units 854 Carver Park St.**

### **Renovations:**

- Replaced the 4th-floor common area A/C
- Painted the building exterior
- ADA UFAS renovations under Voluntary Compliance Agreement (VCA)

## **The Landings at Carver Pk – 56 Family Units 1104 Conley Street**

### **Renovations (2024):**

- Replaced the roofs
- Painted the exterior
- ADA UFAS renovations under Voluntary Compliance Agreement (VCA) Agreement (VCA)



**West Oaks Apartments - 280 Family Units**  
**6900 W. Colonial Dr**

**Renovations:**

- Paved the parking area
- Renovated the office interior and exterior. Repaired wood rot, replaced siding with stucco finish. Renovated the interior of the office.
- Replaced the A/C for 281 units
- Making upgrades to the electrical system in West Oaks units and office
- Installing new retaining walls in three buildings and correcting site erosion
- Renovated pool area and landscaping at front office



**Antioch Manor Apartments - 102 Senior Unit**

**3850 W. D. Judge Drive**

**Renovations:**

- Replaced the interior A/C in 102 units
- Paved the parking lots
- Replace Deisel Generator
- Replaced the Hallway A/C in common areas/3 floors
- Replaced the lift station



**Jackson Court**  
**567 Senior Units**  
**524 W. Jackson St.**

**Renovations:**

- Renovated the lobby of Jackson Court
- Repaved the parking areas
- Designing and installing new A/C for the interior hallways and common areas
- Painted the building exterior and interior
- Designing and replacing the meter bank(s) at Jackson Court / Division Oaks



**Johnson Manor**  
**40 Senior Units**  
**445 W. Curry Ford Rd**

**Renovations:**

- Painted building exterior
- Installing A/C to the interior hallways and common areas
- Installing additional elevator
- Painted the interior hallways and common areas
- Extensive air quality remediation



**Citrus Square Apartments**  
**86 Family Units**  
**5625 Hickey Dr**

**2018-** Converted to RAD (public housing to Section 8 – Rental Assistance Demonstration). Made site-wide capital improvements incl. replaced all the A/C and major components, AD/UFAS compliant upgrades

**Recent Renovations:**

**2022-** Paved the parking lots

**2022-** Replaced the office roof

**2024-** Replaced residential roofs



ORLANDO HOUSING AUTHORITY

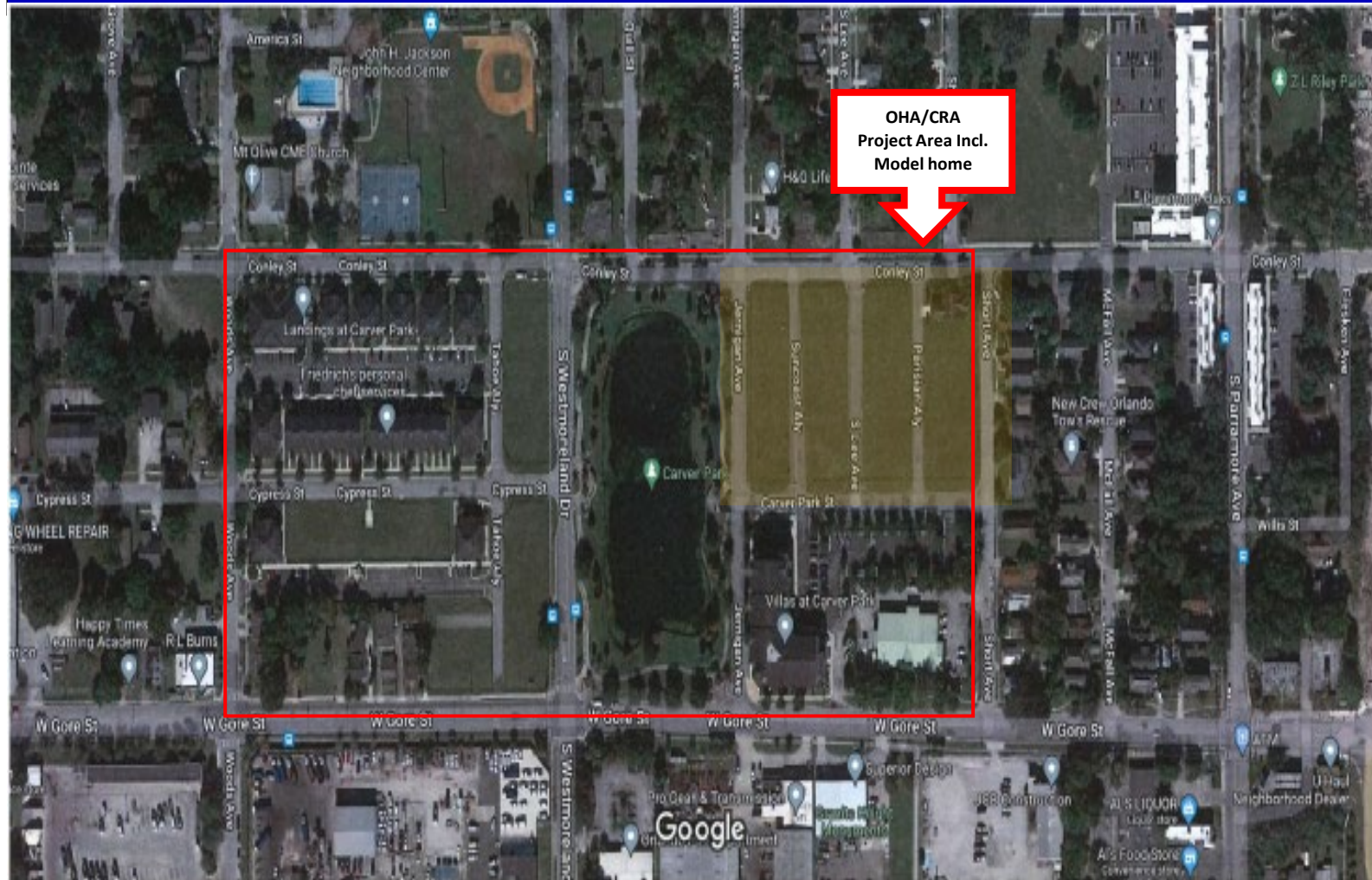
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# Upcoming Developments

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# Carver Park Aerial View



# CARVER PARK

**Rental/  
Homeownership  
(41 lots)**

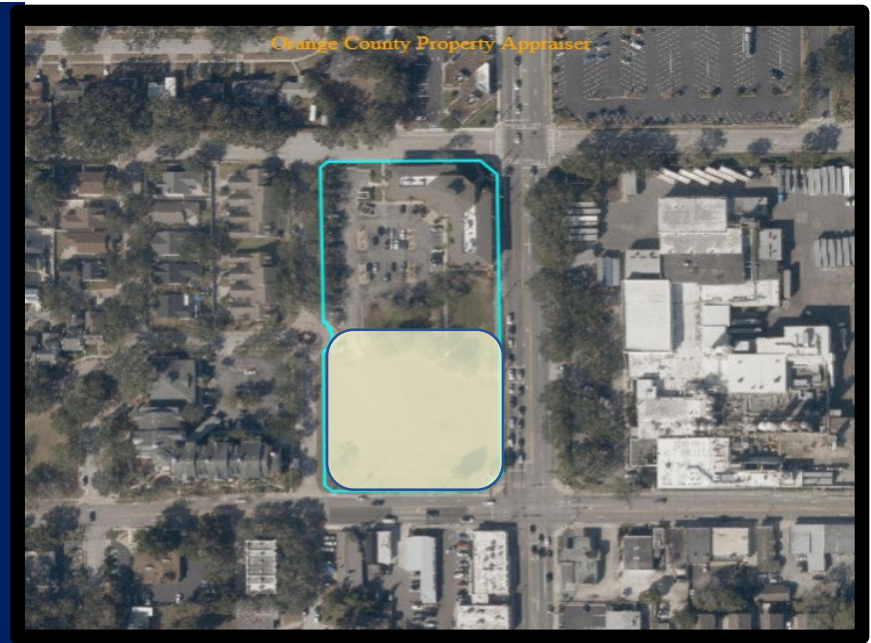
**OHA/CRA  
Homeownership  
Project (42 lots)**





# HAMPTON PARK DEVELOPMENT

THE “MILK DISTRICT”



Vacant parcel adjacent to  
OHA Admin. Building

Bumby Ave. and Robinson St.

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Mixed-use Commercial /  
Mixed-income Residential

# JACKSON COURT/ DIVISION OAKS APARTMENTS

## DOWNTOWN ORLANDO



### **Jackson Court/Division Oaks**

58 Senior units/17 Family units

### **Redevelopment Plan**

Residential/Commercial

- 169 senior mixed-income units
- Multi-story garage 300+ parking spaces
- Ground level commercial



**Antioch Manor**  
**3850 W.D. Judge Rd.**

- 102-unit Senior HUD 202
- Project based Section 8
- Beautiful landscaped grounds

**Vacant Parcel Available for Development**

- 24-48 housing units

**ANTIOCH  
MANOR  
APARTMENTS**



# How Can the City support the OHA?



LAND ADJACENT TO  
GRIFFIN PARK - (FORMER  
FDOT RAMP)



PRIORITY LOW INCOME  
HOUSING TAX CREDITS

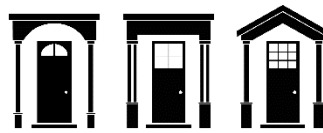


SUPPORT FOR PUBLIC  
HOUSING HISTORIC  
PRESERVATION EFFORTS



ORLANDO HOUSING AUTHORITY

**The Orlando Housing Authority has managed the  
day-to-day operations of the Sanford Housing  
Authority since 2010.**



**S · H · A**

SANFORD · HOUSING · AUTHORITY

# **OHA Management of SHA Accomplishments**

- ❑ August 2010 - HUD asked OHA to manage the Sanford Housing Authority. A management contract was put into place for 3 months.
- ❑ October 2010 - OHA submitted 5 Natural Disaster CFP grants for Lake Monroe, Cowan Moughton, Edward Higgins, Castle Brewer and William Clark public housing sites. HUD awarded all grants to relocate residents - \$3 million.
- ❑ November 2010 - December 2013. OHA relocated 329 families from the 5 sites.
- ❑ Redding Gardens once evaluated also was shut down and relocated from public housing onto section 8. 72 families were relocated from Redding Gardens using existing capital funds.
- ❑ December 2010 - OHA conducted and submitted 3 years of back financial audits uncompleted by previous administration.
- ❑ OHA cooperated with the Federal Office of Inspector General (OIG) in an investigation of SHA



- ❑ December 2010 - SHA gave 90 SHA vouchers to OHA. Port vouchers (vouchers from other jurisdictions) were given to Seminole County.
- ❑ OHA applied to the HUD Special Application Center (SAC) for demolition of six properties. All were approved and six sites were relocated and demolished. An additional application had to be filed for six units at Castle Brewer that were not initially torn down due to ARRA funds used in the repair of six units damaged by fire.
- ❑ SHA was a troubled agency and without funds. OHA stabilized the agency and prior to completing demolition became a high performer getting a 92 on PHAS scores.
- ❑ 2015 and 2016 - OHA applied for a HUD Choice Neighborhoods Planning grant. HUD awarded SHA a 2016 CNI transformation planning grant- Completed on time in 2018.
- ❑ 2016 -OHA procured Gardner Capital of Florida for the redevelopment of Redding Gardens into Georgetown Square.
- ❑ 9% tax credit award was given for the development of 90 units. The project was completed and 100% occupied in December 2020. This was a \$10 million project.

- ❑ 2018 - OHA procured Wendover Housing Partners. Wendover received a 9% tax credit award for the redevelopment of Lake Monroe Terrace. The first phase was 60 units. SHA contributed \$1.26m in CFP money to make it a mixed finance deal. The project closed and construction started in January 2021. Construction budget for Monroe Landings - \$10 million.
- ❑ Wendover has secured \$2.8m in SAIL funds plus 4% tax credit award and bonds toward an additional 84 units at Lake Monroe Terrace phase II, Somerset Landings to complete a 144-unit affordable family rental tax credit site. Somerset Landings construction budget was \$15 million.
- ❑ OHA has developed a housing plan to include over 400 plus rental units in Historic Goldsboro, up to 10 additional single-family homes at Georgetown Square, 14 single family homes at Castle Brewer and community amenities at William Clark Court.
- ❑ William Clark Court is under a sale agreement to the City of Sanford which is expected to close in 2024.

# *Thank You*

Vivian Bryant, Esq. President/CEO  
Vicki Jones Brooks, Chair

