

Table of Contents

INTRODUCTION

- 1.) Executive Summary
- 2.) Standard Form 424/DUNS
- 3.) Jurisdiction
- 4.) Citizen Participation
- 5.) Public Notice

SECTION 1 - RESOURCES

- 1.) Federal Resources
- 2.) Other Non-Federal Resources & Matching Requirements
- 3.) Table I – Priority Funding Distribution
- 4.) Table II – Other Non-Federal Resources

SECTION 2 - ACTIVITIES

- 1.) Proposed Activities
- 2.) Other Activities
- 3.) Table III
- 4.) Projects

SECTION 3 - OUTCOMES

- 1.) Measures for Activities

SECTION 4 - EXPENDITURE LIMITS

1. CDBG - Administration 20%
2. CDBG - Public Services 15%
3. HOME - Administrative 10%
4. HOME – CHDO set-aside 10%
5. HOPWA – 3% Grantee Administrations/7% Project Sponsor Administration

SECTION 5 - GEOGRAPHIC DISTRIBUTION

- 1.) Narrative identifying areas where assistance is directed
 - Maps
 - Tables
- 2.) Description of areas where assistance is directed
 - Minority concentration
- 3.) Rationale for geographic priorities
 - CDBG
 - HOME
 - ESG
 - HOPWA
- 4.) Target area percentage of funding

SECTION 6 - AFFORDABLE HOUSING GOALS

- 1.) One Year Goals for affordable Housing Units
 - Homeless
 - Non-Homeless
 - Special Needs Households
- 2.) One Year Goals for Affordable Housing Units
 - Rental Assistance
 - Production of new Units
 - Acquisition of existing units

SECTION 7 - PUBLIC HOUSING

- 1.) Needs Addressed
- 2.) Improvements and Resident Initiatives
- 3.) Assistance to troubled public housing agencies

SECTION 8 - HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

- 1.) Homeless Prevention Activities
- 2.) Programs to assist in transition
- 3.) Supportive Housing Activities for non-homeless
- 4.) Steps to end Chronic Homelessness

SECTION 9 - OTHER ACTIONS

1. Foster and maintain affordable housing
2. Public Housing Improvements & resident Initiatives
3. Evaluation and reduction of lead-based hazards
4. Reducing the number of persons below poverty line
5. Development of institutional structures/enhancing coordination between housing and service agencies

SECTION 10 - PROGRAM SPECIFIC REQUIREMENTS

- 1.) CDBG
 - Funds allocated-grant amount, program income, carryover funds
 - CDBG funds used to benefit activities that benefit LMI
- 2.) HOME
 - Other forms of investment as described in 92.205b
 - HOME homebuyers guidelines for resale or recapture
 - HOME multifamily rehab guidelines for refinancing
 - HOME resale guidelines for ensuring affordability of units
 - HOME tenant based rental assistance (market conditions)
TBRA targets or preference as identified in Con Plan
 - Other Forms of Investment not described in 92.205b
 - Policies & Procedures for marketing housing containing 5 or more units
 - Section 3 procedures
 - HOME funds financing guidelines for refinancing existing debt secured by HOME rehabilitated multifamily housing
- 3.) American Dream Down payment Initiative (ADDI)
 - Planned use for Homeownership
 - Plan for outreach to residents of Public & Manufactured housing
 - Suitability (housing counseling) of homebuyers
- 4.) HOPWA
 - One Year specific Unit goals for:
STRMU
TBRA
Facilities
 - Method for selecting project sponsors
Grassroots organizations
Faith based organizations
Community organizations

SECTION 11 - MONITORING

- 1.) Procedures to ensure activities follow Annual Action Plan
- 2.) Procedures to ensure objectives follow Consolidated Plan
- 3.) Procedures to ensure program compliance and timely expenditures
- 4.) Procedures to ensure long term compliance with housing codes (on site inspections, etc.)
- 5.) Procedures to monitor sub recipients

SECTION 12 - CERTIFICATIONS (91.225)

- 1.) General
 - 1.) Affirmatively Furthering Fair Housing
 - 2.) Anti-displacement and relocation plan
 - 3.) Drug Free Workplace
 - 4.) Anti-lobbying
 - 5.) Authority of Jurisdiction
 - 6.) Consistency with Plan
 - 7.) Acquisition and relocation
 - 8.) Section 3
- 2.) CDBG
 - 1.) Citizen Participation
 - 2.) Community Development Plan
 - 3.) Following Plan
 - 4.) Use of funds
 - 5.) Excessive Force
 - 6.) Compliance with anti-discrimination law
 - 7.) Compliance with lead-based paint procedures
 - 8.) Compliance with laws
- 3.) ESG
 - 1.) Not less than 10 years
 - 2.) Not less than 3 years
 - 3.) Service Provision
 - 4.) Safe & Sanitary
 - 5.) Supportive Services
 - 6.) Match requirements
 - 7.) Confidentiality
 - 8.) Employing or involving the homeless
 - 9.) Consolidated Plan compliance
 - 10.) Discharge Policy
- 4.) HOME
 - 1.) TBRA consistent w/ plan
 - 2.) Use of eligible activities
 - 3.) Monitor for subsidy layering
- 5.) HOPWA
 - 1.) Meet urgent needs
 - 2.) 10 or 3 year operation

EXHIBITS

DRAFT

FY 2007-2008 Annual Action Plan - INTRODUCTION

INTRODUCTION

- 1. EXECUTIVE SUMMARY**
- 2. STANDARD FORM APPLICATIONS**
- 3. JURISDICTION**
- 4. CITIZEN PARTICIPATION**
- 5. PUBLIC NOTICE**

DRAFT

EXECUTIVE SUMMARY

The FY 2007-2008 Annual Action Plan provides a description of the activities the City of Orlando will undertake from October 1, 2007, through September 30, 2008, to address priority needs and objectives identified in the Five Year Strategic Plan, a key planning component of the 2005-2010 Consolidated Plan for Housing and Community Development Programs. The Consolidated Plan addresses the following four (4) formula grant programs which are administered by the U. S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME) Program, Emergency Shelter Grants (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) Program. It should be noted that the American Dream Downpayment Initiative (ADDI) is part of the HOME Investment Partnership Program.

Grant Awards:

For FY 2007-2008, the City of Orlando Housing Department anticipates receiving \$6,630,832 from the US Department of Housing and Urban Development. Grant Award amounts:

• Community Development Block Grant (CDBG) Program.....	\$2,290,213
• HOME Investment Partnerships Program.....	\$1,318,596
• American Dream Down-payment Initiative (ADDI).....	\$28,580
• Emergency Shelter Grants (ESG) Program.....	\$98,443
• Housing Opportunities for Persons with AIDS (HOPWA) Program.....	\$2,895,000

STANDARD FORM APPLICATIONS

(Standard Form 424 including DUNS#)

- CDBG
- ESG
- HOME
- HOPWA



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Orlando		FL122292 ORLANDO	
400 S. Orange Ave		Organizational DUNS: 040668779	
0		Organizational Unit	
Orlando	Florida	Housing Department	
32801	Country U.S.A.	Division N/A	
Employer Identification Number (EIN):		Orange County	
59-6000396		Program Year Start Date (MM/DD) (10/01)	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles – FY 07/08 CDBG Program – Providing housing assistance, public facility improvements, and housing rehabilitation to benefit low and moderate income persons and areas.		Description of Areas Affected by CDBG Project(s) City of Orlando	
\$CDBG Grant Amount \$2,290,212	\$Additional HUD Grant(s) Leveraged \$0	Describe	
\$Additional Federal Funds Leveraged \$0		\$Additional State Funds Leveraged \$0	
\$Locally Leveraged Funds \$0		\$Grantee Funds Leveraged \$0	
\$Anticipated Program Income \$		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles – FY 07/08 HOME Program – The provision of affordable housing to lower income households through activities such as acquisition, rehabilitation, and new construction of owner-occupied and rental housing.		Description of Areas Affected by HOME Project(s) City of Orlando jurisdiction	
\$HOME Grant Amount \$1,318,569	\$Additional HUD Grant(s) Leveraged \$0	Describe	
\$Additional Federal Funds Leveraged \$0		\$Additional State Funds Leveraged \$0	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged \$0	
\$Anticipated Program Income \$		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s) \$			

Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles – FY 07/08 HOPWA Program – Provision of housing assistance and services to persons affected/infected by HIV/AIDS.		Description of Areas Affected by HOPWA Project(s) Orange, Osceola, Lake and Seminole Counties	
\$HOPWA Grant Amount \$2,895,000	\$Additional HUD Grant(s) Leveraged \$0	Describe	
\$Additional Federal Funds Leveraged \$0		\$Additional State Funds Leveraged \$0	
\$Locally Leveraged Funds \$0		\$Grantee Funds Leveraged \$0	
\$Anticipated Program Income \$0		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) \$2,895,000			

Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles – FY 07/08 ESG Program – Provision of operating expenses and essential services to nonprofit agencies who provide services to the homeless.		Description of Areas Affected by ESG Project(s) City of Orlando jurisdiction	
\$ESG Grant Amount \$98,443	\$Additional HUD Grant(s) Leveraged \$0	Describe	
\$Additional Federal Funds Leveraged \$0		\$Additional State Funds Leveraged \$0	
\$Locally Leveraged Funds \$0		\$Grantee Funds Leveraged \$0	
\$Anticipated Program Income \$0		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s) \$98,443			

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process? Yes	
Applicant Districts 3,8, and 24	Project Districts 3,8,24; HOPWA 3, 5, 6, 7, 8, 12, 15, & 24		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name	Middle Initial	Last Name
Title	Phone	Fax
eMail	Grantee Website	Other Contact
Signature of Authorized Representative		Date Signed

JURISDICTION

*See Section 5 – Geographical Distribution

CITIZEN PARTICIPATION

The City incorporates a multidimensional and holistic approach, which includes citizen participation on every level to establish solutions to address the needs of the rapidly growing metropolis.

- Public Notices of funding opportunities are submitted to area newspapers and listed on the City of Orlando's Housing Department website as they come available.
- Community appointed review committees, such as the CDBG Review Committee, the ESG Review Committee, the HOPWA Advisory Committee and the AIDS Housing Resource Identification committee assist the City in determining awards for proposed eligible grant activities.
- Department staff are active participants on related community boards & councils, such as the Affordable Housing Task Force, the Homeless Services Network, the Orlando Area Trust for the Homeless, The Ryan White HIV Health Services Planning Council and the City's Strategic Focus Area Committee.
- Department staff actively share data, coordinate events and plan objectives in collaboration with Orange County Housing and Community Development Division, Project Homeless Connect, Homeless Services Network and the Priority Setting and Resource Allocation process for the HIV Health Services Planning Council.
- Department staff conducted outreach efforts to solicit grant proposals to respond to recent rising crime rates and prioritized the funding of activities that target youth and families in health and education, drop-out prevention, and substance use treatment and prevention. With community input, the Department will amend its Consolidated Plan during the Second Quarter of the 2007/2008 fiscal year.

CDBG, HOME and ESG grant monies have been allocated according to program requirements, including a competitive "Requests For Proposals" (RFP) (*See Exhibits: "Public Notice-Exhibit B"*) selection process which endures proposed projects are aligned with Consolidated Plan priorities.

Community Development Block Grant (CDBG)

1. Agencies were selected through a competitive RFP selection process, including public notice in area newspapers and the City of Orlando's Housing Department website, with final award recommendations from the CDBG Review Committee.
2. Proposals were reviewed before forwarding to the CDBG Review Committee Review Committee to ensure they met with priorities of target populations and geographic areas as established in the Consolidated Plan.
3. The CDBG Review Committee is comprised of local citizens appointed by their City of Orlando District Commissioners who volunteer their time to ensure a non-biased review of eligible proposals.

Emergency Shelter Grants (ESG)

1. Agencies were selected through a competitive RFP selection process, including public announcement at area Homeless Provider Network meetings and posted to the City's website, with final award recommendations from the ESG Review Committee.
2. Proposals were reviewed before forwarding to the ESG Review Committee Review Committee to ensure they met with priorities of target populations and geographic areas as established in the Consolidated Plan
3. The ESG Review Committee is comprised of the director of the Homeless Services Network of Central Florida, the Housing Development Coordinator for the Orlando Housing Authority and a volunteer representative from the CDBG Review Committee who volunteer their time to ensure a non-biased review of eligible proposals.

HOME Investment Partnerships Program (HOME)

1. The HOME program has an ongoing Request for Proposals (RFP) process in conjunction with Florida State Housing Initiatives Partnerships (SHIP) program. Funding applicants seeking assistance under the new construction and rental rehabilitation HOME funded programs must first meet with Housing Department Staff. The purpose of this meeting is to review submission and program requirements.
2. Applications are reviewed throughout the year on a first-come, first-qualify basis. Completed proposals are then reviewed by the SHIP/HOME committee each month. The Committee is composed of ten (10) Review Committee Members who have been drawn from the community, other advisory review bodies and City Departments. Recommendations to award HOME funds are then submitted to City Council.
3. HOME funded units, to be assisted under the Owner-Occupied Housing Rehabilitation and First-time Homebuyers programs, are selected on a first come first serve basis. American Dream Down Payment Initiative (ADDI) is included as part of the HOME program and is primarily used for down payment assistance.

Housing Opportunities for Persons With AIDS (HOPWA)

1. In FY 2006-2007 extensive outreach was performed to ensure overall coverage of the EMSA. This resulted in a total of eleven HOPWA sub recipients contracted, three were new, three were grassroots agencies, five are minority-owned and operated and four are faith-based.
2. A comprehensive HOPWA Needs Assessment was conducted by the Health Council of East Central Florida in early 2007 which provided valuable quantitative data to verify activities were meeting the needs of low-income persons with AIDS and their families throughout the EMSA. HOPWA priorities were established from this survey, (attached as "Exhibit ____").

3. The 2007 HOPWA Needs Assessment data was presented to the HOPWA Advisory Committee, comprised of community representatives from each county, the Ryan White Part A & B grantee office, AIDS Housing providers, Public Housing providers, the Homeless Services Network and other interested parties. In addition the data was presented to the AIDS Housing Resource Identification Committee, comprised of representatives from the Heart of Florida United Way local 2-1-1 provider, Public housing, Section 8 and private landlords, Homeless Service providers, AIDS housing providers, and Ryan White Part A & B grantee offices. Both Community Planning Group monthly meetings are publicly posted.
4. Based on the 2007 HOPWA Needs Assessment outcome a new RFP for HOPWA services was not issued. FY 2006-2007 HOPWA contracted agencies will have their existing agreements renewed based on expenditures, monitoring outcomes and funding availability. All contracted HOPWA services agencies are required to provide eligible services throughout the EMSA which includes Orange, Osceola, Lake and Seminole counties.
5. The 2007 HOPWA Needs Assessment did articulate a continued need for “available and affordable housing” throughout the EMSA. In response, an RFP was issued (*See Exhibits: “Public Notice–Exhibit A”*) in April of 2007 for land and building acquisition for HOPWA permanent housing and will continue to stay open until December of 2007.

PUBLIC NOTICE

Selected projects were incorporated into the FY 2007-2008 Annual Action Plan of which a draft was available for Public Comment from July 19, 2007 (Public Notice of such was published in the Orlando Sentinel in both English and Spanish, *See Exhibits: “Public Notice–Exhibit C”*) and submitted to City Council for approval on Monday, August 6, 2007. After Council approval of the plan, it was submitted to the U. S. Department of Housing and Urban Development (HUD) Jacksonville office August 15, 2007.

SECTION 1 - RESOURCES

Federal Resources

The primary Federal Resources expected to be available to address priority needs during FY 2007-2008 are:

The Department of Housing and Urban Development’s (HUD’s) formula grant programs for housing and community development

The City of Orlando anticipates receiving a total of \$6,602,225 in Federal funds plus \$30,000 program income. The total amount expected is comprised of the following grant allocations: 1) CDBG—\$2,290,213; 2) HOME—\$1,289,989; 3) ADDI—\$28,580; 4) ESG—\$98,443; and 5.) HOPWA—\$2,895,000. The estimated HOME program income is \$30,000 from repayment of SHIP funded-activities.

Table I shows how these funds are distributed among the priority areas of affordable housing, homeless needs, special needs, non-housing community development, and administration.

Table 1: City of Orlando Program Priority Funding distribution for FY 2007-2008

Program Priority	CDBG	HOME	ADDI	ESG	HOPWA	Total Funds	% of Funds
Affordable Housing	\$450,000	\$1,158,133	\$28,580	\$0	\$0	\$1,636,713	25%
Homelessness	\$150,000	\$0	\$0	\$98,443	\$0	\$248,443	4%
Special Needs	\$150,000	\$0	\$0	\$0	\$2,605,500	\$2,755,500	42%
Non-Housing Community Development	\$1,082,170	\$0	\$0	\$0	\$0	\$1,082,170	16%
Administration	\$458,042	\$131,569	\$0	\$0	\$289,500	\$879,111	13%
Total	\$2,290,213	\$1,289,989	\$28,580	\$98,443	\$2,895,000	\$6,602,225	100%

2) *Public housing and Section 8 housing assistance grants*

The Orlando Housing Authority anticipates _\$_____ to be available for the support of Federal public housing and tenant-based Section 8 assistance programs during FY 2007-2008. The following categories are eligible expenses with these grants: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based rental assistance, and Section 8 Supportive Services.

3) *McKinney-Vento Homeless Assistance-The Shelter-Plus Care Program and Supportive Housing Program grants for the homeless*

The Homeless Services Network of Central Florida (HSN), the lead agency for the Continuum of Care for the homeless, has requested \$4,468,316. Funds will be used for shelter-plus care and supportive housing program services for the homeless and persons at risk of homelessness, and will be available from 1 to 5 years. Fourteen (14) agencies will deliver twenty three (23) projects. Six (6) projects are new and seventeen (17) are renewals.

4) *Ryan White Treatment Modernization Act grants for persons living with HIV/AIDS*

The Department of Health Resources and Services Administration (HRSA) provides health care funding under the Ryan White Treatment Modernization Act. Orange County Health and Family Services Department administers this funding and is in the process completing the Resource Allocation procedure for FY 08. The HIV Health Services Planning Council has Housing Assistance to persons living with HIV/AIDS listed as a prioritized category however since the process is not completed it is unclear whether the EMA will elect to fund this service. Since the City is an active participant on this Council any funding will be coordinated with the City's HOPWA program. In addition support services such as ambulatory outpatient health care, medical case management, substance abuse and mental health services will be available to those who are eligible for HOPWA services.

Other Non-Federal Resources & Matching Requirements

Table 2 shows other funding sources and their corresponding non-Federal contributions for CDBG, HOME, ADDI, and ESG programs. No match is required for HOPWA.

Table 2: City of Orlando-Other Non-Federal Resources FY 2007-2008

Program/ Proposed Activity	Program/Agency	Funding	Other Funding Sources (Confirmed or Requested) Source Amount	
			CDBG - Owner Occupied Rehabilitation -	<i>Seniors First-H.E.A.R.T. Program</i>
CDBG - Public Facilities Acquisitions & Improvements	<i>Center for Multicultural Wellness & Prevention – Youth & Family Outreach</i>	\$350,000	Mortgage Inkind	\$600,000 \$50,000
	<i>Hispanic Resource Link”Yo Se Puedo</i>	\$228,638	City, County, Corp.	\$90,000*
	<i>X-Tending Hands, Inc.-Housing</i>	\$150,000	Inkind	\$5,000
CDBG – Public Service	<i>Center for Drug Free Living “Nueva Vida”</i>	\$110,000	State match	\$110,000
	<i>Community Concepts Services</i>	\$38,532	Inkind	\$15,000
	<i>Hispanic Resource Link”Yo Se Puedo</i>	\$70,000	City, County, Corp.	* (incl. in above Acquisitions)
CDBG - Non-Housing Community Development	<i>Storefront Improvement Program</i>	\$160,000	Owner required to match grant amount up to \$40,000	\$160,000
HOME	Rental Housing - Rehabilitation, including CHDO activities	\$300,000	SHIP funding	\$100,000
HOME	Owner Occupied Rehabilitation	\$200,000	SHIP Funding	\$200,000
HOME	Home Ownership Assistance	\$250,00	SHIP funding	\$150,000
HOME	New Construction	\$286,713	SHIP funding	\$350,000
ESG	<i>Coalition for the Homeless</i>	\$98,443	Donations, non-Federal Contributions , in-kind contributions	\$98,443

SECTION 2 - ACTIVITIES

PRIORITIES As identified in the FY 05-2010 Consolidated Plan
Homeless, Special Needs, Affordable Housing, Non-Housing Community development

OBJECTIVES

Objectives for the above Priorities are as follows:

1. Homeless -Objective: Suitable Living Environment/Outcome: Availability/Accessibility
2. Special Needs-Objective: Decent Housing/Outcome: Availability/Accessibility
3. Affordable Housing-Objective: Decent Housing/Outcome: Affordability
4. Non-Housing Community development-Objective: Economic Opportunity/Outcome: Availability/Accessibility

PROPOSED ACTIVITIES

The following are the proposed activities for FY 2007-2008 listed by the priority which they address, including the location and number and type of family to benefit.

Priority - Homeless

Community Development Block Grant (CDBG)

X-tending hands, Inc.

\$150,000 in CDBG funds will be used to acquire an existing structure to be used as a community residence for up to 10 homeless women for up to 6 months, creating 4 new housing units. This project is located in the Lake Mann neighborhood.

ESG

The Coalition for the Homeless, Inc.

\$98,443 of ESG funds will be used to fund the operating costs to house 50 homeless men, women and children at this facility located in the Parramore neighborhood

Priority - Special Needs

Community Development Block Grant (CDBG)

Seniors First, Inc.

\$150,000 in CDBG funds will be used to provide rehabilitation services and removal of architectural barriers to owner occupied residences for 50 LMI seniors. This project is will be available to LMI seniors who live within the City limits.

Housing Opportunities for Persons with AIDS (HOPWA)

\$2,895,000 in HOPWA funds will be used for the following activities for low income persons with HIV/AIDS and their families who live within the Orlando Eligible Metropolitan Statistical Area (EMSA) of Orange Osceola, Lake and Seminole counties:

- * Short Term rent, Mortgage & Utility Assistance (STRMU) – 640 clients
- * Tenant Based Rental Assistance (TBRA) – 190 clients
- * Permanent Housing Placement (PHP) – 100 clients
- * Facility Based Operating costs including Project Based Housing – 100 clients
- * Supportive Services - 1000

The following agencies will provide above listed services:

1. The Center for Drug Free Living dba CENTAUR - HIV Services
2. The Center for Multicultural Wellness & Prevention - HIV Services
3. Grand Avenue Economic Development Corp.
4. Habitat for Humanity of Greater Apopka
5. Miracle of Love, Inc.
6. N.E.E.D., Inc.
7. Spotlight Ministries, Inc.
8. The St. Francis House
9. The Transition House, Inc.

10. Habitat for Humanity of Greater Apopka, Inc.

Priority - Affordable Housing

Community Development Block Grant (CDBG)

City of Orlando Housing Department- Housing Rehabilitation Program

\$300,000 in CDBG funds will be used for reconstruction or substantial rehabilitation of six (6) single-family owner occupied units citywide.

H.A.N.D.S., Inc.

\$125,000 in CDBG funds will be used for Housing Counseling Services for home buying assistance and foreclosure prevention to 75 households citywide.

Home Investment Partnerships (HOME) Program

City of Orlando Housing Department- New Construction

\$286,713 of HOME funds will be used to assist in the construction of five (5) new affordable owner-occupied single-family units citywide developed by either nonprofit organizations or private developers.

City of Orlando Housing Department- Rental Housing Rehabilitation

\$350,000 of HOME funds will be used to assist in the moderate rehabilitation of fourteen (14) low-income rental units citywide by either nonprofit organizations or private developers.

City of Orlando Housing Department- Owner Occupied Rehabilitation

\$300,000 in HOME funds will be used for reconstruction or substantial rehabilitation of six (6) single-family owner-occupied units citywide.

City of Orlando Housing Department- Home Ownership Assistance

\$250,000 in HOME funds will be used for down payment and closing costs up to \$30,000 per unit, to thirteen (13) first-time home buyers acquiring property citywide.

American Dream Downpayment Initiative (ADDI)

City of Orlando Housing Department

\$28,580 of ADDI funds will be used to provide down payment and closing cost assistance to three (3) first-time low income homebuyers acquiring property city wide. Maximum household assistance not to exceed 6% or \$10,000, whichever is greater.

Priority - Non-Housing Community development

Community Development Block Grant (CDBG)

City of Orlando Housing Department- Storefront Improvement Program

\$160,000 in CDBG funds will be used to provide funding and technical assistance to business property owners, located in eligible neighborhoods, to improve the exterior appearance of their buildings. The program goal is to provide services to four (4) neighborhood business owners in the Parramore/Holden Heights neighborhood.

The Center for Drug Free Living, Inc. "Nueva Vida" Program

\$110,000 in CDBG funds will be used for the operating costs of this agency's existing outpatient substance abuse treatment targeted to LMI Hispanic/Latino City of Orlando residents. The program goal is to provide services to fifteen (15) single men and women. The proposed location of services is the Holden Heights neighborhood.

The Center for Multicultural Wellness & Prevention, Inc.

\$350,000 in CDBG funds will be used to acquire an existing structure to house and expand services provided that target LMI youth and families of African, Hispanic and Caribbean descent. Specific services include a school drop-out prevention program, after school tutoring, programs to educate parents in how to assist their children with homework, English as a second language, vocational training, and linkage to health services and education. The program goal is to provide services to seventeen (17) single men and women and is currently located in the Rock Lake neighborhood.

Community Concept Services, Inc.

\$38,532 in CDBG funds will be used for operating costs to expand the “Parramore Youth Life-Skillz” program. The program goal is to provide youth & family outreach services such as parenting, health and education development initiatives to three hundred (300) youth in the Parramore neighborhood.

The Hispanic Resource Link, Inc. “Yo Se Puedo” (Yes, I Can) Program

\$228,638 in CDBG funds will be used to acquire an existing structure to house and expand the “Yo Se Puedo” (Yes, I Can) program. This program targets LMI youth of Hispanic descent as a drop out prevention program.

\$70,000 in CDBG funds has also been awarded to this agency for the operating costs of this program. The program goal is to provide services to seventy-four (74) youth and fifty-five (55) households citywide. The proposed location of the facility is in the Englewood Park neighborhood.

OTHER ACTIVITIES

The City of Orlando Housing Department’s active participation in the following area activities serve to further identify and accomplish PRIORITIES and OBJECTIVES:

Project Homeless Connect

The City of Orlando’s Housing Department participated in the development of Project Homeless Connect first event in December of 2006. Initiated by collaboration between the Mayor of the City of Orlando and The Mayor of Orange County, this first event coordinated with the Homeless Services Network of Central Florida to attract over 600 homeless persons in need of housing and related assistance.

HSN took over implementation of the project and has four similar events planned throughout the year, with the City of Orlando actively involved in the implementation and planning of the events.

Homeless Service Network of Central Florida (HSN)

HSN is the lead agency for the local Continuum of Care and anticipates receiving \$4,468,316 to fund the Continuum of Care activities /projects

City of Orlando Housing staff was appointed to the Board of Directors and Executive Committee of HSN.

Orlando Area Trust for the Homeless Board (OATH)

The OATH board is comprised of representatives from the community with high levels of experience in homelessness issues. OATH voted to fund development of CRC phase III at Maxwell Terrace. This project was created by the Orange County Housing and Community Development Division & Health & Family Services Department. City of Orlando Housing staff was appointed to this Board.

Regional Commission on Homelessness

Politically appointed in conjunction with the City, the County and the Homeless Services Network designed to develop ten-year plan to end homelessness.

Orlando EMA Health Services Planning Council

A directive from the U.S. Health and Resources Services Administration (HRSA) through the Ryan White Treatment Modernization Act, this Planning Council, appointed by the Mayor of Orange County is a community organization that plans federally-funded services for People Living with HIV/AIDS in Lake, Orange, Osceola, and Seminole counties. City of Orlando Housing staff was appointed to the Council and Planning Committee.

Strategic Focus Area - Site Community Committee

Affordable Housing Task Force

Affordable Housing Roundtable

Grants Review Committee

Housing Department Mini Cabinet Affordable/Attainable Housing Project Committee

AAP Section 2 TABLE III - Summary of FY 2007-2008
Annual Action-Plan for Housing and Community Development Programs

COMMUNITY DEVELOPMENT BLOCK GRANT FY 2007-2008	AMOUNT
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CDBG Rehabilitation Activities	
<u>Housing Rehabilitation</u> City of Orlando Housing Department—Rehabilitation program project service delivery - citywide	\$450,000
<u>Seniors First H.E.A.R.T. Program</u> Seniors First, Inc.—Minor rehabilitation, weatherization, and accessibility improvements to approximately 50 single-family units owned and occupied by heads of households 62 years of age & above—citywide.	\$150,000
<u>Storefront Improvement Program</u> City of Orlando Housing Department -Matching funding and technical assistance to four (4) property owners, located in eligible neighborhoods, to improve the exterior appearance of their buildings.	\$160,000
CDBG Public Facilities Improvements	
<u>Center for Multicultural Wellness & Prevention, Inc.</u> Land & Building acquisition to expand current health, outreach and youth services targeting LMI youth of African, Caribbean and Hispanic descent and their families. Services to be provided to seventeen (17) individuals and seventeen (17) households - citywide.	\$350,000
<u>Hispanic Resource Link, Inc.</u> Land & Building acquisition to expand after school youth outreach services targeting LMI youth of Hispanic descent and their families. Services to be provided to seventy four (74) individuals and fifty-five (55) households - citywide.	\$228,638
<u>X-Tending Hands, Inc.</u> Land & Building Acquisition to purchase community residence to house for ten (10 over the FY) single homeless women & women from domestic abuse situations in need of short term transitional housing – Lake Mann area.	\$150,000
CDBG Public Services	
<u>Center For Drug Free Living “Nueva Vida” Program</u>	\$110,000

Operating costs for outpatient substance abuse treatment targeted to the Hispanic/Latino Community. Services to be provided to fifteen (15) individual and fifteen (15) households - citywide.	
<u>Community Concept Services Inc.</u> Parramore Kidzone Life Skills program targeting youth of the Parramore area and their families. Services to be provided to three-hundred (300) households - Parramore.	\$38,532
<u>Hispanic Resource Link, Inc.-Operating Costs</u> Operating costs to expand after school youth outreach services targeting youth of Hispanic descent and their families. Services to be provided to seventy four (74) individuals and fifty-five (55) households - citywide.	\$70,000
<u>H.A.N.D.S.</u> Foreclosure prevention and home buyers counseling to seventy-five (75) households – citywide.	\$125,000
CDBG Planning and Administration	\$458,042
Program Income - \$30,000	\$30,000
TOTAL FY 2007-2008 CDBG FUNDS AVAILABLE	\$2,320,212

HOME INVESTMENT PARTNERSHIP PROGRAM FY 2007-2008	
<i>New Construction - Owner-occupied Housing</i> City of Orlando Housing Department Assist the construction of five (5) new affordable owner-occupied single-family units citywide developed by either nonprofit organizations or private developers.	\$286,713
<i>Rental Housing Rehabilitation</i> City of Orlando Housing Department Moderate rehabilitation of fourteen (14) low-income rental units by either nonprofit organizations or private developers.	\$350,000

<p><i>Owner Occupied Rehabilitation</i> City of Orlando Housing Department Reconstruction or substantial rehabilitation of six (6) single-family owner-citywide.</p>	\$300,000
<p><i>Home Ownership Assistance</i> City of Orlando Housing Department Down payment and closing costs assistance up to \$30,000 per unit to thirteen (13) first-time homebuyers acquiring property citywide.</p>	250,000
Planning and Administration	\$131,856
TOTAL FY 2007-2008 HOME ALLOCATION	\$1,318,569
<p><i>American Dream Downpayment Initiative (ADDI)</i> City of Orlando Housing Department Downpayment and closing costs assistance to three (3) first-time low-income homebuyers acquiring property—citywide. The maximum household assistance may not exceed 6% or \$10,000, whichever is greater, of the purchase price</p>	\$28,580
<p><u>Program Income</u>—Projected income from the State Housing Initiative Partnership activities. Program income will be spent on two (2) low-income rental units.</p>	\$40,000

EMERGENCY SHELTER GRANTS (ESG) PROGRAM FY 2007-2008	
<p><u>The Coalition for the Homeless of Central Florida, Inc.</u> Operating costs of emergency shelter to provide fifty (50) beds for homeless men, women, families, and children. The facility is located on Central Blvd in the Parramore neighborhood.</p>	\$98,443
TOTAL FY 2007-2008 ESG ALLOCATION	\$98,443

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) FY 2007-2008	

<p>Short Term Rental, Mortgage, and Utility Assistance</p> <p>Short-term rent, mortgage, and utility assistance aimed at averting eviction and homelessness of approximately 640 unduplicated low-income HIV/AIDS infected individuals/families in Orange, Seminole, Osceola, and Lake Counties.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>Center for Multicultural Wellness & Prevention</u> • <u>Miracle of Love, Inc.</u> • <u>N.E.E.D., Inc.</u> • <u>The Transition House, Inc.</u> 	\$797,450
<p>Tenant-Based Rental Assistance</p> <p>Leasing of scattered site housing units to provide continued permanent housing for approximately 190 unduplicated low-income HIV/AIDS infected individuals/ families in Orange, Seminole, Osceola, and Lake Counties.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>Center for Multicultural Wellness & Prevention</u> • <u>Miracle of Love, Inc.</u> • <u>N.E.E.D., Inc.</u> • <u>The Transition House, Inc.</u> 	\$694,800
<p>Permanent Housing Placement Assistance</p> <p>Deposit and first month rental assistance for permanent housing for approximately 100 unduplicated low-income HIV/AIDS infected individuals/ families in Orange, Seminole, Osceola, and Lake Counties.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>Center for Multicultural Wellness & Prevention</u> • <u>Miracle of Love, Inc.</u> • <u>N.E.E.D., Inc.</u> • <u>The Transition House, Inc.</u> 	\$100,000
<p>Supportive Services</p> <p>Provision of counseling, information, and referral services to assist approximately 1000 low-income HIV/AIDS infected individuals/families to locate, acquire, finance, and maintain housing in Orange, Seminole, Osceola, and Lake Counties.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>Center for Multicultural Wellness & Prevention</u> • <u>Miracle of Love, Inc.</u> • <u>N.E.E.D., Inc.</u> • <u>The Transition House, Inc.</u> 	\$607,950
<p>Facility-Based Housing</p>	\$405,300

Operating Costs, rehabilitation, conversion, and repair of facilities providing housing services along with project-based rental assistance to HIV/AIDS infected persons residing in Orange, Seminole, Osceola, and Lake Counties. Approximately 100 unduplicated low-income individuals with HIV/AIDS will be assisted.	
<ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>The St. Francis House, Inc.</u> • <u>Spotlight Ministries, Inc.</u> • <u>The Transition House, Inc.</u> • <u>X-Tending Hands, Inc.</u> 	
HOPWA Administration	
City of Orlando and above listed sub recipient administrative costs.	\$289,500.00
TOTAL FY 2007-2008 HOPWA ALLOCATION	\$2,895,000

GRAND TOTAL FUNDS AVAILABLE	\$6,690,804
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SECTION 3 - OUTCOMES

All Federal agencies are required to measure the outcomes of their programs. The Community Development and Outcome Performance Measurement System provides a framework for HUD to collect local data from grantees and determine the impact of housing and community development programs at a local level. The performance

measurement system was developed to provide CPD grantees with a standardized methodology and system to measure the outcomes of the following four programs: HOME, CDBG, ESG and HOPWA.

OUTCOME: An outcome addresses the “type” of change.	OBJECTIVE: An objective asks “what is the purpose of the activity”.
Availability/accessibility	Decent Housing
Affordability	Suitable Living Environment
Sustainability	Economic Opportunity

The following charts are a summary of the key program activities which will be entered into IDIS.

CDBG			
OUTCOME	OBJECTIVE	MEASURE	ACTIVITY
Availability/Accessibility	Economic Opportunity	4 business owners will receive rehabilitation services	City of Orlando Housing Storefront Improvement Program
Availability/Accessibility	Decent Housing	Minor rehabilitation of 50 units owned by senior citizens	Seniors First – HEART Program
Availability/Accessibility	Economic Opportunity	15 citizens will receive outpatient substance abuse treatment	Center for Drug Free Living, Inc. “Nueva Vida” Program
Availability/Accessibility	Economic Opportunity	300 youth and their families will receive outreach program services	Community Concept Services, Inc. “Parramore Kidzone LifeSkillz” Program
Availability/Accessibility	Economic Opportunity	74 of youth will receive drop-out prevention services	Hispanic Resource Link, Inc. “Yo Se Puedo” Program
Availability/Accessibility	Decent Housing	75 citizens will receive home buying counseling and foreclosure	H.A.N.D.S. Housing Counseling Services

		prevention services	
Availability/Accessibility	Economic Opportunity	17 of youth and their families will receive health, education and drop-out prevention services	Center for Multicultural Wellness & Prevention, Inc. Youth Outreach Program
Availability/Accessibility	Suitable Living Environment	10 female homeless citizens will receive short-term housing	X-Tending Hands, Inc. Women's Residence Program

ESG			
OUTCOME	OBJECTIVE	MEASURE	ACTIVITY
Availability/Accessibility	Decent Housing	30 homeless citizens will receive emergency shelter	Coalition for the Homeless, Inc.

HOME			
OUTCOME	OBJECTIVE	MEASURE	ACTIVITY
Affordability	Decent Housing	Complete twenty-three (23) units with certificates of occupancy	City of Orlando – Rental Housing rehab
Affordability	Decent Housing	Complete five (5) units with certificates of occupancy	City of Orlando – Owner Occupied Housing - New Construction
Affordability	Decent Housing	Complete fifteen (15) units with certificates of occupancy	City of Orlando - Single Family Owner Occupied Rehabilitation
Affordability	Decent Housing	Provide homeownership assistance to ten (10) first time homebuyers	City of Orlando - Home Ownership Assistance
Affordability	Decent Housing	Provide homeownership assistance to three (3) first time homebuyers	City of Orlando - ADDI- American Dream Down Payment Initiative

HOPWA			
OUTCOME	OBJECTIVE	MEASURE	ACTIVITY
Availability/Accessibility	Decent Housing	430 individuals receive the following services: STRMU, Permanent Housing Placement, TBRA, Facility Based Hsg. Sup. Services	Center for Drug Free Living dba CENTAUR – HIV Services
Availability/Accessibility	Decent Housing	220 individuals receive the following services: STRMU, TBRA, Sup. Services	Center for Multicultural Wellness & Prevention, Inc.
Availability/Accessibility	Decent Housing	7 Project Based Housing Units to house 12 individuals	Grand Avenue Economic Development Corp.
Availability/Accessibility	Decent Housing	150 individuals receive the following services: STRMU, Permanent Housing Placement, TBRA, Sup. Services	Miracle of Love, Inc.
Availability/Accessibility	Decent Housing	150 individuals receive the following services: STRMU, TBRA, Sup. Services	N.E.E.D., Inc.
Availability/Accessibility	Decent Housing	4 Facility Based housing units to house 8 women and women with children	Spotlight Ministries – Rachel’s House
Availability/Accessibility	Decent Housing	10 Facility Based housing units to house 25 men	St. Francis House, Inc.
Availability/Accessibility	Decent Housing	140 individuals receive the following services: STRMU,	The Transition House, Inc.

		Permanent Housing Placement, TBRA, Facility Based Hsg., Units, Sup. Services	
Availability/Accessibility	Decent Housing	10 Facility Based housing units to house 25 women and men	X-Tending Hands, Inc. Residential Program

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SECTION 4 - EXPENDITURE LIMITS

2007-2008 Expenditure Limits								
	CDBG amount	CDBG	ESG	ESG	HOME	HOME	HOPWA	HOPWA

		%	Amount	%	Amount	%	Amount	%
Grantee Administration	\$ 458,042.00	20%			\$131,856	10%	\$86,850.00	3%
Project Sponsor							\$202,650.00	7%
Administration							\$2,605,500.00	90%
Public Services/Operating	\$ 343,533.00	15%	\$98,443.00	100%				
Costs	\$ 458,042.00	20%			\$1,013,220			
Housing Rehab	\$1,030,596.00	45%			\$202,073	10%		
Land & Building								
Acquisition								
CHDO Set Aside								
Cumulative Budget	\$2,290,213.00	100%	\$98,443.00	100%	\$1,347,149		\$2,895,000.00	100%

SECTION 5 - GEOGRAPHIC DISTRIBUTION

Assisted Areas

The City of Orlando's Housing Department will ensure that CDBG, HOME, ADDI, ESG, and HOPWA FY 2007-2008 funding will be directed to address the needs of the City's very low, low, and moderate-income residents. CDBG, HOME, ADDI and ESG funds have been made available

to all neighborhoods and agencies whose residents or clientele meet the requirements stipulated by the Code of Federal Regulations. HOPWA funds have been allocated to agencies throughout the jurisdiction, across the four county area of the EMSA including Lake, Orange, Osceola & Seminole.

Due to the broad geographic distribution of funding, CDBG, HOME, ESG and HOPWA programs serve clients who represent a broad range of races and ethnic groups. Activities undertaken in all of the programs shall include improvements to public facilities; affordable housing activities, such as down payment assistance, rental and owner-occupied housing rehabilitation and new construction; assistance to homeless facilities; homeless prevention activities; tenant-based rental assistance; facility-based housing; and housing-related supportive services.

In addition, there are initiatives to increase economic diversity in areas where there are concentrations areas of low and moderate-income persons. Among the approaches to accomplishing this task is providing non-Federal financial incentives, such as SHIP funds, to developers in the form of subsidies for the production of rental housing. SHIP funds are also used to provide homeownership opportunities to first-time homebuyers whose household incomes are between 81-120% of the median.

- **MAP: Minority Concentration by Neighborhood**
- **MAP: City of Orlando: Areas of Very Low, Low-Income and Moderate Concentration**

Geographic Priorities & Target Areas

Priorities

Homeless, Special Needs, Affordable Housing, Non-Housing Community Development

Community Development Block Grants (CDBG)

Priority: Homelessness
LMI, minority concentration neighborhood
X-Tending Hands, Inc. Community Home

Target Area: Lake Mann

Priority: Special Needs
Historical data demonstrate 95% of clients served are from the African American community.
Seniors First H.E.A.R.T.

Target Area: Citywide

Priority: Affordable Housing
Historical data demonstrate 97-99% of clients served are from the African American community.
City of Orlando Owner Occupied Rehabilitation

Target Area: Citywide

Priority: Affordable Housing
H.A.N.D.S., Inc. – Homebuyers Assistance & Foreclosure Prevention Program

Target Area: Citywide

Priority: Non-housing Community Development
LMI, minority concentration neighborhood
City of Orlando Storefront Improvement Program

Target Area: Parramore

Priority: Non-housing community development
LMI, minority concentration neighborhood

Target Area: Citywide
Target area: Rock Lake
Target Area: Parramore

Center for Multicultural Wellness & Prevention, Inc.
Community Concepts Services, Inc. – Parramore Kidzone Life Skillz Program

Priority: Non-Housing Community development
LMI, minority concentration neighborhood
Center for Drug free Living, Inc. – Nueva Vida Program
Hispanic Resource Link, Inc. – Yo Se Puedo Program

Target Area: Citywide
Target Area: Holden Heights

- **MAP: CDBG project area and funded agency(s) location**

Emergency Shelter Grants (ESG)

Priority: Homelessness
LMI, minority concentration neighborhood
The Coalition for the Homeless – Emergency Shelter program

Target area: Parramore.

- **MAP - ESG project Area and funded agency(s) location**

HOME

HOME funds which are used for downpayment assistance and rental rehabilitation are made available on a citywide basis, regardless of geographic location. Historic patterns of HOME investment indicate that HOME funds for owner-occupied rehabilitation, new construction/reconstruction, and some downpayment assistance often occur in the Parramore Heritage Neighborhood.

- **MAP: HOME project area and funded agency(s) location**

Housing Opportunities for Persons With AIDS (HOPWA)

Priority: Special Needs **Target Area:** Orlando EMSA(Lake, Orange, Osceola & Seminole)
Center for Drug free Living, Inc./CENTAUR- HIV Services Program

CENTAUR outposts HOPWA housing case managers as needed throughout the EMSA. The main office is located in Orange county and the numbers of persons accessing HOPWA services reflect local epidemiology.

Center for Multicultural Wellness & Prevention, Inc. - HIV Services Program (CMWP)

CMWP was directed to focus on Lake County, as such numbers of persons accessing services in that county have dramatically increased. This agency has an office outpost in Lake County and funding for this agency continues.

Grand Avenue Economic Development Corp – Maxwell Terrace SRO Housing

Maxwell Terrace physical location is in the City of Orlando but is open to eligible clients from the EMSA.

Miracle of Love, Inc.

Miracle of Love, Inc. outposts HOPWA housing case managers as needed throughout the EMSA. The main office is located in Orange county and the numbers of persons accessing HOPWA services reflect local epidemiology.

N.E.E.D., Inc.

NEED, Inc. was directed to focus on Seminole County, as such numbers of persons accessing services in that county have increased. This agency has an office outpost in Seminole County and funding for this agency continues.

Spotlight Ministries – Rachel’s House

Rachel’s House physical location is in the City of Orlando but is open to eligible clients from the EMSA.

St. Francis House of Hospitality, Inc. – St. Francis and St. Damian Houses

The St. Francis and St. Damian House physical locations are in the City of Orlando, but are open to eligible clients from the EMSA.

The Transition House, Inc. – HIV Services program

The Transition House, Inc. historically focuses on Osceola County, as such numbers of persons accessing services in that county have matched the epidemiology reports.

- **MAP: HOPWA project area and funded agency(s) location**

2007-2008 Project Geographic Locations

07-08 CDBG Projects:

Center for Drug Free Living – Nueva Vida Program

100 West Columbia St., Orlando

Center for Multicultural Wellness & Prevention

1814 W. Colonial Dr., Orlando

Community Concepts Services, Inc. – Parramore Youth Life-Skillz Program

649 W. Livingston St., Orlando

Hispanic Resource Link sites at the following high schools:

Boone High School

2000 South Mills Avenue

Orlando, FL 32806

Colonial High School

6100 Oleander Drive

Orlando, FL 32807

Dr. Phillips High School

6500 Turkey Lake Road

Orlando, FL 32819

Edgewater High School

3100 Edgewater Drive

Orlando, FL 32804

Cypress Creek High School

1101 Bear Crossing Drive

Orlando, FL 32824

Dr. Phillips/West Orange Relief High School

434 N. Tampa Ave.

Orlando, FL 32805

Oak Ridge High School

6000 South Winegard Road

Orlando, FL 32809

X-Tending Hands, Inc. Women's Residence

4530 Evers Place, Orlando

07-08 ESG Projects:

Coalition for the Homeless

639 W. Central Blvd., Orlando

07-08 HOME & ADDI Projects:

Within the City limits of Orlando

07-08 HOPWA Projects:

Throughout the four counties of Orange, Osceola, Lake and Seminole

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SECTION 6 - AFFORDABLE HOUSING GOALS

Actions to Foster and Maintain Decent, Affordable Housing

City of Orlando area residents have seen housing prices double in the last seven years. As the cornerstone of a healthy and vibrant community, efforts are being made on

a regional level to address the lack of affordable housing. As part of this effort, the Mayor of Orlando continues to convene the Affordable Housing Task Force to address this urgent issue.

In April of 2007, the City of Orlando as a former Robert Woodson award recipient, accepted an invitation from HUD to join its America's Affordable Communities Initiatives. The goal of this initiative is to encourage the production of Affordable Housing through regulatory reform.

In the FY 2005-2010 Consolidated Plan, affordable housing is addressed as a planning priority. The Affordable Housing Priority has a series of goals ranging from increasing affordable housing options to promoting the sustainability of neighborhoods through increased homeownership. "Goals" are essentially statements by the City as to what they would like to accomplish over a five (5) year period. For each goal there are activities to carry out the goals addressed under this priority areas.

Goals for Affordable Housing Priority and Related Activities

The City of Orlando Housing Department Activities planned for FY 2007-2008 will continue to promote the preservation and creation of safe, sanitary housing that is affordable and support facilities that offer services that are accessible to low and moderate income households. This will be accomplished with the administration of various housing related programs, housing research and educational efforts.

Rehabilitation of Affordable Housing

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

- Rehabilitate existing rental units Citywide, including single-family and multifamily units.
- Leverage funds to assist for profits and nonprofits, including Community Housing Development Organizations (CHDOs) in acquiring and rehabilitating affordable rental units

Summary of Activities: During FY 2007-2008, \$450,000 of HOME monies will be used for the moderate rehabilitation of twenty-three (23) low-income rental units by either non-profit or private developers. This includes a set-aside of \$198,944 made available to Certified Community Housing Development Organizations. These renovated units will be made available to households who earn less than 60% of the median family income (MFI).

- Rehabilitate existing owner-occupied units Citywide. Rehabilitation may include demolition and reconstruction of unit.
- Use a portion of funds generated from code enforcement actions for housing rehabilitation programs. Rehabilitation will be limited to ameliorating identified code deficiencies.
- Support development of energy efficient housing units that will reduce maintenance and energy costs, including production of units using environmental "green building" standards.

Summary of Activities: A total of \$200,000 of HOME monies funds will be used for the rehabilitation or reconstruction of at least ten (10) owner-occupied single family homes. As part of this effort, homes will, whenever possible, include environmentally friendly or “green building” standards. A total of \$422,340 of CDBG monies (under Single Family Owner Occupied Housing Rehabilitation Program) will be used for service delivery to support the State hurricane housing programs. Code enforcement monies will be used, when available, and green building techniques will be introduced when suitable. All homeowners participating in this program must be between 50% and 80% of median family income (MFI).

New Affordable Housing

Goal: Increase the production of new affordable housing options available to extremely low-, low-, and moderate-income residents.

- Provide subsidies to developers to encourage new construction of affordable housing by decreasing the cost of production. Housing may include single family or multifamily developments as well as rental and owner-occupied units.
- Provide sewer and transportation impact fee grants to developers to encourage development of new affordable housing by decreasing the cost of production. Housing may include single family or multifamily developments as well as rental and owner-occupied units.
- Utilize the Affordable Housing Impact Fee Grant fund, including sewer, transportation, and school impact fees, to encourage development of new affordable housing by decreasing the cost of production. Housing may include single family or multifamily developments as well as rental and owner-occupied units.
- Encourage infill development of new affordable housing models by various cost, type, and style.

Summary of Activities: In addition, \$126,290 of HOME monies will be made available to provide construction subsidy to seven (7) low-income rental units by either non-profit organizations or private developers. New residents must earn less than 60% of the median family income (MFI). The City and its development partners will develop 35 new affordable housing units for sale in the Parramore neighborhood during the 2007/08 fiscal year.

Sustainable Neighborhoods

Goal: Promote sustainability of neighborhoods through increased homeownership opportunities.

Summary of Activities:

- Down payment assistance to very low-, low-, and moderate-income first-time homebuyers

Down payment assistance is offered through various programs at the City of Orlando. The HOME program will be providing down payment assistance and closing costs of \$417,371 for twenty-one (21) new homebuyers acquiring property.

- Affordable housing initiatives for first-time homebuyers

Through the American Dream Down payment Assistance Initiative (ADDI) \$28,580 will be provided for three (3) first time homebuyers acquiring property in need of repairs. ADDI recipients should be between 30 to 50 % of MFI.

Goal: Develop new or modify existing affordable housing programs offered to the citizens of the City of Orlando.

Summary of Activities:

- Homeowner Pre and Post Purchase Maintenance Classes

As a requirement for participation in down payment assistance and financial assistance to CHDO's to provide affordable rental and new construction, the City requires that housing beneficiaries attend pre and post purchase classes conducted by non-profits.

Homeowners who have received assistance from the single family homeowner housing rehabilitation program must attend a "My Home" class.

- Collaborate with UD and other Housing Interest Groups to overcome barriers to affordable housing

The City has made enormous strides in reducing barriers to affordable housing. In 2005, the City was recognized, by HUD, with the Robert L. Woodson, Jr. Award. It was established in 2005 by the **America's Affordable Communities Initiative** to encourage all levels of government to reduce regulatory barriers to affordable housing. The City and its programs currently serve as a model to other communities.

- Develop activities and policies combating predatory lending

The City also works with the Office of Human Relations and other non-profits in developing educational programs to help combat predatory lending.

SECTION 7 - PUBLIC HOUSING

Public Housing Goals & Strategies

The City of Orlando Housing Department will continue to operate under the following Goals & Strategies identified in the Consolidated Plan to address the needs of Public Housing residents, provide improvement and resident initiative support as follows:

SP4.0 Goal: Support the Orlando Housing Authority (OHA) and all other public housing agencies within Orange County in their endeavors to increase and diversify funding capacity for their organizations and services provided to their clients.

SP4.1 Strategy: Provide Consistency Review with this Consolidated Plan and the Growth Management Plan for any requests from OHA necessary to secure more funding to provide more and better services, including housing to public housing residents and Section 8 households.

SP5.0 Goal: Assist OHA with needed capital improvement projects.

SP5.1 Strategy: Review and analyze any capital improvement funding requests from OHA for consistency with this Consolidated Plan, the Growth Management Plan, the Land Development Code, and any other relevant laws and regulations. Analysis could potentially include funding support of such avenues or any resulting recommendations.

SP6.0 Goal: Support OHA in any resident initiatives to become more involved in management and participate in homeownership. This includes activities promoting greater self-sufficiency for public housing residents.

SP6.1 Strategy: Work with OHA in providing down payment assistance to any public housing resident ready to seek homeownership opportunities and that meet all necessary program requirements.

SP4.1a-6.1a Summary of Activities: To address these goals, the City of Orlando will undertake, during FY 2007 -2008, various strategies (listed above) such as consistency reviews, working with the Orlando Housing Authority in providing down payment assistance to any qualified public housing resident, collaborating with the OHA on projects and providing technical assistance when necessary. It should be noted that the City has provided ongoing technical assistance and financial support to the OHA's HOPE VI Carver Court Redevelopment Project.

Public Housing Resident Initiatives

The Orlando Housing Authority (OHA) is an independent public corporation, funded primarily by the United States Department of Housing and Urban Development (US HUD). The OHA is not a City of Orlando department; therefore, the actions that the City of Orlando may take to foster OHA public housing improvements and resident initiatives are very limited. However, the City of Orlando does support OHA's goals and objectives listed in its preceding Five-Year Plan to encourage public housing residents to become

more involved in project management activities and participate in homeownership programs.

During the past several years, the City has supported the OHA with several public housing improvement projects, such as funding the construction of a parking lot at one of the OHA apartment complexes and building a fence at another apartment complex. During the proposed five (5) year planning period, the City foresees aiding the OHA with future improvement projects, such as infrastructure development at Carver Park (formally Carver Court), an OHA HOPE VI mixed-use project. Carver Park will be a mixture of single-family, townhouse, multi-family, and senior assisted living residences using the best practices of new urbanism. Traditional architecture, a connected street network, and emphasis on pedestrian connections will be incorporated into the design. The redevelopment will include units for a variety of incomes, from very low-income to market rate buyers and tenants. The proposed number of units will be approximately 203 units. Completion is expected in 2008.

The City of Orlando will continue to assist the OHA in providing homeownership opportunities to low- and moderate-income first time homebuyers by providing subsidies to the new Carver Park home buyers through the City's State Housing Initiatives Partnership (SHIP) Program.

The Orlando Housing Authority is not designated as "troubled" by HUD; therefore, the City of Orlando has not developed any specific plan to address this issue.

OHA does not have a Section 504 voluntary compliance agreement requiring an increase in the number of accessible units for persons and families with disabilities. OHA conducted a comprehensive Section 504 Needs Assessment in 2006. Results of the Assessment indicated that OHA needed a total of eighty-nine (89) physically accessible and thirty-four (34) sensory impaired units. During the 1990s OHA increased the number of accessible units with the majority of the work being funded Capital Fund Program funds.

SECTION 8 - HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

As outlined in the Consolidated Plan, from 2005 to 2010, the four (4) priority areas-- Homeless Priority, Special Needs Priorities, Affordable Housing Priority and the Non-Housing Community Development Priority will be addressed through the administration of the Housing Department's HUD funded programs and leveraged with other federal, state and local monies.

In the Consolidated Plan, the homeless priority area has eight (8) goals ranging from the development of diverse affordable transitional housing to the creation of essential services. The Special Needs priority, due to its broad definition, has been broken down into nine (9) specific sub-priority areas. Each of these nine sub-priority areas has multiple goals and strategies. Special needs priority areas range from individuals with disabilities to grandparents raising grandchildren. For the purposes of this FY 2007-2008 Annual Action Plan only those goals and strategies which are pertinent to the FY 2007-2008 planning efforts have been addressed.

Homeless Priority and Related Activities

Under the present administration, the City of Orlando has taken a number of key steps to address chronic homelessness. For each goal, listed on the following pages related to homelessness, there are strategies or "action objectives" which will be undertaken.

Homeless Goals and Strategies

Goal: Support operating expenses of emergency homeless facilities providing emergency shelter or emergency services to homeless men, women, children, families, and the chronic homeless in attaining permanent housing and self-sufficiency.

Strategy: Through a competitive Request For Proposals (RFP) process, provide Emergency Shelter Grants funds to cover operational expenses, utilities, maintenance, and other similar expenses at agencies providing emergency shelter or emergency services for homeless men, women, children, families, and the chronic homeless.

Summary of Activity: For FY 2007-2008 ESG funding, the City of Orlando conducted a competitive Request For Proposals (RFP) process to provide Emergency Shelter Grants funds for operational expenses, utilities, maintenance, and other similar expenses. In total, \$98,443 was awarded to the Coalition for the Homeless to fund operating expenses.

Research and Actions on Chronic Homelessness

In the FY 2005-2010 Consolidated Plan, one goal in particular addresses actions to end homelessness; namely to "...Support actions, projects, studies, commissions, or any other avenue dedicated to ending chronic homelessness by the Congressional timetable of 2010....".

The City of Orlando continues to study the homeless issue and introduce measures to better serve this population. The City, in collaboration with the County and local Homeless providers began the production of *Project Homeless Connect* in December of 2006 and subsequently turned over the leadership of the project to the Homeless Services Network of Central Florida. City of Orlando employees serve as volunteers for the events which are now held three times a year and Housing Department Staff provide planning and implementation support.

The City will continue to support actions, projects, studies, commissions, and other avenues dedicated to ending chronic homelessness by the Congressional timetable of 2012. The City has assumed a lead role for the establishment of a ***Regional Commission on Homeless***, whose principal role is to develop a 10 year Homeless Plan for the Orlando SMA. City of Orlando carries out a number of activities to prevent low and low income individuals from becoming homeless. The Housing Department's popular single family housing rehabilitation program has not only assisted low income residents to remain in their home but it also has increased neighborhood stabilization, promoted wealth building and housing stock preservation.

Homeless Services Network (HSN)

The City supports actions, projects, or other avenues that further the mission, goals, and objectives of the Continuum of Care (CoC) for Orange, Seminole, and Osceola Counties. The CoC serves as the blueprint for aiding homeless men, women, children, and families in the tri-county area.

Summary of HSN Related Activities: HSN is the administrative agency for HUD's Continuum of Care program and serves as HUD's grantee for Supportive Housing Program (SHP) dollars for Orange, Osceola and Seminole Counties. The Continuum of Care plan identifies and coordinates projects, activities and funding. The Network is a 501(C)(3) Florida corporation and currently has over sixty (61) member agencies. It should also be noted that a member of the HSN sits on the City's HOPWA and ESG advisory bodies.

The Community's Continuum of Care planning process is coordinated by the Network's staff and volunteer Board members. The principal planning body is the Network's Continuum of Care Working Group. It is led by the Network's Executive Director and consists of persons from the community with broad-based experience both within the community and in the delivery of services to people who are homeless. This group developed the initial continuum of care plan and now initiates an annual evaluation and update of the continuum plan at the beginning of each year.

The most recent HSN-COC grant application includes the following agencies as proposed service providers:

1. Coalition for the Homeless
2. Transition House
3. Center for Affordable Housing
4. Intervention Services
5. Safe House of Seminole
6. Homeless Services Network of Central Florida
7. Wayne Densch Center
8. Health Care Center for the Homeless
9. Covenant House of Florida
10. Grand Avenue Economic Development Corp
11. Shepherd's Promise
12. Goodwill Industries
13. Anthony House
14. Lakeside Path

HSN sets the schedule of meetings for input on the plan during the year, does the suggested revisions to the plan, and leads the meetings held on the plan. It also directs the staff of the Network to take the steps necessary to obtain information needed, including an updated bed inventory, throughout an on-going process.

HSN either sponsors or has membership in a number of task forces and working committees. Groups involved in these activities include the Orange County's Mental Health and Substance Abuse Task Force, the Chronic Homeless Workgroups, the HMIS Users Group and the Affordable Housing Roundtable. These groups and committees meet at least quarterly and representatives provide reports to the entire membership at monthly meetings. In addition to Continuum of Care meetings, the Network's Executive Director also participates in other community-wide planning efforts such as the City of Orlando's HOPWA Advisory Committee because of the significant overlap among the populations served by these groups.

Special Needs Priorities

These priority areas range from households with disabilities to public housing residents. Two goals should be noted since they are raised for each of the priority areas; namely, 1) the goal of supporting studies, reports and other means of analysis to determine needs; and, 2) the goal requiring consistency review. As it concerns the first goal, the City regularly provides research data upon request. A system is currently being developed to track the regularity of this information transfer.

The other goal addresses consistency review. Consistency review is where an agency receiving HUD funding will request the City of Orlando to review their proposed project for consistency with the Consolidated Plan and the Growth Management Plan. The City of Orlando regularly produces consistency reviews for the Orlando Housing Authority and the Homeless Services Network as well as other local service agencies.

Special Needs Priorities and Related Activities

This year's Annual Action Plan formally addresses the following priority areas: Households with Elderly Populations and Frail Elderly Populations, Public Housing Residents, and Persons with HIV/AIDS and Their Families. Below is listing of the priority areas, goals and pertinent strategies.

Households with Elderly Populations

Goal: Support development of diverse affordable housing models and supportive housing models specifically designed for elderly households.

Strategy: Fund activities that assist in minor rehabilitation, weatherization and accessibility improvements for owner-occupied elderly housing.

Frail Elderly Populations

Goal: Support development of diverse affordable housing models and supportive housing models specifically focusing on frail elderly residents.

Strategy: Fund activities that assist in minor rehabilitation, weatherization and accessibility improvements for owner-occupied elderly housing.

Summary of Special Need Activities: In FY 2006-2007, the City will provide \$100,000 to Seniors First HEART Program for the minor rehabilitation of fifty (50) homes and \$25,000 to the Center for Independent Living Program to remove architectural barriers in ten (10) housing units. All elderly householders in the Senior's First program shall be very low income (less than 30% of Median Family Income (MFI).) While ten (10) households assisted through the CIL program will also be very low income (less than 30% of Median Family Income (MFI).)

Persons with HIV/AIDS and Their Families

Goal: Support development of diverse affordable housing models for persons with HIV/AIDS and their families.

Strategy: Provide Consistency Review with this Consolidated Plan and the Growth Management Plan for any requests from other agencies, organizations, and businesses that are undertaking steps to develop affordable housing options for persons with HIV/AIDS and their families.

Strategy: Implement a short-term rent, utility, and mortgage assistance program to prevent homelessness as stipulated under HOPWA program requirements for extremely low-, low-, and moderate-income persons with HIV/AIDS and their families.

Strategy: Implement a tenant-based housing assistance program by leasing scattered-site housing units to provide permanent housing for extremely low-, low-, and moderate-income persons with HIV/AIDS and their families. This assistance may include shared housing arrangements.

Strategy: Implement a facility-based housing program to include operating costs, such as maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs, for agencies providing housing and supportive services for extremely low-, low-, and moderate-income persons with HIV/AIDS.

Strategy: Provide funding for acquisition, rehabilitation, conversion, leasing, and repairing of facilities offering housing and supportive services for extremely low-, low-, and moderate-income persons with HIV/AIDS.

Summary of Activities: Administered through the City of Orlando HOPWA program, funding will be provided to support the strategies listed above. During FY 2007-2008 the HOPWA program will allocate a total of \$2,895,000 to the following programs: Short Term Rental, Mortgage and Utility Assistance (\$797,450), Tenant-Based Rental Assistance (\$694,800), Permanent Housing Placement (\$100,00) Supportive Services (\$607,950) and Facility Based Housing (\$405,300). Allocated administrative expenses are \$289,500. In total, during FY 2007-2008, approximately 2,000 unduplicated persons with HIV/AIDS and their families will be served over a four county area.

Goal: Support studies, reports, or other means of analysis to determine housing and/or support service needs of persons with HIV/AIDS and their families.

Strategy: Participate and coordinate with agencies, businesses, and other government agencies that may produce studies and reports, or hold forums to determine both housing and/or supportive service needs for persons with HIV/AIDS and their families. Participation could potentially include funding support of such avenues or any resulting recommendations.

Strategy: Conduct a Needs Assessment of extremely low-, low-, and moderate-income HIV/AIDS persons and their families, including housing needs and supportive service needs. The Needs Assessment will be conducted every other year at a minimum.

Summary of Activities: The City of Orlando HOPWA program manager regularly meets with various groups locally, regionally and nationally to determine the ever evolving needs of HOPWA clients and their providers.

SECTION 9 - OTHER ACTIONS

1. Foster and maintain affordable housing
2. Public Housing Improvements & resident Initiatives
3. Evaluation and reduction of lead-based hazards
4. Reducing the number of persons below poverty line
5. Development of institutional structures/enhancing coordination between housing and service agencies

1. Foster and maintain affordable housing

Barriers and Actions to Address Affordable Housing

As discussed by the State of Florida in their 2005 Consolidated Plan, the cost of housing is a complex arrangement of many different interacting variables. While some factors, such as interest rates, labor, material costs, and state mandates are outside of local control, other factors, such as regulations, can be effectively addressed.

By stating, as a matter of public policy, that affordable housing is a high priority for the City of Orlando in the conduct of its services, several actions can be taken to address affordable housing.

Land development regulations are codified, applied, and enforced at the local level. In most communities this is typically accomplished through a building code, local zoning ordinance, subdivision code, and the local land development code. While regulations typically strive to protect the health, safety, and well-being of citizens, any policy, rule or procedure constitutes a barrier when it prohibits, discourages, or excessively increases the cost of new or rehabilitated affordable housing without sound compensating public benefit. (HUD, Why Not In Our Communities, 2004, page 1).

Housing is commonly defined as affordable if a low- or moderate-income family can afford to buy or rent a standard dwelling unit without spending more than thirty percent (30%) percent of its income on rent or mortgage. Affordable housing can be divided into two categories: moderate income, or workforce housing, and housing for extremely low-income individuals who typically include the elderly and individuals with disabilities.

Increasing the availability of workforce housing would assist many people such as police, firefighters, nurses, and schoolteachers to live in the community they serve. Economic and social benefits of having public servants live and work in the same community cannot be underestimated. Recent national research indicates that by removing affordable housing barriers, development costs could be reduced by thirty-five percent (35%), thereby, permitting millions of low- and moderate-income citizens to buy or rent desirable accommodations.

With the skyrocketing price of housing in the Orlando MSA, subsidies will be necessary in developing housing for extremely low- and low-income families and individuals. Findings from Orange County's 2004 Special Needs Focus Groups (See the *General Section* of the FY 2005-2010 Consolidated Plan) indicate that affordable housing allows extremely low- and low-income households to create a critical stable living environment. Securing and maintaining employment without, first, having a safe and healthy home is a difficult task.

City of Orlando Affordable Housing Task Force

In effort to address the housing crisis, the Mayor established an affordable housing task force during the Summer of 2006 to address these and other issues. Area experts met and discussed solutions to the lack of affordable housing. Recommendations from the Task Force were accepted by the City Council in April of 2007. Over the next twelve months those recommendations will be developed into policies with appropriate objectives and strategies.

City of Orlando Efforts to Eliminate Barriers to Affordable Housing

Affordable Housing Chapter within the Land Development Code (LDC), Chapter 67

The City of Orlando began to address affordable housing issues and related regulatory barriers in the mid 1980s. The City's 1985 Growth Management Plan's Housing Element provided the policy framework for the Affordable Housing Chapter within the Land Development Code (LDC), Chapter 67. Chapter 67 of the LDC, the Affordable Housing Chapter, provides a conveniently accessible location for all incentives, regulations, and criteria relating to affordable housing and effectively creates the Local Housing Assistance Program. Results from a joint Orange County and City of Orlando Affordable Housing Task Force in the early 1990s led to further modifications in the area of land use and policy.

It also established the Local Housing Assistance Trust Fund. The primary purpose of this fund is to receive SHIP monies under the State Housing Initiatives Partnership Program (SHIP).

Affordable Housing Advisory Committee (AHAC)

In 1994, the affordable housing policy was further updated and expanded through the creation of the AHAC. In order to receive SHIP funding from the State of Florida, a housing advisory committee had to be created. This committee, composed of laypersons and housing professionals, made recommendations leading to the adoption of an Affordable Housing Incentive Plan, or AHIP.

In its advisory capacity, the AHAC plays a very active role in the promotion of affordable housing. The committee, which meets on a monthly basis, reviews land development regulations and considers policies, procedures, and ordinances prior to their adoption for their adverse impact on affordable housing. During the 2007 session of the Florida Legislature, the requirement for communities that receive SHIP funds to house an AHAC was adopted again. The new legislation requires a committee of eleven (11) persons representing specific categories within the community.

Streamlined Permitting System

AHAC also makes recommendations, many of which have been effective in creating attractive affordable housing in the City of Orlando. One of the first AHAC recommendations to be addressed was the updating of the City's permitting system. The permitting process has now been thoroughly streamlined, allowing an affordable housing project to move rapidly through each level of review. The current permitting process

involves concurrent review of multiple applications; an administrative review, rather than public review, for certain applications; and a public review, rather than administrative review, for other projects.

Local Housing Assistance Plan, or LHAP

The primary planning document for SHIP funds is the Local Housing Assistance Plan, or LHAP. A copy of the latest LHAP can be found on line at <http://www.cityoforlando.net/>. The plan provides an analysis of the City's land development regulations, establishes an expedited affordable housing review process, creates a regulatory costing provision, and provides provisions for updating the LDC and Housing Element.

Expedited Affordable Housing Certification Process

To further streamline affordable housing efforts, the City has also created an expedited affordable housing certification process for all affordable housing projects. The certification process is mandatory for any for-profit and not-for-profit developer seeking to develop affordable housing with incentives provided by the City. These incentives include reduced growth management and land development application fees, alternative design guidelines, affordable housing impact fee grants, transportation impact fee exemptions, school impact fee discounts, nonprofit impact fee grants, capacity reservation set-asides, reduced capacity reservation fees, and density bonuses.

As part of this process, an in-house Affordable Housing Expeditor position has also been established to guide affordable housing projects through the affordable housing certification and development process. Additionally, the head of Permitting Services serves as an ombudsman for affordable housing projects, thereby, further enhancing coordination efforts.

Finally, proposed affordable housing projects are reviewed by a SHIP/HOME Technical Advisory Committee. By bringing representatives of all pertinent departments together, multiple meetings and duplication of services are eliminated. Consistent compliance with City code and policy is also ensured.

Affordable Housing Impact Fee Grant

Another tool, the affordable housing impact fee grant, is an effective mechanism in facilitating the production of affordable housing. For example, in reviewing the City's affordable housing statistics from 1993 to 2005, a total of 6,052 affordable housing units have been produced. Of these units, 754 have been built by nonprofits using federal, state, and/or local funds; 2,902 have been built by the private sector using local incentives; and 2,389 units have been built by the private sector using federal programs.

In several residential, office and commercial districts, the City offers a Density Bonus Program in exchange for on-site units dedicated to very low- and low-income households. In lieu of a monetary contribution, a developer may make some other type of contribution to the City of Orlando Trust Fund for Very Low- and Low-Income Housing. The Density Bonus Program allows more housing units per acre or commercial floor space per acre than would otherwise be permitted. In some cases developers have the option not to place low-income units on site.

Affordable Housing Alternative Design Standards

The alternative design standards are intended to promote innovative design and to encourage development of very low and low-income housing. The development standards found in Chapter 67 of the LDC allow reduced setbacks, lot sizes, street widths, and require positive design features.

Infill lots are often unattractive due to their non standard sizes. To encourage development density, site standards have been relaxed. Smaller lots mean less land to purchase and, thus, makes housing more affordable. Accessory units, such as mother-in-law suites are also permitted uses within Traditional City residential districts and are permitted as a conditional use outside the Traditional City overlay district.

The City of Orlando has a variety of residential development options to provide flexibility and cost savings to the developer as it concerns parking and set back requirements for affordable housing projects. Since the mid 1980s, the City has permitted zero lot line developments, which are approved through the platting process, encouraging greater density and make housing more affordable.

Street and cul-de-sac width requirements have been reduced through the alternative design standards for very low- and low- -income housing. These reductions are possible due to the grid street pattern, interconnection of streets and alternative design standards. The City Engineer and the City Transportation Engineer have the administrative authority to further reduce these standards.

Other Affordable Housing Strategies

Strategies for affordable housing in addition to the impact fee grant program discussed above also include new single family construction, down payment assistance, land and building acquisition for homeownership, owner-occupied housing rehabilitation, neighborhood revitalization, multifamily rental housing acquisition and rehabilitation/redevelopment, post disaster recovery, and foreclosure prevention. While these are activities primarily undertaken with SHIP funds other federal funds such as CDBG and HOME may also be involved.

New single family construction. This strategy is designed to provide construction strategies to developers of affordable housing. The sales price of the unit must be reduced by the amount of the subsidy received by the developer and sold to an income eligible household. Developers may use funds under this strategy for land acquisition, provided that construction on the property is completed within a prescribed time period. Funds under this strategy may also be used for construction of housing units on land that is already owned by the developer of land conveyed to the developer by the City. Applications for funding may be submitted to the City through out the year.

Downpayment Assistance. The purpose of this initiative is to provide financial assistance with downpayment, closing costs, reserves and mortgage reduction for first time homebuyers. One purpose of these strategies is to attract teachers, law enforcement, and firefighters to live in the City of Orlando. Downpayment

assistance is provided on a first come, first serve basis. The City partners with approved lenders to distribute these funds.

Land and Building Acquisition Program for Homeownership. Under this strategy, funds may be used to purchase property where structures exist. The structure on the property may be either rehabilitated or demolished. If they are demolished, the developers must use the land to build new affordable housing units that are sold to income eligible households.

Owner-Occupied Housing Rehabilitation. Through the housing rehabilitation program, improvements can be made to the interior or exterior of a home. The program is available to income eligible homeowners, who occupy the homes as their principal residence. When assessing the condition of the home for substantial rehabilitation, it may be determined that it is more cost effective to replace the existing unit with a new unit rather than rehabilitate it. In these instances, the Orlando City Council must approve a request from staff to construct replacement housing.

Neighborhood Revitalization: This program provides financial assistance to income eligible homeowners who occupy the homes as their principal residence. In this strategy, improvements are made only of the exterior of the homes in areas where major affordable housing redevelopment projects, sponsored by the city are taking place. The goal is to improve the “curb appeal” of existing homes to complement the development of the new homes. In instances, where interior improvements are also needed, the applicant is assisted through the Owner Occupied Housing Rehabilitation Program.

Multifamily Acquisition and Rehabilitation/Redevelopment Strategy. This strategy is designed to address the preservation of the City’s affordable rental housing stock. In the Parramore Heritage neighborhood, funding under this strategy can be used for the construction of new rental multifamily units or for the rehabilitation of existing affordable rental units. The multifamily rehabilitation strategy has been introduced due to a growing need for rehabilitation of affordable multifamily units. On a case- by- case basis, land development and permitting requirements may be relaxed to facilitate rehabilitation and reduce costs.

Post Disaster Strategy. The purpose of this strategy is to provide assistance for quick repairs to the home of income eligible owner-occupied households after an emergency or disaster. For the purposes of this strategy, an emergency or disaster shall be defined as an occurrence causing unforeseen destruction and distress. Assistance is available on a first come, first serve basis.

Foreclosure Prevention Strategy. Under this strategy, the City will partner with a local nonprofit organization to assist homeowners whose mortgage payments are in default. Only homeowners who have purchased homes that were constructed with financial assistance from the City, or homes that received moderate or

substantial rehabilitation assistance will be eligible. Assistance under this strategy will be on a first come, first serve basis. Participation in credit counseling will be mandated for individuals to receive assistance.

Concurrency Management

In 1991, the City of Orlando adopted a Concurrency Management System (CMS) to ensure that the equitable availability of public facilities and services be concurrent with new development. A concurrency evaluation is required prior to permitting all new development and redevelopment that has a perceived impact on the level of service. If the project is found not to adversely impact the CMS, the developer receives a Concurrency Encumbrance Letter, which is valid for 90 days. During the 90 day period, the developer will then be able to pull a building permit or obtain a capacity reservation certificate.

Nontraditional Housing: Manufactured Housing, Community Residential Homes and Community Land Trust

Manufactured housing has long suffered from the dual negative perception that it is substandard housing and will adversely impact neighborhood housing prices. Design and code requirements have improved the quality of manufactured and modular homes. On average they are forty percent (40%) less costly than comparable concrete or wood frame homes. Currently in the City of Orlando, manufactured, modular, and mobile homes are permitted in a number of residential and mixed use zoning districts where there is adequate public facilities and services and sufficient current and projected capacity to handle the travel demand generated by a higher density development. The land development code also permits manufactured homes as permitted or conditional uses when they are consistent with similar single or multifamily dwelling units.

Another alternative housing configuration is the Community Residential Home or CRH. CRHs that house six or less persons are treated as single family homes and are permitted in residential districts with no restrictions.

Due to the robust real estate market and escalating land prices, the City has intensified its efforts to produce affordable housing. One innovative approach is a Community Land Trust (CLT), which the City is currently exploring as an affordable housing delivery option. CLTs are not-for-profit organizations created to hold land for the community or individuals within the community. The land trust retains ownership of the land in perpetuity. Homeownership is made affordable by removing the cost of land. Grants or low interest loans may also be provided to subsidize the cost of the home. CLTs often offer a wide variety of housing types, such as single family homes, townhouses, condominiums, housing coops, and affordable shelters.

Inventory of locally owned public lands

The City also has an inventory of locally owned public lands suitable for affordable housing. When the City acquires vacant land, it regularly conveys lots to qualified affordable housing developers.

State Brownfield Area and Building Materials Sales Tax Refund

A State Brownfield area has recently been adopted in the downtown Community Revitalization Area (CRA). This adoption reduces environmental requirements and restrictions and facilitates low-income housing development in the Parramore neighborhood. The City also offers other programs which facilitate the production of affordable housing such as the building materials sales tax refund.

Community Housing Development Organizations

The City also certifies Community Housing Development Organizations or CHDO's which are a specific type of nonprofit organization created according to specific HOME program regulations. These organizations, which are eligible to receive a special HOME funding set aside, must demonstrate the capacity to manage affordable housing projects.

Clearly, affordable barriers increase housing costs thereby making housing unaffordable for many low- and moderate-income persons. It is only through coordinated community efforts that barriers can be removed and affordable housing can be produced to meet the needs of persons of all incomes.

2. Public Housing Improvements & Resident Initiatives

The Orlando Housing Authority (OHA) is an independent public corporation, funded primarily by the United States Department of Housing and Urban Development (US HUD). The OHA is not a City of Orlando department; therefore, the actions that the City of Orlando may take to foster OHA public housing improvements and resident initiatives is very limited. However, the City of Orlando does support OHA's goals and objectives listed in its most recent Five (5) Year Plan to encourage public housing residents to become more involved in project management activities and participate in homeownership programs. (for more information, please see the Housing Market Analysis of the Consolidated Plan for a description of the OHA's goals and objectives listed in its 5 Year Plan for Fiscal Years 2005-2009.)

During the past several years, the City has supported the OHA with several public housing improvement projects, such as funding the construction of a parking lot at one of the OHA apartment complexes and building a fence at another apartment complex. During the proposed five (5) year planning period, the City foresees aiding the OHA with future improvement projects, such as infrastructure development at Carver Park (formally Carver Court), an OHA HOPE VI mixed-use project. Carver Park will be a mixture of single-family, townhouse, multi-family, and senior assisted living residences using the best practices of new urbanism. Traditional architecture, a connected street network, and emphasis on pedestrian connections will be incorporated into the design. The redevelopment will include units for a variety of incomes, from very low-income to market rate buyers and tenants. The proposed number of units will be approximately 203 units. Completion is expected in 2008.

The City of Orlando will continue to assist the OHA in providing homeownership opportunities to low- and moderate-income first time homebuyers by providing subsidies

to the new Carver Park home buyers through the City's State Housing Initiatives Partnership (SHIP) Program.

The Orlando Housing Authority is not designated as "troubled" by HUD; therefore, the City of Orlando has not developed any specific plan to address this issue.

OHA does not have a Section 504 voluntary compliance agreement requiring an increase in the number of accessible units for persons and families with disabilities. OHA conducted a comprehensive Section 504 Needs Assessment in 1991. Results of the Assessment indicated that OHA needed a total of eighty-five (85) physically accessible and thirty-four (34) sensory impaired units. During the 1990s OHA increased the number of accessible units with the majority of the work being funded from the 1992 and 1993 Comprehensive Grants.

3. Evaluation and reduction of lead-based hazards

The City has been actively involved, through both education and testing, in addressing the issue of lead based paint in federally assisted units built prior to 1978. The City's goal in this area, as set out in the five year Consolidated Plan, is to: Minimize the risk of lead-based paint hazards in residential units being funded with CDBG, HOME, ADDI, or HOPWA funds.

During FY 2007-2008, the City of Orlando will continue to carry out a number of strategies to reduce; and, if necessary, mitigate the risk of lead based paint. Prior to providing federal assistance to a unit built before 1978, the City notifies occupants and buyers of lead-based paint hazards. This notification is done through the distribution of a pamphlet from the Department of Environmental Protection (DEP) and the Department of Housing and Urban Development (HUD). The multi-page pamphlet educates homeowners on the dangers of lead.

For all housing units assisted with federal funds, qualified City staff tests those units, with painted surfaces which will be disturbed during rehabilitation, for lead-based paint. As part of this process, staff uses standard X-ray fluorescence (XRF) equipment to determine the lead content of pre-1978 units. The City of Orlando currently has one (1) housing inspector certified as a lead-based paint inspector and risk assessor.

If defective lead based paint surfaces are found during rehabilitation, City staff will consult with a professional environmental firm for guidance. In the past the City has not, due to the nature of the intervention, had to introduce standard safe work practices, clearance examinations, or ongoing maintenance. When necessary, staff will also work with the Orange County Health Department to obtain clearance of housing units found to have possible lead-based paint hazards.

The City also requires contractors to comply with lead based paint requirements in their work write-ups. Borrowers of City federal funds for rental rehabilitation projects are also obligated to provide evidence that certain conditions have been met. Lead mitigation work must be performed in accordance Title 24 Chapter 35 of the Code of Federal Regulations and requirements for carrying out this activity are made part of all agreements. As part of a standard agreement, the City requires that borrowers of City

federal funds for rental rehabilitation projects must include the prohibition of the use of lead-based paint by any contractor or their assignee when engaged in painting surfaces.

4. Reducing the number of persons below poverty line

Actions to Reduce the Number of Families in Poverty

One of the City's main concerns is to create a stable and diversified economy. The City is using the economic prosperity brought about by the region's enormous tourism industry to attract new industries that will provide a better balance to the local economy. This will allow the Orlando community to achieve economic diversification while preserving a high quality of life. By increasing and expanding the business base of the City, more jobs are created giving people the opportunity for better pay, especially households in poverty. Some of the programs the City will be providing during FY 2006-2007 are as follows:

- a. *Economic Development Transportation Fund*—The State of Florida through Enterprise Florida offers incentives to alleviate transportation issues that adversely impact a company's location or expansion decision. The company must agree to retain or create job opportunities.
- b. *The Mayor's Business Assistance Team*—Each member of this team acts as a "point person" to guide business representatives to the appropriate city departments, serving as a liaison and ensuring that every effort is made to resolve issues encountered by the businesses.
- c. *Florida (Orlando) Enterprise Zone Program*—Businesses may receive tax incentives in order to stimulate redevelopment in economically distressed areas. Some of the incentives are tax credits on the state sales and use tax, corporate income tax and property tax. In addition, if more than twenty (20) percent of a company's full-time permanent employees live in the enterprise zone, the company can earn higher credits and exemptions. The goal of the program is to stimulate the creation of new jobs and enhance the social and economic well-being of affected neighborhoods.
- d. The *Downtown Real Estate Resource Center* is a one-stop source of collective information on Downtown Orlando to help attract new business to downtown, retain existing business, and to facilitate the reuse of downtown properties.
- e. *Urban Job Tax Credit Program*—Provides tax credits to encourage meaningful employment opportunities that will improve the quality of life of those employed and encourage economic expansion of new and existing businesses.
- f. *Business Assistance Program*—Provides matching grants to qualifying new and expanding small businesses in the City to assist in offsetting impact development fees.
- g. The *Downtown Economic Enhancement District (DEED)* is a State of Florida program that provides economic development tools and resources to property owners and businesses considering expanding or locating within sites and areas that have the perception of contamination and/or blight.

- h. Nonprofit Assistance Program—Provides impact fee assistance to nonprofit agencies located within the City of Orlando and that are undertaking construction projects.
- i. Qualified Target Industry Program—Encourages diversification of the economy by giving businesses in targeted growth industries tax refunds for creating quality new jobs.
- j. During 2003 City Council adopted a Living Wage policy for any business entering into certain types of contracts for services with the City. The Living Wage stipulates that employees of the company must be paid a minimum of \$8.50/hour (current Federal minimum wage for nonexempt employees is \$5.15/hour) while providing the covered service to the City. Some of the types of services covered include security services, maintenance services related to public works projects, custodial services, clerical, landscaping, and lawn services.
- k. During the tax season of 2005, the City of Orlando coordinated with the Orlando Regional Chamber of Commerce, Orange County government, and Edyth Bush Charitable Foundation to launch the Extra Credit Campaign. The purpose of the program is to educate low- and moderate-income families about the Earned Income Tax Credit and assist with free tax preparation. The City is proposing to expand this program to reach more low- and moderate-income families.

In addition, the City supports the following programs and goals sponsored by the Orlando Housing Authority (OHA) in an effort to help reduce the number of poverty level families:

- a. The Resident Training and Development Program conducts assessments (including academic, vocational and case management), skills-based training, job counseling and job placement assistance for former residents of Carver Court, a public housing site demolished in 2002. This activity is part of the HOPE VI Community and Supportive Services (CSS) program and includes community organizations as partners for services. OHA also provides case management and information and referral as part of the CSS program. In addition, the OHA Family Services Department provides case management and referral information for elderly residents of public housing through a 2003 ROSS grant. According to OHA staff, an application has been made for a continuation of this grant.

Homeownership counseling to all residents of public housing is offered through the continuing 2003 ROSS Homeownership grant. This includes information, budgeting and debt repair classes as well as home preparation and follow-up. Homebuyers receiving a HOPE VI subsidy or other OHA funds must participate in a post-purchase counseling program with a Homeownership Counselor.

- b. The Small Business Development Training Program, which conducts business development training and support services.

- c. The Community Learning and Enrichment Centers, which involves educational and tutoring programs, services, and computer labs (will begin upon the completion of the Neighborhood Network Center at Carver Park in 2007.)

The Orlando Housing Authority has just begun its 2007-2008 fiscal year. Its one year goals, which are similar to the prior year's goals, are:

- Provide job skills and employability training/placement for 20 individuals
- Offer vocational assessments for up to 20 individuals
- Partner with at least 1 area employer to provide job training opportunities for youth and adults
- Partner with Orange County Public Schools to provide English for Speakers of Other Languages (ESOL), GED and ABE to 10 individuals
- Provide homemaker services, transportation, home healthcare training, case management and social/recreational services to 20 elderly and disabled residents of the designated sites
- Offer "hands-on" on History Program through Orange County Regional History Center
-

5. Development of institutional structures/enhancing coordination between housing and service agencies

During FY 2006-2007, the City of Orlando will manage the following federal housing and community development functions internally:

- owner-occupied housing rehabilitation; and,
- home ownership assistance

If capital improvement projects are identified during the year, the City will additionally administer these projects. The City has qualified, experienced staff to undertake all of these efforts.

Private nonprofit agencies, not-for-profit organizations, community groups, and/or faith-based associations will also perform the following federal housing and community development activities:

- minor rehabilitation of elderly owner-occupied housing units;
- rental rehabilitation;
- facility renovation;
- new construction of rental and owner-occupied units;
- emergency shelter for homeless men, women, and children;
- transitional housing for HIV/AIDS individuals/families;
- short-term rent, utility, and mortgage assistance for HIV/AIDS individuals/families;

- tenant-based rental assistance for HIV/AIDS individuals/families;
- facility-based housing for HIV/AIDS individuals/families; and
- supportive services for HIV/AIDS individuals/families.

Below is a list of some of the nonprofit agencies that have conducted these types of activities in the past and will conduct them in the future are:

Center for Drug Free Living, Inc.	Miracle of Love, Inc.
Center for Independent Living	Nehemiah Educational & Economic Development, Inc.
Center for Multicultural Wellness and Prevention, Inc.	Orlando Neighborhood Improvement Corp. (ONIC)
Coalition for the Homeless of Central FL, Inc.	Salvation Army
Grand Avenue Economic Development Corp.	Seniors First, Inc.
Habitat for Humanity of Orlando	St. Francis House of Hospitality, Inc.
Habitat for Humanity of Greater Apopka	Spotlight Outreach Ministries, Inc.
HANDS of Central Florida, Inc.	The Transition House, Inc.
Health Care Center for the Homeless	X-Tending Hands, Inc.

All of these organizations have been in existence for a number of years and are experienced in their respective fields. Most have contracted with the City in past years with excellent results. Other agencies not listed here may contract with the City for future services. For example, under the HOME program the City intends to partner with at least one Community Housing Development Organization (CHDO) to deliver rehabilitation and construction of affordable rental units during the upcoming fiscal year.

Other projects, such as new construction of owner-occupied housing and rental housing, usually are carried out by private, for-profit developers or businesses. Private contractors will be used to carry out the work under the owner-occupied rehabilitation program. Similarly, private lenders and brokers will implement the home ownership assistance functions.

The redevelopment of the Parramore Village Planned Unit Development commenced with the administration of a RFP during the latter part of 2005. This process has now been completed and the City anticipates a mixed-income development with a blend of detached single family units and attached single family units.

The City does not discriminate against any organization, irrespective of its beliefs. As such, the City encourages faith-based groups to apply for and carry out the Housing Department's housing and community development programs.

Strengths in the Institutional Structure

Two positive elements exist by contracting certain housing and community development services with other agencies and businesses. Firstly, the City can rely upon the expertise of the respective agency in furthering the Department's goals and objectives for housing and community development programs. For example, agencies such as the Coalition for the Homeless has more expertise in assisting homeless individuals than does the City of Orlando employees.

Secondly, the Housing Department is able to extend the limited resources, abilities, and time of staff by working through other organizations and companies. For example, while Housing Department staff concentrates on owner-occupied housing rehabilitation activities, nonprofits and private developers can construct new affordable housing.

Gaps in the Institutional Structure

Along with several strengths with the Housing Department's institutional structure, some gaps have been identified. By not working directly with federal programs, some agencies have a lack of familiarity and understanding with federal program requirements. Agencies that have not worked with the Housing Department have more difficulty with federal requirements than other agencies that have worked regularly with the Housing Department. Spending time providing technical assistance with federal requirements also leads to reduced efficiency in implementing the housing or community development activity. On the one hand, maximum effectiveness is achieved through the expertise of the agencies. On the other hand, the City does not have direct control with the implementation or final outcome of the project, possibly leading to less effectiveness than if the City were to implement the activity.

Overcoming Gaps in the Institutional Structure

During FY 2007-2008 the City will intensify its efforts by undertaking a multi-pronged approach in addressing the gaps in its institutional structure. While conducting pre-development/construction meetings with all organizations is highly effective, the City will provide additional support materials such as power-point presentations, educational electronic links and project related workbooks. One-on-one assistance is also available as well as on-site support. Establishing performance measures to assess these activities will further assist staff in improving service delivery.

Coordination

To enhance coordination between public and private assisted housing providers and private and governmental health, mental health, and social services agencies, the City will undertake the following actions during FY 2007-2008:

- A. Participate as an active or ex-officio member in the following organizations:
 - *The Affordable Housing Advisory Committee*—An advisory committee of the City organized to study regulatory issues that impede the development of affordable housing and make recommendations for their elimination or reduction. The AHAC is comprised of housing professionals and advocates with experience and active roles in the field of affordable housing. The AHAC meets monthly.
 - *The Nonprofit Housing Roundtable*—A community based committee that provides technical assistance to nonprofit housing and related-services providers in an effort to enhance capabilities, inform about funding opportunities, maximize training and develop new partnerships through the coordination of nonprofit agencies. The Committee meets on a monthly

basis to keep abreast of local, state, and federal issues that might affect housing at the local level. Approximately thirty-five (35) organizations are members of the Nonprofit Housing Roundtable.

- *The Homeless Services Network of Central Florida, Inc*—A private, nonprofit organization, which brings together homeless service providers, other organizations and agencies to address the issues of homelessness in the community. The organization has a membership of over sixty (60) member agencies and its meetings are held monthly to coordinate services to the homeless. Over 120 other persons, including business leaders, government officials, housing developers, funding entities, homeless and formerly homeless persons are invited to attend and participate in the meetings.
- *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 HIV/AIDS Planning Council. The Committee discusses issues and possible solutions to problems encountered by HIV/AIDS patients. The Committee also reviews the HIV/AIDS Needs Assessment, as necessary, to help determine the proper allocation of funds as it relates to need.

B. Participate in the following activities:

- Attend meetings and coordinate with the *Counseling Collaborative*, a private nonprofit organization that provides homebuyer-counseling programs and is working towards the development of homebuyer clubs throughout the community.
- Attend meetings and coordinate with the *Orange County Cooperative Extension Service (OCCES)*, a not-for-profit corporation. OCCES provides “Home Basics,” a homeowner pre-purchase counseling service, to recipients of the City’s down payment assistance program. The program includes the basic concepts of budgeting, home ownership, and home maintenance. OCCES also assists the City in the provision of a “My Home” class, which provides home maintenance and cleaning tips to recipients of assistance from the City’s Housing Rehabilitation Program.
- Refer applicants for down payment assistance to other nonprofit organizations in the community for required pre-purchase counseling. Some of these organizations are: Consumer Credit Counseling Services, Inc., Metropolitan Orlando Urban League, the Mortgage and Credit Center, Housing and Neighborhood Development Services (HANDS), and ACORN. The Orange County Cooperative Extension Service offers post-purchase counseling.
- Attend meetings and coordinate with the *Florida Community Partners, Inc.*, a consortium of local banks dedicated to making multi-family and single family housing available to very-low and low-income persons in the community.

- Attend meetings and coordinate with the *Orange County Housing Finance Agency*, a nonprofit organization, which provides funding and support for affordable housing development in the tri-county area.
- Attend meetings and coordinate with the *Orlando Housing Authority*, an independent public corporation, to address the maintenance and development of affordable housing and any other public housing needs.
- Attend meetings and coordinate with the local office of the *Federal National Mortgage Association (Fannie Mae)*—A federal agency that works with mortgage lenders to offer mortgage options for low- to moderate- income buyers in the community.
- Coordinate activities with residential real estate professionals, mortgage lenders, mortgage brokers, and title companies to assist first-time homebuyers acquire their homes.
- Encourage private, nonprofit organizations to apply for certification as Community Housing Development Organizations (CHDO's) under the HOME Program. The City shall also provide funding opportunities for nonprofit organizations that achieve CHDO status to own, develop, and sponsor affordable housing projects. A minimum of fifteen percent (15%) of the annual HOME allocation is set aside for use by CHDO's in the development of affordable housing.

To enhance coordination between the various governmental institutions, the City will undertake, or make itself available to undertake, if opportunity arises during the year, the following actions during FY 2007-2008:

- Comply with the Executive Order 12372 requirement of making this year's full Action Plan available to the Department of Community Affairs for review after approval by City Council.
- Adhere to the State of Florida Consolidated Plan and any corresponding Annual Action Plans' requirements that may be applicable when applying for new funds that may be made available to jurisdictions for disaster recovery, affordable housing programs, or any other related element.
- Partner with Orange County government for any housing and/or community development projects that may affect City of Orlando residents and unincorporated Orange County residents jointly.
- Work with Orange County and other municipalities in updating the Local Mitigation Strategy with necessary activities that represent interests of the City of Orlando Housing Department.
- Share information and resources with Orange County's Housing and Community Development Division to further the goals and objectives listed in both community's Consolidated Plans.
- Participate in any homeless initiatives with homeless agencies that may occur on a regional level to address the need of homeless individuals and families and to eradicate homelessness.
- Work with the Orange County Health Department and other similar agencies when applying for health and housing related grants or to address any public health issues related to housing needs.

- Work with the Department of Children and Family Services and other similar agencies when applying for family and housing related grants or to address any social service issues related to housing needs.
- Assist the University of Central Florida and other institutions of higher learning in activities or other capacities to address housing needs or issues of the Orlando community and any subpopulations within that community.

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SECTION 10 - PROGRAM SPECIFIC REQUIREMENTS

Meeting Consolidated Plan Goals and Objectives

The City analyzes performance, on an annual basis, through the Consolidated Annual Performance Evaluation Report or CAPER. This document provides key annual information, on how effectively and efficiently goals and objectives of the Consolidated Plan are being met.

On a monthly basis, programs are reviewed for activity status and timeliness of spending. By performing this standardized review, the Department can identify and re-mediate problems early on.

CDBG Program Requirements

1. The description of activities planned with respect to all CDBG funds expected to be available during FY 2006-2007, including program income, is included in this Annual Action Plan under the section titled, “ANNUAL ACTION PLAN ACTIVITIES.” The maps for particular geographical locations of activities and projects can be found in this Annual Action Plan under the section titled, “GEOGRAPHIC DISTRIBUTION.”
2. Performance Measures—Please see the “Outcomes” section of this Plan for a listing of performance measures for the CDBG program as well as all other federal housing and community development programs.
3. The City does not expect unprogrammed funds to be returned to HUD’s Line of Credit Control System (LOCCS) because the planned use had not been included in a prior statement or plan.
4. No urban renewal settlements are being proposed for FY 2007-2008. Therefore, no surplus will be available.
5. No float-funded activities are being proposed for FY 2007-2008.
6. There will be no Section 108 funds available in FY 2007-2008, as the City does not have plans at this time to propose any Section 108 activities.

ESG Program Requirements

1. The City will monitor the terms and conditions of its contracts with homeless service providers receiving ESG funds, including compliance with the timeframe of the agreement, rate of expenditures, eligibility of expenses, and implementation of eligible activities under the ESG Program.
2. The City will monitor the terms and conditions of its contracts with homeless service providers receiving ESG funds, including compliance with the timeframe of the agreement, rate of expenditures, eligibility of expenses, and implementation of eligible activities under the ESG Program.
3. City staff will participate in the meetings held by the Homeless Services Network, which is comprised of representatives from homeless service providers, to hear the concerns and suggestions of the Committee members.

4. The City will visit homeless service providers receiving ESG funds on an annual basis to ensure service provision according to the terms and conditions of the contracts, proper documentation on client eligibility, reimbursement requests, match obligations, and client confidentiality.
5. Recipients of ESG funds will be required to submit quarterly reports, including statistical information, as well as an annual audit report.
6. Per 24 CFR Part 58, all ESG projects will undergo an environmental review prior to an agreement being executed.

HOME Program Requirements

- A. Other Forms of Investment—The City of Orlando does not intend to use other forms of investment that are not described in the United States Code of Federal Regulations Title 24, Part 92, Section 92.205(b).
- B. The type of HOME activity will determine the use of recapture or resale provisions placed on each project. Please see below for a description of requirements.

Homebuyer Activities

The City of Orlando carries out homebuyer activities by either providing construction subsidies to developers and/or providing downpayment, closing cost, and mortgage reduction to eligible buyers.

Assistance to Developers

Whenever this assistance is provided, the City will follow a resale policy. Construction subsidies and/or city owned land are provided to developers in the form of forgivable, deferred loans, at a zero percent interest rate. After project completion, the deferred loan to the developer will be forgiven. However, the HOME assisted unit shall remain affordable over the entire affordability term. If the unit is sold during the affordability period, the new purchaser must be low income and occupy the property as the household's principal residence. The sales price must be affordable to the purchaser. Affordable is defined by the City of Orlando as a maximum percentage (i.e. 30%) of the purchaser's income that can be used to pay the fixed costs of owning a home (i.e. including taxes and insurance). Furthermore, the sales price of the HOME assisted unit shall not exceed 95 percent of the median purchase price for the Orlando area, as determined by HUD.

The original homebuyer must receive a fair return on his or her investment. Fair return is based upon the market value of the property at the time of sale minus all outstanding indebtedness, including the City's construction subsidy and/or value of the city owned land.

A recorded restrictive covenant enforces the HOME assisted unit resale restrictions.

Assistance to Buyers

The City of Orlando provides purchase assistance (down payment, closing costs and mortgage reduction assistance) in the form of a forgivable deferred loan.

For direct assistance to homebuyers, a recapture policy will be followed. If the owner rents, leases, or sells the property before the end of the affordability period, the entire amount of the loan, plus 10% interest, must be repaid to the City. The affordability period will be based on the amount of HOME funds provided.

However, if the recapture requirement is triggered by an involuntary sale (i.e. foreclosure) and there are not net proceeds or the proceeds are insufficient to repay the HOME investment due, the City can only recapture the net proceeds, if any. Net proceeds are the sales price minus superior loan repayments and any closing costs.

Homeowner Rehab Activities

The City of Orlando provides direct assistance to owner occupied persons to rehabilitate their principal residence in the form of a grant or a deferred loan depending the amount of assistance provided. For homeowner rehabilitation activities, a recapture policy will be followed. The following formula shall be used to calculate the amount of money owed to the City:

$$\text{Dollar Amount of the Lien} \times \frac{\text{Number of Years Remaining of the Lien}}{\text{Total Lien Period}}$$

Rental Activities

The City of Orlando provides funds to eligible organizations to acquire and/or rehabilitate rental projects within the City limits of Orlando. The assistance is provided in the form of a loan. The affordability period is based on the amount of HOME funds invested. However, if the project is new construction of rental housing, the affordability period will be 20 years. If the project does not comply with the HOME requirements during its affordability period, the project will be declared in default and the HOME funds will be subject to recapture provisions. The owner shall reimburse the City using the following method:

$$\left\{ \text{Dollar Amount of the Lien} \times \left[\frac{\text{Number of Years Remaining on the Lien}}{\text{Total Lien Period}} \right] + \left[\text{Prime interest rate} \times \text{Dollar Amt. Of the Lien} \right] + 3\% \right\}$$

Even if the money is repaid back to the City, the affordability period does not go away and the affordability period remains for the entire time.

C. Refinancing—The City of Orlando does not intend to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

D. American Downpayment Dream Initiative (ADDI) {Under the HOME Program}

1. Planned Use of Funds

ADDI funds will be used toward down payment and closing costs assistance to three (3) first-time low-income homebuyers acquiring property, which is located within the City of Orlando. The maximum household assistance may not exceed 6% of purchase price or \$10,000, (whichever is greater).

2. Suitability

All recipients of downpayment assistance will be required to attend pre-purchase and post-purchase counseling sessions. The counseling session includes the basic concepts of budgeting, home ownership, and home maintenance.

The City refers applicants for down payment assistance to other nonprofit organizations in the community for required pre-purchase counseling. Some of these organizations are: Consumer Credit Counseling Services, Inc., Metropolitan Orlando Urban League, the Mortgage and Credit Center, Housing and Neighborhood Development Services (HANDS) and ACORN. The Orange County Cooperative Extension Service offers post-purchase counseling.

As part of the process for downpayment assistance, the City coordinates activities with residential real estate professionals, mortgage lenders, mortgage brokers, and title companies to assist first-time homebuyers acquire their homes.

3. Outreach

The City of Orlando already has an established downpayment assistance program using HOME and State Housing Initiative Program (SHIP) funds. As part of that program, the City has partnered with the Orlando Housing Authority (OHA), which provides public housing within Orange County and the City of Orlando, to market the downpayment assistance program to public housing residents for the Hampton Park project as well as the new Carver Park project. Carver Park is a HOPE VI mixed-use development project that will include affordable and market-rate single-family units, mixed-finance rental housing, and multifamily units for the elderly. In the past, the City has successfully partnered with OHA to provide public housing residents homeownership opportunities in Hampton Park. OHA will continue to market the City's downpayment assistance program, including the use of ADDI funds, to potential off-site Carver Park tenants and other public housing residents located within the City of Orlando jurisdiction.

E. Affirmative Marketing Strategy

Every contract for HOME-assisted activities includes a provision that requires the contractor to exercise affirmative fair housing marketing and to comply with the provisions of 24 CFR 92.350, 24 CFR Part 92.351 and the City's affirmative marketing provisions. These provisions include utilization of minority/women's business, Workforce Development Initiatives programs, and Section 3 requirements. It also requires them to keep records of their efforts to provide information and otherwise attract eligible persons from all racial, ethnic, and gender groups.

In order to ensure compliance, the City of Orlando has introduced certain terms and conditions into the contract between the City and the sub-recipient. Sub-recipients must exercise affirmative fair housing marketing and shall comply with the provisions of 24 CFR Part 92.350 and 24 CFR Part 92.351. The following outlines affirmative marketing procedures and requirements.

AFFIRMATIVE MARKETING: PROCEDURES AND REQUIREMENTS

In 1973 the City of Orlando and its City Council created a Human Relations Board under Chapter 57 of the Code of the City of Orlando, as amended, to undertake the following functions:

1. To foster mutual understanding and respect among all racial, religious and ethnic groups in the City of Orlando;
2. To encourage equality of treatment for, and prevent discrimination against, any racial, religious, or ethnic group or its members;
3. To cooperate with governmental and nongovernmental agencies and organizations having like or kindred functions;
4. To make such investigations and studies in the field of human relations as in the judgment of the Board will aid in effectuating its general purposes;
5. To assist various groups and agencies of the community to cooperate in educational campaigns devoted to the elimination of group prejudices, racial tension, intolerance or discrimination;
6. To aid in permitting the City of Orlando to benefit from the fullest realization of its human resources; and
7. To accept grants and donations on behalf of the City from foundations and others for the purpose of carrying out the above listed functions, subject to the approval of the Mayor and City Council.

The Office of Human Relations (OHR) is responsible for the administration of Chapter 57, as amended. In 1988, OHR was certified as “substantially equivalent” agency of the US Department of Housing and Urban Development.

Affirmative marketing steps consist of good faith efforts and actions to provide information and otherwise attract eligible persons from all racial, ethnic and gender groups in the housing market area to the available housing. The Office of Human Relations has begun working in partnership with other City Departments to in order broaden outreach efforts. OHR, when possible, will assist the Housing Department in its efforts to ensure the affirmative marketing of HOME-assisted housing containing five or more units.

Provision of Fair Housing Information

In 2005, the City of Orlando completed an Analysis of Impediments or AI. The Office of Human Relations has used this document in developing a new strategic plan. In addition to being responsible for the enforcement of fair housing laws, the OHR, as noted above, will assist in the implementation of affirmative marketing techniques. Some of the activities the OHR will undertake and which are related to the provision of fair housing information are: to conduct periodic workshops and seminars, to distribute information on available housing, housing programs for low and moderate income persons, sources for housing counseling and credit, etc. to neighborhood centers and to residents through homeowner and neighborhood associations.

Compliance

Any program, office, organization or owner implementing or participating in HOME-assisted activities will undertake the following procedures in marketing units under the HOME program:

- Display Fair Housing posters in the respective offices
- Use the Equal Housing Opportunity logo type or slogan in press releases and solicitations for owners and tenants
- Include, in any published information, that the project provides fair housing opportunities.

In addition, program participants will be required to take one or more of the following minimum steps to ensure that applications are solicited from persons, in the housing market, who are not likely to apply for the housing without special outreach:

- Notice of the availability of the units will be provided to community groups such as neighborhood associations and other non-profit service organizations.
- Notice of the availability of units will be published in community newspapers.
- Notify community-groups and non-profit service providers of any units available for rent.

Monitoring Enforcement and Maintenance of Records

Each applicant must submit to the City of Orlando copies of advertisements, letters, or other documentation which evidences the outreach and fair housing efforts undertaken to market units.

The City of Orlando will monitor compliance with this requirement, will maintain the records submitted, and will assess the results. If marketing requirements are not met, the City staff will provide technical assistance and counseling to remedy the problem. If a subsequent evaluation shows that affirmative marketing requirements are still not being met, the City will have the option of working closer with the recipient or of withholding funding until compliance is achieved.

HOPWA Program Requirements

1. The City will monitor HOPWA contracted agencies regularly in order to ensure eligible HOPWA activities are provided according to contracts, all terms and conditions of the contracts are accomplished, monitor rate of expenditures, and verify proper documentation on client eligibility, rent restrictions, and

disbursements. In doing so, the City will take issues of client confidentiality into consideration.

2. Agencies receiving HOPWA funding will be required to submit monthly or quarterly reports, including statistical information, as well as an annual audit report.
3. When necessary, an HIV/AIDS Housing Needs Assessment will be undertaken to determine the extent of need for affordable housing and supportive services by the HIV/AIDS affected community.
4. Per 24 CFR Part 58, all HOPWA projects will undergo an environmental review prior to an agreement being executed. City-Wide HOPWA projects with unspecified sites will be reviewed when they are identified according to the City's site review strategy.
5. HOPWA Agency Selection Process for FY 2007-2008: During FY 2006-2007 extensive outreach was performed to ensure overall coverage of the EMSA. This resulted in a total of eleven HOPWA sub recipients contracted, three were new, three were grassroots agencies, five are minority-owned and operated and four are faith-based.

A HOPWA Needs Assessment was conducted by the Health Council of East Central Florida in early 2007 which provided valuable quantitative data to verify "services" activities were meeting the needs of low-income persons with AIDS and their families throughout the EMSA. HOPWA priorities were established from this survey, (attached as "Exhibit ____").

The 2007 HOPWA Needs Assessment data was presented to the HOPWA Advisory Committee, comprised of community representatives from each county, the Ryan White office, AIDS Housing providers, Public Housing providers, the Homeless Services Network and other interested parties. In addition the data was also presented to the AIDS Housing Resource Identification Committee, comprised of representatives from the Heart of Florida United Way local 2-1-1 provider, Public housing, Section 8 and private landlords, Homeless Service providers, AIDS housing providers, and Ryan White Part A & B offices. Both Community Planning Group monthly meetings are publicly posted.

Based on the 2007 HOPWA Needs Assessment outcome a new RFP for HOPWA services was not issued. FY 2006-2007 HOPWA contracted agencies will have their existing agreements renewed based on expenditures, monitoring outcomes and funding availability. All contracted HOPWA agencies are required to provide eligible services throughout the EMSA which includes Orange, Osceola, Lake and Seminole counties.

The 2007 HOPWA Needs Assessment did articulate a continued need for "available and affordable housing" throughout the EMSA. In response, an RFP was issued (See EXHIBITS for "Public Notice") in April of 2007 for land and building acquisition for HOPWA permanent housing and will continue to stay open until December of 2007.

SECTION 11 – MONITORING

- 1.) Procedures to ensure activities follow Annual Action Plan
- 2.) Procedures to ensure objectives follow Consolidated Plan
- 3.) Procedures to ensure program compliance and timely expenditures
- 4.) Procedures to ensure long term compliance with housing codes
- 5.) Procedures to monitor sub recipients

In accordance with the Code of Federal Regulations Title 24, Part 91, Section 230, the City of Orlando is proposing standards and procedures to monitor Consolidated Plan and Annual Action Plan activities. The purpose of the monitoring will be to ensure that these activities further the goals and objectives of the five (5) Year FY 2005-2010 Consolidated Plan for Housing and Community Development Programs (CDBG, HOME, ESG, ADDI, and HOPWA).

CDBG Program

- 1) One (1) or more annual site visits, as needed, will be performed to ensure that sub-recipients are complying with the terms and conditions of the agreement between the sub-recipient and the City. These site visits will continue for the duration of the agreement. Some of the items that will be monitored are: compliance with the timeframe of the agreement; rate of expenditures; continued eligibility of the activities under the agreement; adequate documentation concerning client eligibility and service delivery; and compliance with the standard requirements of CDBG regulations, such as the American Disabilities Act, Fair Housing Act, Equal Employment Opportunity, Section 3 of the Housing and Urban Development Act of 1968, Uniform Administrative Requirements, etc. Agreements with sub-recipients will also incorporate the City's requirements regarding Minority/Women Business Enterprise on all City sponsored projects as required by Chapter 57, Articles II and III of the Orlando City Code.
- 2) Site visits will also be performed periodically when construction is involved to monitor Federal Labor Standards requirements. Davis Bacon interviews will be performed when necessary, payrolls will be reviewed on a weekly basis, and follow up will be provided when wage restitution is required.
- 3) If the activity involves acquisition, relocation, or displacement, then, monitoring will be performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
- 4) To ensure further due diligence, sub-recipients will be required to have audits performed pursuant to OMB Circular A-133 and submitted to the City on an annual basis. In addition, sub-recipients will be required to submit monthly or quarterly reports, as well as annual reports for the duration of the period of the restrictive covenant.
- 5) The Analysis of Impediments (AI) to Fair Housing Choice Plan developed in 2005 has been updated to identify the current status of discriminatory or unfair housing practices. The plan also provided recommendations to affirmatively further fair housing in the City of Orlando which are actively being pursued by the Office of Human Relations. The Office of Human Relations also has a strategic plan that is based, in part, on the AI.

- 6) An extensive Housing Conditions Survey, developed and administered by the University of Central Florida Department of Sociology and Anthropology, to help in determining the extent of need for the development of new and preservation of existing affordable housing units.
- 7) A review of the timeliness of expenditures will occur monthly through the IDIS reporting system. This review will ensure that the CDBG program will not have more than 1.5 times the amount awarded for the upcoming Fiscal Year on hand by July 31st of every year.
- 8) Per 24 CFR Part 58, all CDBG projects will undergo an environmental review prior to an agreement being executed. City-Wide CDBG projects with unspecified sites will be reviewed when they are identified according to the site review strategy.
- 9) All CDBG funded projects must pass City inspection for compliance with the Land Development Code (LDC), Florida Building Code, as well as meet Growth Management requirements.
- 10) All Housing rehabilitation projects must meet preservation and maintenance of property requirements and meet specific property standards.

HOME Program

- 1) The City will monitor the terms and conditions of every contract between the City of Orlando and recipients of HOME funding on an on-going basis. Some of these terms and conditions are: compliance with the timeframe of the agreement; rate of expenditures; eligibility of expenses; adequate documentation concerning income eligibility of homeowners and tenants; maximum subsidy limits; rents; property eligibility; periods of affordability; and compliance with other requirements of the HOME Program, such as Fair Housing and Equal Opportunity, Affirmative Marketing, Handicapped Accessibility, Lead Based Paint, etc. Agreements with recipients will also incorporate the City's requirements regarding Minority/Women Business Enterprise on all City sponsored projects as required by Chapter 57, Articles II and III of the Orlando City Code.
- 2) Inspections will be performed, as necessary, to ensure completion of work before disbursement of HOME funds.
- 3) Depending on the number of units in project, inspections will be conducted to ensure compliance with Housing Quality Standards on a yearly basis.
- 4) All HOME funded projects must pass City inspection for compliance with the Land Development Code (LDC), Florida Building Code, as well as meet Growth Management requirements.
- 5) Site visits will be performed periodically when construction is involved to monitor Federal Labor Standards requirements. Davis Bacon interviews will be performed, payrolls will be reviewed on a weekly basis, and follow up will be provided when wage restitutions are required.

- 6) If the activity involves acquisition, relocation, or displacement, monitoring will be performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
- 7) Recipients of HOME funding, except for owner-occupants and homebuyers, will be required to submit quarterly reports, as well as annual reports, for the duration of the period of affordability of the project.
- 8) Community Housing Development Organizations (CHDO's) will be re-certified on an annual basis to ensure they continue to meet the requirements for CHDO designation.
- 9) Monitoring of rental units will be performed on an annual basis to ensure renters' incomes and rents comply with HOME Program requirements.
- 10) Owner occupancy requirements will be monitored on an annual basis by mailing certified, return-receipt requested letters to owner occupants who received HOME assistance for housing rehabilitation or homebuyer assistance.
- 11) Per 24 CFR Part 58, all HOME projects will undergo an environmental review prior to an agreement being executed. City-Wide HOME projects with unspecified sites will be reviewed when they are identified according to the site review strategy.

On-Site Monitoring of CHDO's

In an effort to improve accountability, the City of Orlando visits CHDO's, on site, prior to a project commencing. Within the framework of project management training, the City reviews, with the CHDO, required HOME regulations. A new performance checklist has also recently been introduced which assists the City in assessing the CHDO's efficiency and effectiveness in carrying out projects. After reviewing the checklist during the on-site project management training, the City ascertains whether additional support or corrective measures are needed.

The City also performs annual inspections of rental projects which have received HOME monies and are within the period of affordability. Inspections are conducted regardless of the number of units involved. To provide checks and balances, on an annual basis, two (2) individuals from the Housing Department visit HOME assisted rental developments. One individual, who is the Housing Department's Housing Monitor, reviews tenant files, affirmative marketing procedures, and assesses the general condition of the property. Another individual from the Housing Rehabilitation Division of the Housing Department performs HQS inspections to assess the interior condition of the units. After these inspections, these two individuals discuss conditions and, if necessary, corrective actions are undertaken.

ADDI Program

- 1) City staff will send a letter annually to each recipient of downpayment assistance to confirm that the unit purchased is still owner-occupied.

ESG Program

- 1) The City will monitor the terms and conditions of its contracts with homeless service providers receiving ESG funds, including compliance with the timeframe of the agreement, rate of expenditures, eligibility of expenses, and implementation of eligible activities under the ESG Program.
- 2) City staff will participate in the meetings held by the Homeless Services Network, which is comprised of representatives from homeless service providers, to hear the concerns and suggestions of the Committee members.
- 3) The City will visit homeless service providers receiving ESG funds on an annual basis to ensure service provision according to the terms and conditions of the contracts, proper documentation on client eligibility, reimbursement requests, match obligations, and client confidentiality.
- 4) Recipients of ESG funds will be required to submit quarterly reports, including statistical information, as well as an annual audit report.
- 5) Per 24 CFR Part 58, all ESG projects will undergo an environmental review prior to an agreement being executed.

HOPWA Program

1. The City will carry out the administration of the HOPWA Program. The City will monitor the terms and conditions of its contracts with the HOPWA providers including compliance with the timeframe of the agreement, rate of expenditures, eligibility of expenses, and implementation of eligible activities. In addition, the City will ensure that HOPWA funds are distributed in an unbiased, equitable, and consistent manner.
2. The City HOPWA Program Manager will organize and manage the HOPWA Advisory Committee. As part of this process, the program manager will ensure that a consumer from all four counties (Orange, Seminole, Lake, and Osceola) is represented at Committee meetings.
3. The City will regularly monitor and visit agencies receiving HOPWA funds in order to ensure service provision according to the contracts, accomplishment of all terms and conditions of the contracts, and verify proper documentation on client eligibility, rent restrictions, and disbursements. In so doing, the City will take issues of client confidentiality into consideration.

4. Agencies receiving HOPWA funding will be required to submit monthly or quarterly reports, including statistical information, as well as an annual audit report.
5. When necessary, an HIV/AIDS Housing Needs Assessment will be undertaken to determine the extent of need for affordable housing and supportive services by the HIV/AIDS affected community.
6. Per 24 CFR Part 58, all HOPWA projects will undergo an environmental review prior to an agreement being executed. City-Wide HOPWA projects with unspecified sites will be reviewed when they are identified according to the site review strategy.
7. All HOPWA projects involving construction shall meet Land Development Code, State Building Code and growth management requirements.

SECTION 12 – CERTIFICATIONS

DRAFT

EXHIBITS

Public Notices

1. CDBG
2. HOPWA
3. Annual Action Plan

DRAFT



CITY OF ORLANDO

PUBLIC REVIEW OF THE CITY OF ORLANDO
 FY 2007-2008 ANNUAL ACTION PLAN
 FOR HOUSING AND COMMUNITY DEVELOPMENT

To ALL INTERESTED RESIDENTS, AGENCIES AND ORGANIZATIONS The City of Orlando wishes to inform residents of the FY 2007-2008 Annual Action Plan for the following five Housing and Community Development Programs funded through the U.S. Federal Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) Program, HOME Partnership (HOME) program, American Dream Downpayment Initiative (ADDI), Emergency Shelter Grant (ESG) Program, and Housing Opportunities for Persons With AIDS (HOPWA) Program. The FY 2007-2008 Annual Action Plan is a component of the 2005-2010 Consolidated Plan. The Consolidated Plan identifies resources and strategies to assist in meeting the housing and community development needs and includes plans for monitoring performance. The City focuses its efforts principally on serving extremely low, low and moderate income persons and families. The proposed 2007-2008 Annual Action Plan describes specific activities to be carried out under the five HUD grant programs to meet the overall Consolidated Plan goals and carry out strategies to develop viable urban communities by providing descent housing, a suitable living environment as well as expanding economic opportunities principally for serving extremely low, low and moderate income persons and families with incomes not exceeding 80% of the median family income for the Orlando metropolitan Statistical Area.

The total amount of funds available under the City's FY 2007-2008 Annual Action Plan for Housing and Community Development is \$6,660,724. This includes the following program allocations: CDBG-\$2,290,212; HOME-\$1,318,569; ADDI-\$28,500, ESG - \$98,443; and HOPWA - \$2,895,500. In addition an estimated \$30,000 in CDBG program income may be received from repayments on micro-loans and mortgages.

As summary of proposed activities and anticipated funding sources included in the Annual Action Plan for FY 2007-2008 is provided below:

AAP Section 2 TABLE III - Summary of FY 2007-2008
 Annual Action-Plan for Housing and Community Development Programs

COMMUNITY DEVELOPMENT BLOCK GRANT FY 2007-2008	AMOUNT

<i>CDBG Rehabilitation Activities</i>	
<u><i>Housing Rehabilitation</i></u> City of Orlando Housing Department—Rehabilitation program project service delivery - citywide	\$450,000
<u><i>Seniors First H.E.A.R.T. Program</i></u> Seniors First, Inc.—Minor rehabilitation, weatherization, and accessibility improvements to approximately 50 single-family units owned and occupied by heads of households 62 years of age & above—citywide.	\$150,000
<u><i>Storefront Improvement Program</i></u> City of Orlando Housing Department -Matching funding and technical assistance to four (4) property owners, located in eligible neighborhoods, to improve the exterior appearance of their buildings.	\$160,000
<i>CDBG Public Facilities Improvements</i>	
<u><i>Center for Multicultural Wellness & Prevention, Inc.</i></u> Land & Building acquisition to expand current health, outreach and youth services targeting LMI youth of African, Caribbean and Hispanic descent and their families. Services to be provided to seventeen (17) individuals and seventeen (17) households - citywide.	\$350,000
<u><i>Hispanic Resource Link, Inc.</i></u> Land & Building acquisition to expand after school youth outreach services targeting LMI youth of Hispanic descent and their families. Services to be provided to seventy four (74) individuals and fifty-five (55) households - citywide.	\$228,638
<u><i>X-Tending Hands, Inc.</i></u> Land & Building Acquisition to purchase community residence to house for ten (10 over the FY) single homeless women & women from domestic abuse situations in need of short term transitional housing – Lake Mann area.	\$150,000
<i>CDBG Public Services</i>	
<u><i>Center For Drug Free Living “Nueva Vida” Program</i></u> Operating costs for outpatient substance abuse treatment targeted to the	\$110,000

Hispanic/Latino Community. Services to be provided to fifteen (15) individual and fifteen (15) households - citywide.	
<u>Community Concept Services Inc.</u> Parramore Kidzone Life Skills program targeting youth of the Parramore area and their families. Services to be provided to three-hundred (300) households - Parramore.	\$38,532
<u>Hispanic Resource Link, Inc.-Operating Costs</u> Operating costs to expand after school youth outreach services targeting youth of Hispanic descent and their families. Services to be provided to seventy four (74) individuals and fifty-five (55) households - citywide.	\$70,000
<u>H.A.N.D.S.</u> Foreclosure prevention and home buyers counseling to seventy-five (75) households – citywide.	\$125,000
CDBG Planning and Administration	\$458,042
Program Income - \$30,000	\$30,000
TOTAL FY 2007-2008 CDBG FUNDS AVAILABLE	\$2,320,212

HOME INVESTMENT PARTNERSHIP PROGRAM FY 2007-2008	
<i>New Construction - Owner-occupied Housing</i> City of Orlando Housing Department Assist the construction of five (5) new affordable owner-occupied single-family units citywide developed by either nonprofit organizations or private developers.	\$286,713
<i>Rental Housing Rehabilitation</i> City of Orlando Housing Department Moderate rehabilitation of fourteen (14) low-income rental units by either nonprofit organizations or private developers.	\$350,000
<i>Owner Occupied Rehabilitation</i>	\$300,000

City of Orlando Housing Department Reconstruction or substantial rehabilitation of six (6) single-family owner-citywide.	
<i>Home Ownership Assistance</i> City of Orlando Housing Department Down payment and closing costs assistance up to \$30,000 per unit to thirteen (13) first-time homebuyers acquiring property citywide.	250,000
Planning and Administration	\$131,856
TOTAL FY 2007-2008 HOME ALLOCATION	\$1,318,569
<i>American Dream Downpayment Initiative (ADDI)</i> City of Orlando Housing Department Downpayment and closing costs assistance to three (3) first-time low-income homebuyers acquiring property—citywide. The maximum household assistance may not exceed 6% or \$10,000, whichever is greater, of the purchase price	\$28,580
<i>Program Income</i> —Projected income from the State Housing Initiative Partnership activities. Program income will be spent on two (2) low-income rental units.	\$40,000

EMERGENCY SHELTER GRANTS (ESG) PROGRAM FY 2007-2008	
<i>The Coalition for the Homeless of Central Florida, Inc.</i> Operating costs of emergency shelter to provide fifty (50) beds for homeless men, women, families, and children. The facility is located on Central Blvd in the Parramore neighborhood.	\$98,443
TOTAL FY 2007-2008 ESG ALLOCATION	\$98,443

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) FY 2007-2008	
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<p style="text-align: center;">Short Term Rental, Mortgage, and Utility Assistance</p> <p>Short-term rent, mortgage, and utility assistance aimed at averting eviction and homelessness of approximately 640 unduplicated low-income HIV/AIDS infected individuals/families in Orange, Seminole, Osceola, and Lake Counties.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>Center for Multicultural Wellness & Prevention</u> • <u>Miracle of Love, Inc.</u> • <u>N.E.E.D., Inc.</u> • <u>The Transition House, Inc.</u> 	<p>\$797,450</p>
<p style="text-align: center;">Tenant-Based Rental Assistance</p> <p>Leasing of scattered site housing units to provide continued permanent housing for approximately 190 unduplicated low-income HIV/AIDS infected individuals/ families in Orange, Seminole, Osceola, and Lake Counties.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>Center for Multicultural Wellness & Prevention</u> • <u>Miracle of Love, Inc.</u> • <u>N.E.E.D., Inc.</u> • <u>The Transition House, Inc.</u> 	<p>\$694,800</p>
<p style="text-align: center;">Permanent Housing Placement Assistance</p> <p>Deposit and first month rental assistance for permanent housing for approximately 100 unduplicated low-income HIV/AIDS infected individuals/ families in Orange, Seminole, Osceola, and Lake Counties.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>Center for Multicultural Wellness & Prevention</u> • <u>Miracle of Love, Inc.</u> • <u>N.E.E.D., Inc.</u> • <u>The Transition House, Inc.</u> 	<p>\$100,000</p>
<p style="text-align: center;">Supportive Services</p> <p>Provision of counseling, information, and referral services to assist approximately 1000 low-income HIV/AIDS infected individuals/families to locate, acquire, finance, and maintain housing in Orange, Seminole, Osceola, and Lake Counties.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>Center for Multicultural Wellness & Prevention</u> • <u>Miracle of Love, Inc.</u> • <u>N.E.E.D., Inc.</u> • <u>The Transition House, Inc.</u> 	<p>\$607,950</p>

<p style="text-align: center;">Facility-Based Housing</p> <p>Operating Costs, rehabilitation, conversion, and repair of facilities providing housing services along with project-based rental assistance to HIV/AIDS infected persons residing in Orange, Seminole, Osceola, and Lake Counties. Approximately 100 unduplicated low-income individuals with HIV/AIDS will be assisted.</p> <ul style="list-style-type: none"> • <u>Center for Drug Free Living, Inc.</u> • <u>The St. Francis House, Inc.</u> • <u>Spotlight Ministries, Inc.</u> • <u>The Transition House, Inc.</u> • <u>X-Tending Hands, Inc.</u> 	<p>\$405,300</p>
<p>HOPWA Administration</p>	
<p>City of Orlando and above listed sub recipient administrative costs.</p>	<p>\$289,500.00</p>
<p>TOTAL FY 2007-2008 HOPWA ALLOCATION</p>	<p>\$2,895,000</p>
<p>GRAND TOTAL FUNDS AVAILABLE</p>	<p>\$6,690,804</p>

Residents will have the opportunity to review and comment on the proposed Annual Action Plan during the public comment period of July 19, 2007 –August 13, 2007 at the locations listed below or at www.cityoforlando.net/housing. A summary of citizen comments will be included in the 2007-2008 Annual Action Plan to be submitted to the U.S. Federal Department of Housing and Urban Development (HUD), scheduled to be submitted to HUD on August 15, 2007. Comments may be submitted to: City of Orlando Housing Department, 400 S. Orange Ave./P.O. Box 4990, Orlando, FL 32802-1990. For further information concerning the proposed Plan, please contact the Housing Department, Monday-Friday, from 8:00 am to 5:00 pm at (407) 246-2708 or e-mail Paulette.Edwards@cityoforlando.net. All Action Plan comments must be received no

later than 5:00 pm on Monday, August 13, 2007. the U.S. Federal Department of Housing and Urban Development (HUD):

<p>City of Orlando Housing Department City Hall 6th Floor 400 South Orange Ave. Orlando, FL 32801</p>	<p>The Orlando Housing Authority 24 Fanfair Avenue Orlando, FL 32811</p>
<p>Orange County Library System Orlando Public Library 101 East Central Blvd. Orlando, FL 32801</p>	<p>Southeast Library 5575 South Semoran Blvd. Orlando, FL 32822</p>
<p>Washington Park Library 5151 Raleigh St. Orlando, FL 32811</p>	<p>Seminole County Library System Jean Rhein Central Branch Library 215 North Oxford Road Casselberry, FL 32707</p>
<p>Lake County Library System Tavares Public Library 312 West Main St. Tavares, FL 32778</p>	<p>Osceola County Library System Hart Memorial Central Library & Ray Shanks Law Library 211 East Dakin Avenue Kissimmee, FL 34741</p>