

# FY2024 MOVING TO WORK ANNUAL PLAN

**Orlando Housing Authority Executive Office**

April 1, 2023 through March 31, 2024

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THE ORLANDO HOUSING AUTHORITY

# FY2024 Moving to Work (MTW) Annual Plan

April 1, 2023 – March 31, 2024

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# SECTION I

## INTRODUCTION

## SECTION I – INTRODUCTION

An Overview of the Orlando Housing Authority's (OHA) Short-Term and Long-Term Goals and Objectives

### **MTW Activities**

As a MTW agency, the OHA is allowed to modify certain requirements to achieve one or more of the following MTW statutory objectives:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
3. Increase housing choices for low-income families.

In general, the OHA's short term and long-term goals are to continue implementing the current MTW activities and uses of funds. One goal of the OHA is to reposition the OHA housing stock by demolishing the Lake Mann, Griffin Park, Ivey Lane, Reeves Terrace, Murchison Terrace, and Lorna Doone developments. The OHA has submitted applications to the Special Applications Center (SAC) with the intention of revitalizing those neighborhoods with innovative housing. The OHA is also investigating alternative repositioning options including, RAD, and RAD/Section 18 Blend. OHA intends to pursue a FY 2023 HUD Choice Neighborhoods Planning Grant to include redevelopment of two (2) public housing complexes; Lake Mann Homes and Murchison Terrace Apartments. The Authority will identify needed changes to its ongoing MTW activities and uses of funds, and will seek HUD approval for any significant changes.

All activities and uses of funds are discussed, in detail, in the plan. In FY2024, the OHA is re-proposing two (2) previously approved activities, due to planned significant changes in rent reform, to the U.S. Department of Housing and Urban Development's (HUD) for approval.

Activity 1: \$225 Minimum Rent for Non-Elderly and Non-Disabled Households. The OHA modified this activity, in FY2021, from a \$225 rent floor to a \$225 minimum rent and added a minimum work requirement. Additional rent reform measures were proposed to simplify rent calculations, increase revenue for the OHA, and encourage self-sufficiency amongst the residents and participants. These new measures were implemented fall 2019.

Activity 2: Streamline the Recertification Process in the Public Housing and Housing Choice Voucher Programs has been fully implemented. One-third of the OHA's population takes part in a full recertification, while the remaining two-thirds complete an annual update.

Activity 8: Project-Based Vouchers in OHA Owned Properties has been fully implemented and is currently in an ongoing progress of placement.

Activity 9: Establishment of an Agency-Wide \$100 Minimum Rent. This activity is applicable to all households except non-elderly & non-disabled residents & participants, VASH, Tenant Based Rental Assistance participants (non-MTW), Tenant Based Rental Assistance participants (Activity 10), and Antioch residents (non- MTW). It has been fully implemented. Other rent reform measures were proposed, in FY2021, to simplify rent calculations and increase revenue for the OHA. These new measures were implemented fall 2019.

Activity 10: Tenant-Based Voucher Homelessness Prevention Program has been implemented and progress is being made.

Activity 11: The Project-Based Homeownership Program, which is a Section 8 Project-Based Homeownership Program, begins with the development of 46 homeownership units at Carver Park. The OHA is partnering with the City of Orlando Community Redevelopment Agency to develop 41 homes, and the OHA will develop the remaining 41 homes. Planning is currently underway.

Activity 13: Streamlined Public Housing Inspections allows the OHA to inspect the public housing units of those residents that are due for their triennial recertification. The OHA looks forward to the implementation of this activity and the opportunity to evaluate how it assists the OHA in meeting MTW objectives.

### **Non-MTW Activities**

The OHA administers a number of non-MTW programs. Such programs include, but are not limited to, the following:

- (1) vouchers for non-elderly persons with disabilities (NED),
- (2) HUD Veteran Affairs Supportive Housing (VASH) vouchers,
- (3) vouchers for single-room occupancy (SRO),
- (4) family unification vouchers (FUP),
- (5) resident opportunities and supportive services (ROSS),
- (6) family self-sufficiency program (FSS),
- (7) non-public housing or Housing Choice Voucher (HCV) units,
- (8) administration of the Sanford Housing Authority (SHA) by way of an interlocal agreement
- (9) administration of OHA vouchers in the Sanford jurisdiction
- (10) Mainstream (NED), and
- (11) Emergency Housing Voucher Program (EHV) for the Homeless

These programs are essential in their support and assistance to residents and participants that are not involved in MTW activities. For uniformity, the OHA received HUD approval to extend the MTW flexibilities to the Orlando Housing Authority Special Purpose Vouchers in the Sanford jurisdiction. The OHA is now able to apply these flexibilities to its Single Room Occupancy (SRO) program, as well.

The OHA's non-public housing complexes are located at West Oaks Apartments (180 one- and two-bedroom units) and Antioch Manor (a project-based section 202 property consisting of 101 units for the elderly). The OHA's other non-public housing unit is the 75-unit Jackson Court/Division Oaks Development, which is owned by Orlando Properties Inc. Jackson Court is a 58 unit, 3 story senior housing apartment complex with one-bedroom units only. Division Oaks is a two story, 17-unit family apartment complex.

In addition, the OHA maintains oversight of the Carver Park HOPE VI development, which includes The Landings at Carver Park and The Villas at Carver Park. The Landings at Carver Park is 56 units of affordable housing for families (26 tax credit units and 30 tax credit/public housing hybrid units). The Villas at Carver Park is a 64-unit tax credit/public housing apartment complex for the elderly.

The OHA's long term plan for its non-MTW programs is to continue implementing the project-based voucher (PBV) activity at OHA owned sites. The OHA will also continue to manage its properties and to seek opportunities to increase its housing portfolio, so that additional affordable housing options are available to the community. In addition, the OHA is committed to improving the quality of housing to its residents as funding permits.

Lift Orlando, a local non-profit organization whose mission is to break the cycle of poverty through neighborhood revitalization, has partnered with the OHA to redevelop Orlando's Washington Shores community – Pendana, formerly The Villages of West Lakes. Now Washington Shores includes the OHA's LakeMann Homes and Lorna Doone Apartments. Lift Orlando has embarked on the redevelopment of a significant area of blighted housing west of downtown Orlando. The OHA is partnering by providing 20 project-based vouchers for low-income families and 24 PBVs for seniors to improve affordability.

### **Project-Based VASH**

The OHA will project-base forty-five (45) Veterans Affairs Supportive Housing (VASH) vouchers at select locations within Orange and Seminole Counties. The OHA will collaborate with viable partners in the community to execute this initiative with the purpose of housing difficult to place homeless veterans.

**Rental Assistance Demonstration Program**

The OHA received HUD approval for a Rental Assistance Demonstration (RAD) Portfolio Award for the Citrus Square public housing site in March 2015; Citrus Square Apartments is the only OHA RAD property. Although, the OHA applied for and was awarded HUD RAD applications at other OHA properties, the OHA decided not to pursue RAD conversions at any of its approved properties.

Citrus Square Apartments

Citrus Square Apartments, built in 1982, is an 87-unit, multi-family property comprising 45 buildings situated on 10 acres in east Orlando. The OHA submitted a RAD application in December 2013 to convert units at Citrus Square to Project Based Vouchers (PBV) under the RAD program. The Citrus Square RAD Conversion closed on December 28, 2017. Ovation Housing LLLP owns Citrus Square, and Stephenson and Moore, Inc. manages the property.

Other Public Housing Sites

OHA seeks to reposition six (6) public housing sites Lake Mann, Griffin Park, Ivey Lane, Reeves Terrace, Murchison Terrace, and Lorna Doone developments. The OHA submitted Section 18 Inventory Removal Applications (demolition) to the Special Applications Center (SAC) with the intention of revitalizing those neighborhoods with innovative housing. OHA is also evaluating alternative repositioning options including, RAD, and RAD/Section 18 Blend and the HUD Choice Neighborhoods Program. OHA intends to pursue a FY 2023 HUD Choice Neighborhoods Planning Grant to include redevelopment of Lake Mann Homes and Murchison Terrace Apartments.

**Sanford Housing Authority (SHA)**

The OHA continues to manage the Sanford Housing Authority (SHA). The goals and objectives for the SHA are to redevelop its former public housing sites. In FY2019, The OHA and SHA broke ground on the new Georgetown Square in Sanford. Construction was completed in January 2021. The SHA also broke ground on Monroe Landings which was completed in February 2022. Somerset Landings is also in underwriting and will have a financial closing in the third quarter of 2022. Additionally, the SHA under the day-to-day management of OHA is working on a design of over 110 single family homes for sale, 10 rental townhomes, a resource center/SHA office, 160 multifamily rental units. OHA plans to include 63 Project Based Vouchers in Somerset Landings.

**SECTION II**  
**GENERAL HOUSING AUTHORITY**  
**OPERATING INFORMATION**



## SECTION II - GENERAL HOUSING AUTHORITY OPERATING INFORMATION

### A. HOUSING STOCK INFORMATION

#### i. Planned New Public Housing Units

ASSET MANAGEMENT PROJECT (AMP) FILL IN NAME AND NUMBER	0/1 Bdm	2 Bdm	3 Bdm	4 Bdm	5 Bdm	6+ Bdm	TOTAL UNITS	POPULATION TYPE**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing / Vision)
PIC Dev. #/AMP PIC Dev. Name	0	0	0	0	0	0	0	N/A	N/A	N/A

<b>Total Public Housing Units to be Added in the Plan Year:</b>	<b>0</b>
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#### ii. Planned Public Housing Units to be Removed

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
N/A		
<b>TOTAL:</b> Public Housing Units to be Removed in the Plan Year	<b>0</b>	

#### iii. Planned New Project Based Vouchers

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
Monroe Landing	20	No	Monroe Landings is a 60-unit new development family property in the City of Sanford, FL. The OHA used 20 PBV vouchers to support the units that are 30% AML.
Somerset Landings	63	No	The Somerset Landings is a 84-unit development family that is under construction in the City of Sanford, FL. The OHA will 63 PBV vouchers to support the units that are 30% AML.
<b>TOTAL:</b> Planned new Project Based Units in Plan Year	<b>83</b>		

#### iv. Existing Project Based Vouchers

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	ANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Citrus Square	87	Leased	Yes	Citrus Square Apartments is located at 5625 Hickey Avenue. The property consists of 45 buildings and includes (9) 1-bedroom units; (56) 2-bedroom units; (18) 3- bedroom units and (4) 4-bedroom units. The RAD Conversion of Citrus Square allows for the proper maintenance of the complex, necessary repairs/upgrades, and the improvement of accessible units. The RAD conversion closed in December 2017.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	ANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
West Oaks	12	Committed and Leased	No	<p><b>Activity 6: Transitional Housing</b>                      The OHA is project-basing up to fifty units to provide transitional housing to homeless individuals (up to twenty- four months) at West Oaks Apartments, a three story 280-unit affordable market rate rental property. The OHA is working with the Salvation Army, the Orlando Union Rescue Mission, and other service providers to provide case management as a homelessness preventative measure. A total of ten (10) vouchers/units are to be committed for Activity 6 by the end of FY2024.</p>
Jackson Court/Division Oaks /West Oaks	75	Committed and Leased	No	<p><b>Activity 8: PBVs in OHA Owned Units</b>                      The OHA is project-basing up to 20% or 538 of its available tenant-based HCVs at OHA owned units. Jackson Court, Division Oaks, and West Oaks (in addition to the vouchers to be used in connection with Activity 6) are sites for the project-based voucher program.</p>
Pendana at WestLake (Phase I)	20	Committed and Leased	No	<p>Lift Orlando has embarked on the redevelopment of a significant area of blighted housing west of downtown Orlando in the Washington Shores Community, now known as West Lakes. Lift Orlando partnered with the OHA to help make the new housing more affordable. Orlando's Washington Shores community, formerly The Villages of West Lakes, Pendana Phase I, is complete.                      OHA provided 20 project-based vouchers for the chronic and low-income homeless.</p>
Pendana at WestLake (Phase II)	24	Committed and Leased	No	<p>Lift Orlando has embarked on the redevelopment of a significant area of blighted housing west of downtown Orlando in the Washington Shores Community, now known as West Lakes. Lift Orlando partnered with the OHA to help make the new housing more affordable. Orlando's Washington Shores community, formerly The Villages of West Lakes. Pendana Phase II for is complete.                      OHA provided 24 project-based to improve affordability for low-income seniors.</p>

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	ANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Redding Gardens / GeorgetownSquare	28	Committed	No	The OHA manages the Sanford Housing Authority's (SHA) day to day operations and redevelopment. The SHA received a tax credit award to redevelop 90 units at the former Redding Gardens site. The tax credit market saw a sharp drop in equity causing a gap in funding. The developer, Gardner Capital, requested PBVs to be placed in the project, so that additional debt could be used along with a Florida Housing Finance Corporation loan to cover the gap financing.
Carver Park	60	Committed	No	The OHA will build up to 19 homeownership Project based Voucher units east of Westmoreland Avenue; up to 41 PBVs west of Westmoreland (36 rental/5 mixed-income homeownership).
<b>Total:</b> Planned Existing Project-Based Vouchers	306			

### PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR

The OHA executed a Section 504 and a Section 3 Voluntary Compliance Agreement (VCA) with HUD in April 2015. The VCAs' duration is for a minimum of three years. The agreements include but are not limited to the following highlights:

#### Section 504 VCA

- Hire a 504/ADA/Reasonable Accommodation Coordinator (complete)
- Construct or convert a minimum of 5% or 76 public housing units into UFAS-accessible units. The construction ranges from minor or moderate modifications to major rehabilitation.
- Modify existing policies; specifically resident transportation, effective communication, transfers, service/emotional support animals, and reasonable accommodations.
- Supplement OHA's existing educational program to improve employees' ability to understand disability related laws.
- Provide initial and refresher notices to head of households describing the Agreement. Also provide copies of the Agreement to each manager and duly elected Resident Council.

#### Section 3 VCA

- Hire a Section 3 Coordinator (complete)
- Supplementation of the already existing Section 3 Plan.
- Supplementation of the staff educational program related to the requirements of Section 3.
- Providing training for all current and new employees who are responsible for any Section 3 activities.

On January 13, 2020, HUD issued a Letter of Closure on the Section 3 VCA. Further monitoring is no longer required although OHA will continue to fully comply with applicable requirements.

On November 13, 2017, the OHA executed an Amended Section 504 Agreement. The term of the Amended Section 504 Agreement is for a minimum of 5 years. The Amended Section 504 Agreement includes but is not limited to the following highlighted requirements:

- Modification of the OHA reasonable accommodation policy and procedures.
- Notifying residents and participants of delays in processing reasonable accommodation requests.
- Tracking implementation dates of approved reasonable accommodations.
- Engaging in the interactive process with Section 8 landlords to facilitate the implementation of approved reasonable accommodations.
- Reviewing the public housing Needs Assessment submitted to FHEO on December 1, 2015 to ensure that any outstanding items have been addressed. Conduct a new Needs Assessment of the Section 8 program.
- Modify the letter sent to applicants to notify them of their status on the wait list.

#### Private Management Company

OHA plans on outsourcing its property management for four (4) of its remaining properties

- Meadow Lake
- Marden Meadows
- Omega Apartments
- Johnson Manor Apartments

**GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR**

The OHA plans to reposition six of its properties: Griffin Park, Lake Mann, Lorna Doone, Murchison Terrace, Ivey Lane, and Reeves Terrace. This will entail demolition, relocation of the residents, and the redevelopment of the properties. The OHA plans to continue to address its health and safety needs at its public housing sites.

The OHA will continue to use Capital Funds in FY2024 to retrofit units to meet VCA/ADA/UFAS requirements at many of its properties.

**B. Leasing Information**

**i. Planned Number of Households Served**

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED	PLANNED NUMBER OF HOUSEHOLD TO BE SERVED
MTW Public Housing Units Leased	14,388	1,199*
MTW Housing Choice Vouchers (HCV) Utilized	34,104	2,842
Local, Non-Traditional: Tenant-Based <sup>^</sup>	0	0
Local, Non-Traditional: Property-Based <sup>^</sup>	0	0
Local, Non-Traditional: Homeownership <sup>^</sup>	0	0
<b>Planned Total Households Served:</b>	<b>48,492</b>	<b>4,041</b>

\*1458 – 87 – 172 = 1199 (Original baseline minus removed public housing units from Citrus Square Apartments and Griffin Park)

**ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing**

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	<p>The OHA is repositioning a significant portion of its public housing stock. This process will take a number of years. Once the OHA receives SAC approval for demolition, residents will be leased up at sites that are not scheduled for repositioning or issued vouchers if the residents qualify. Public housing units, at sites scheduled for demolition, may be held as a result. The OHA’s public housing lease rates may decline as we hold units for relocation – 169* units were held vacant for the relocation of the Griffin Park residents. OHA has since relocated all Griffin Park residents to other OHA public housing units that were held to accommodate relocation. As residents are issued and accepting tenant protection vouchers, residents will move out of MTW Public Housing into HCV Program and this will create vacancies.</p> <p>*A total of 172 Units, 2 units for Management office relocation and 1 unit for Community meeting room.</p>
MTW Housing Choice Voucher	<p>Funding is a potential issue for the HCV program. Funding levels from HUD have continued to be below the amount needed to fund the program. The OHA may not have enough administrative support to comply with HUD’s leasing requirements. The OHA has increased the flexibility of its HCV occupancy standards to be the same as public housing’s minimum and maximum number of persons per bedroom for all bedroom sizes as a remedy to some of its leasing challenges.</p> <p>Finding owners willing to rent to HCV participants is another issue. The OHA will offer increased payment standards (up to 120% of the Fair Market Rent) for disabled participants who are having difficulty finding units within the regular payment standard.</p>

**C. WAITING LIST INFORMATION**

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
MTW Public Housing Units	Community Wide	9,415	Open	Yes
MTW Housing Choice Voucher	Community Wide	14,606	Closed	No
MTW Public Housing Units	Site-Based*	712	Closed	No

\*This includes Carver park Villas & Carver Park Landings

**i. Planned Changes to Waiting List in the Plan Year**

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
N/A	N/A

# SECTION III

## PROPOSED MTW ACTIVITIES

**SECTION III – PROPOSED MTW ACTIVITIES**

The OHA is not proposing any new activities for the FY2024.



# **SECTION IV**

## **APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED**

## SECTION IV - APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

### A. Implemented Activities

#### **Activity 1: \$225 Minimum Rent for Non-Elderly and Non-Disabled Households**

Approval & Implementation Year: Activity 1 was first approved in FY2012. The phased-in implementation began in the Initial Demonstration Period. Activity 1 was reformed, re-proposed, and approved in FY2020. The phased-in implementation began in FY2020.

Description: The OHA implemented a self-sufficiency rent floor of \$225 for public housing and HCV households that are not elderly and not disabled. A referral to the MTW Resource Center, for these households not paying the minimum \$225 rent floor, was also implemented. The implementation of the \$225 rent floor provides hardship exceptions linked to self-sufficiency activities. The MTW Resource Center provides self-sufficiency services including, but not limited to, case management, needs assessments, employability counseling, and job referral/placement assistance services for a maximum of two years for each adult referred. Use of a computer lab, transportation (bus passes), and childcare assistance is provided to help participants secure and maintain employment. The OHA monitors the progress of households subject to the rent floor relative to accomplishing the goals identified in their self-sufficiency plan until sufficiency is reached. Residents and participants that are unable to pay the rent floor or attend the Resource Center may seek hardship relief.

In FY2020, the OHA re-proposed Activity 1. The OHA modified the activity from a \$225 rent floor to a \$225 minimum rent and added a minimum work requirement. Additional rent reform measures, such as the elimination of all household deductions and a standard utility allowance based on bedroom size, were also added to simplify rent calculations, increase revenue for the OHA, and encourage self-sufficiency amongst the residents and participants.

Status: Implemented. This new rent policy is being implemented over a period of three (3) years. New rents will be calculated at the full triennial recertification of each resident and participant beginning in the fall of 2019.

Planned Non-Significant Changes: None.

Planned Changes to Metrics/Data Collection: OHA does not anticipate changes to the metrics, baselines or benchmarks during the Plan year.

Planned Significant Changes: None.

## **Activity 2: Streamline the Recertification Process in the Public Housing and Housing Choice Voucher Programs**

Approval & Implementation Year: Activity 2, in its current form, was approved in FY2015 (November 2014). The phased-in implementation began in FY2015.

Description: The OHA is streamlining the recertification process in the public housing and HCV programs by conducting recertification of all residents and participants every three years (triennial). This means that every three years, residents and participants will come into the office to conduct the traditional recertification with the exception of a modified 3<sup>rd</sup> party verification and \$25,000 asset disregard.

The streamlined recertification began in 2015. The OHA recertified one third of all residents and participants in FY2015, one-third in FY2016, and the last one-third in 2017. In 2018, the OHA recertified another one-third of its residents and participants. Thereafter, the OHA will continue implementing this activity by recertifying one third (1/3) of its full population each year.

In its FY2016 MTW Plan, the OHA received HUD approval to apply all aspects of this activity to NED, FUP, VASH and OHA Special Purpose vouchers. In FY2017, the OHA sought to modify this activity to add its Single Room Occupancy (SRO) voucher program, which was approved. The OHA applied this change in FY2018. Due to the extended recertification period, the OHA has created a local form 9886, Authorization for Release of Information. The local form captures the same information as the HUD form 9886 except that the resident/participant's consent for release of information will be extended from 15 months to 36 months as needed to update the resident/participant's data between each triennial recertification.

### *OHA Annual Online Updates*

In the years when residents and participants do not have their scheduled recertification, they will have an annual online update. The OHA will use this as an opportunity to conduct an audit to review the household composition, tax return, and criminal background check. During the annual online update, the OHA will recalculate rent in the following circumstances:

1. If the total tenant payment (TTP) increases or decreases by \$100 or more
2. If the family size/household composition changes in such that a person with new income is added to the household
3. Hardships
4. Criminal background checks leading to termination
5. Reasonable Accommodations

### *OHA Elimination of Interim Recertifications*

The OHA will continue to streamline the recertification process by eliminating interim recertification completely except for hardships, audits (including criminal background checks, change in family size/household composition<sup>1</sup>), and reasonable accommodations for all residents and participants.

### *Flat Rent*

The OHA public housing residents are granted the ability to choose the Flat Rent Option twice per year rather than annually. Elderly and disabled residents/participants with fixed incomes and flat rents will have a triennial reexamination only. They will not be subject to the annual online update.

Status: Implemented. Triennial recertifications are underway for both HCV and public housing. The HCV program now offers participants the option to go online or call to schedule an appointment with an eligibility specialist. Public Housing plans to offer residents the option to schedule appointments online or by phone but currently utilizes the traditional method of issuing appointment dates and times by mail. The OHA has added its Single Room Occupancy (SRO) voucher program to this activity. The triennial schedule remains the same.

The OHA has implemented annual online updates, which allows residents and participants to verify household composition, income and assets online. The updates include resident/participant submission of a personal declaration form, verification of IRS tax filing, and other documents. In FY 2023, OHA will have Kiosks available for residents to submit their documentation for recertifications.

Planned Non-Significant Changes: None.

Planned Changes to Metrics/Data Collection: The OHA does not anticipate changes to the metrics, baselines or benchmarks during the Plan year.

Planned Significant Changes: None.

### **Activity 6: Provide up to 50 One and Two-Bedroom Units and Supportive Services at West Oaks Apartments for up to 24 Months for Homeless Individuals**

Approval & Implementation Year: Activity 6 was first approved in FY2012. The phased-in implementation began in September 2013.

Description: The OHA is providing up to 50 project-based vouchers for one- and two-bedroom units at West Oaks Apartments without a competitive process. This transitional housing will be available to agencies that commit to provide supportive services to homeless individuals for up to 24 months.

Status: Implemented. HUD has approved all 50 project-based vouchers to be used in coordination with homeless service providers. At the end of FY2021, 20 vouchers have been or were in use on a rotating basis, and the OHA projects having ten (10) project based vouchers in use by the end of FY2024. There isn't a waiting list for MTW units at West Oaks. The referrals are generated from our partners. When our partners refer someone and the person qualifies, we may or may not have a unit available and they must wait until we do. With the rent increase in Orlando we have very few unit vacancies per month. Our unit turns have dropped dramatically. We consider walk ins, Orange County Tenant Based Section 8, VASH Tenant Based Section 8, VASH PBV (5) and MTW when there are just a few units available each month. We make MTW and VASH PBV a priority, but when we have a lot of people in need of housing with very few vacancies. We also don't receive as many referrals from the housing partner partly due to their own internal turnover of counselors. As an example, we have only received 1 referral over the last six months. . During the period of lock downs and COVID restrictions a drop in numbers occurred and has not increased again as of yet.

Planned Non-Significant Changes: There are none.

Planned Changes to Metrics/Data Collection: OHA does not anticipate changes to the metrics, baselines or benchmarks during the Plan year

Planned Significant Changes: There are none.

**Activity 8: Project-Based Vouchers in OHA Owned Units**

Approval & Implementation Year: Activity 8 was first approved and the phased-in implementation began in FY2016.

Description: The OHA will project-base up to 20% of its available tenant-based section 8 vouchers at OHA owned units. HUD approved MTW flexibilities to allow the OHA to implement this activity without engaging in a competitive process. The OHA was also granted approval to conduct its own inspections and rent reasonableness functions.

The OHA is implementing its project-based voucher program at Jackson Court, Division Oaks, and West Oaks which are approved sites for the project-based voucher program. The vouchers at West Oaks will be in addition to the PBV vouchers discussed in Activity 6 (transitional housing for the homeless). Additionally, the OHA will build 41 (forty-one) homes on the undeveloped lots west of Westmoreland Drive at Carver Park. Five (5) of those homes will be sold at market rate, and the remaining 36 (thirty-six) homes will be project-base voucher rentals.

Status: Implemented. At the end of FY2021, 95 PBVs have been or were in use on a rotating basis at Jackson Court and Division Oaks. The OHA has yet to start development at Carver Park for the 36 PBVs. Although this activity contemplates that the OHA will develop new properties and/or acquire existing properties in which certain units will qualify for PBV, no additional properties are anticipated for this activity in FY2024.

Planned Non-Significant Changes: None.

Planned Changes to Metrics/Data Collection: The OHA does not anticipate changes to the metrics, baselines or benchmarks during the Plan year.

Planned Significant Changes: None.

**Activity 9: Establishment of Agency-Wide \$100 Minimum Rent**

Approval and Implementation Year: Activity 9 was first approved and implemented in FY2016. Activity 9 was reformed, re-proposed, and approved in FY2020. The phased-in implementation began in FY2020 and has been fully implemented.

Description: The OHA utilized its MTW flexibilities to establish a minimum rent that exceeds \$50 for both the public housing and HCV programs. The OHA established an agency-wide minimum rent of \$100 for public housing, HCV, TBRA, PBV, OHA Special Purpose vouchers, FUP, NED, Port-ins, and SRO. Each household shall pay rent of at least \$100 after the provision of utility allowances.

Only VASH participants and homeless participants of the OHA Homelessness Prevention Program (Activity 10) are exempt from the \$100 minimum rent. Participants with income pay a minimum rent of fifty dollars (\$50.00), and participants with zero income pay zero dollars (\$0.00).

In FY2020, the OHA received approval to further augment the \$100 minimum rent. To simplify rent calculations and increase revenue for the OHA, all household deductions were eliminated and each household is given a standard utility allowance based on bedroom size.

Status: Fully implemented. This new rent policy will be fully implemented over a period of three (3) years. New rents will be calculated at the full triennial recertification of each resident and participant beginning in the fall of 2019.

Planned Non-Significant Changes: None.

Planned Changes to Metrics/Data Collection: The OHA does not anticipate changes to the metrics, baselines or benchmarks during the Plan year.

Planned Significant Changes: None.

**Activity 10: Tenant-Based Voucher Homelessness Prevention Program**

Approval & Implementation Year: Activity 10 was first approved in FY2016. The phase in implementation began in FY2016 with the City of Orlando and the OHA executing a memorandum of understanding.

Description: The OHA and the City of Orlando are partnering to administer a voucher program to address chronic homelessness as a part of the 25 Cities Initiatives. The Orlando Veteran's Affairs Medical Center is also a participant. Chronic homelessness is defined as adults with a disabling condition who have been continuously homeless for at least one year or have had four episodes of homelessness in the past three years. The disabling condition(s) limits an individual's ability to work or perform one or more activities of daily living and is defined as a diagnosable substance use disorder, serious mental illness, developmental disability or chronic physical illness.

In this activity, the City of Orlando refers chronically homeless persons under case management to the OHA as an applicant. Once the applicant is confirmed eligible, the OHA then provides a tenant-based voucher, and the City of Orlando provides services. These vouchers were turn over vouchers not a new increment from HUD awarded vouchers. These referrals bypass the HCV wait list and other eligibility criteria. Approximately 150 vouchers were pledged to help chronically homeless persons identified by the City of Orlando through this activity. The City of Orlando no longer provided the case management agreed upon in the MOU. OHA will continue to help 42 families under this activity. HUD awarded 154 Emergency Housing Vouchers to OHA to provide rental assistance to homeless individuals/families. Therefore, OHA discontinued the City of Orlando Homeless Program in June 2021.

Emergency Housing Vouchers: OHA implemented the Emergency Housing Voucher Program with the Central Florida Homeless Services Network. 154 Emergency Housing Vouchers were awarded by HUD in May 2021.

Status: Implemented.

Planned Non-Significant Changes: Using the Emergency Housing Vouchers to replace the vouchers with the City of Orlando.

Planned Changes to Metrics/Data Collection: OHA does not anticipate changes to the metrics, baselines, or benchmarks during the Plan year.

Planned Significant Changes: None.



B. Not Yet Implemented

**Activity 11: Project-Based Homeownership Program**

Approval & Implementation Year: Activity 11 was first approved in FY2018. The phased-in implementation has yet to begin as planning is still underway.

Description: The Orlando Housing Authority is implementing a HCVP Project-Based Home Ownership Program, over a ten (10) year period, with up to 82 homeownership units to be developed at Carver Park.

The OHA partnering with the City of Orlando Community Redevelopment Agency (CRA) and other stakeholders to construct 41 homeownership units at Carver Park. The site will be mixed income with a combination of affordable and market rate homes. OHA seeks to provide monthly homeownership assistance to some of the affordable buyers. Below is the chart detailing the proposed plan.

<b>CARVER PARK UNIT MIX</b>			<b>East of Westmoreland (42)</b>	<b>West of Westmoreland (41)</b>	
<b>Residential Type</b>	<b># of Units</b>	<b>#Bed/Bath</b>	<b>Homeownership (H/O)</b>	<b>H/O</b>	<b>Rental</b>
Single Family	3*	4/2	0	0	0
Single Family	8	3/2	6*	5	0
Townhome	38	3/2	26	0	12
Duplex (2/bldg)	14	3/2	10	0	4
Rowhome	<u>20</u>	2/2	<u>0</u>	<u>0</u>	<u>20</u>
<b>Total</b>	<b>83</b>		<b>42</b>	<b>5</b>	<b>36</b>

\* Completed Model Home

A preference for Carver Park homeownership opportunities will be offered to the following eligible households:

1. Households that relocated from Carver Court as a part of the Uniform Relocation Act
2. Current OHA public housing/Section 8 participants
3. Applicants on the OHA public housing and Section 8 waiting lists
4. Households currently living in the Parramore area (timeframe TBD)
5. Eligible OHA Employees - Excludes staff involved in the decision-making process and contractors/subcontractors that have any direct or indirect interest (24 CFR 982.161) in accordance with the general procurement standards (2 CFR 200.318)

While a preference for homeownership opportunities will be given to the abovementioned households, the OHA will consider other low-income households are ready for homeownership, in order to fulfill its commitment to the Carver Park community.

Status: The OHA will partner with the City of Orlando Community Redevelopment Agency to construct 41 units at Carver Park east of Westmoreland Avenue.

In November 2018, the OHA executed a Memorandum of Understanding (MOU) with the City of Orlando Community Reinvestment Authority (CRA) to complete the homeownership phase of the HOPE VI development east of Westmoreland Avenue. The MOU sets forth the general parameters for a formal agreement between the parties for construction and development of 41 homeownership units including between 13-19 homes affordable to low-income purchasers. The OHA will provide homeownership counseling to the affordable homebuyers through HUD Approved Counseling Agencies and may provide project-based vouchers (PBVs) in the form of mortgage subsidy or down- payment assistance.

The OHA and CRA will negotiate a formal agreement to finance the construction the completion of forty-one for sale homes east of Westmoreland Avenue. The CRA proposes to fund construction of 41 homes and provide substantial down-payment subsidy to between 13-19 affordable homebuyers. The OHA will build 41 (forty-one) units on the undeveloped lots west of Westmoreland Drive. Five (5) of those units will be for sale (market rate and affordable); the remaining 36 homes will be rental. A portion of the housing may be project-based voucher units.

Timeline: None as of yet. 2025 OHA anticipates construction of 41 units to start in 2024. This activity will be implemented upon completion of homes for affordable purchasers. OHA continues to negotiate a Term Sheet with the City of Orlando Community Redevelopment Authority (CRA). The Term Sheet will form the basis of formal Funding Agreement. The OHA and CRA are committed to implementation of this project.

Planned Non-Significant Changes: None.

Planned Significant Changes: None.

### **Activity 13: Streamlined Public Housing Inspections**

Approval & Implementation Year: Activity 13 was first approved in FY2019. The phased-in implementation has yet to begin.

Description: The OHA is streamlining inspections by conducting public housing unit inspections, by tenant, every three years (triennial) in tandem with triennial recertifications. Triennial inspections will replace annual inspections, and the OHA will provide strategic preventive maintenance at all properties throughout each year. Randomly selected units will be chosen from the 2/3 of public housing populace that will not receive the triennial inspection that fiscal year, for inspection. Those inspections will include building exterior/systems and common areas at all public housing properties. When tenants move out, the OHA will continue to conduct inspections of those units. Also, the OHA will continue to comply with all HUD authorized inspections and conduct 100% pre-inspections at each selected site annually.

Status: Not yet implemented. No action has been due to the pandemic.

Timeline: None as of yet.

Planned Non-Significant Changes: None.

Planned Significant Changes: None.

C. On Hold  
No activities.

D. Closed Out Activities

**Activity 3: Streamline the Rent Calculation Process in the Public Housing & Housing Choice Voucher Programs**

Approval and Implementation Year: Activity 3 was first approved in FY2012. Implementation of Activity 3 began in FY 2013.

Reason for Closing Out Activity: OHA combined activities 2 and 3. See section IV: Approved Activities.

Year Activity was Closed Out: FY 2015.

There are no HUD Metrics for this activity because this activity did not reach the data collection phase.

**Activity 4: Consolidation of Inspection and Recertification Requirements to Establish an Inspection Process Based on Geographic Location**

Approval and Implementation Year: Activity 4 was first approved in FY2012. Implementation of Activity 4 began in FY2013 with the inspection process based on geographic location.

Reason for Closing Out Activity: A key part of Activity 4 was to have a unified public housing and voucher inspection mechanism based on HQS standards. Activity 4 was closed out because HUD would continue to undertake UPCS public housing REAC inspections, thereby effectively causing the OHA also to use UPCS inspections for public housing. The OHA's basing of the inspection process on geographic location has been discontinued because inspection by geographic location would no longer efficient when the HQS standards could not be used for both public housing and section 8.

Year Activity was Closed Out: FY2014.

See FY2013 Report for the last activity 3 metrics.

**Activity 5: Supporting up to 50 Homeowners for Six (6) Months Each by Providing Interim Financial Assistance (vouchers) and Counseling to Prevent Foreclosures**

Approval & Implementation Year: Activity 5 was first approved in FY2012. The phased-in implementation began in FY2014.

Reason for Closing Out Activity: The climate for homeowners facing foreclosure had changed significantly from 2009, when this activity was first proposed. The OHA had identified a huge challenge in finding homeowners that will be "made whole" by providing six (6) months of financial assistance. Program revisions to provide a lump sum payment to the lender on behalf of an eligible program approved applicant to bring their mortgage loan current and move forward were not successful. The current households that met the eligibility requirements needed more money than the voucher program could offer.

Year Activity was Closed Out: FY2015.

See FY2014 Report for the last activity 5 metrics.

**Activity 7: Use of Project-Based Vouchers and Other Resources to Develop Low-Income City Donated Property for Low-Income Elderly Housing, in Conjunction with the Redevelopment of Jackson Court/Division Oaks**

Approval and Implementation Year: Activity 7 was first approved in FY2012.

Reason for Closing Out Activity: Activity 7 was closed out as it did not move beyond its planning stages. OHA and the City of Orlando unsuccessfully attempted to find land and funding for the redevelopment of Jackson Court/Division Oaks. Although OHA executed a Memorandum of Understanding with the Carver Theatre Developers (CTD), CTD's inability to procure construction financing prevented the activity from moving forward.

Year Activity was Closed Out: FY2014.

**Activity 12: Tenant-Based Rental Assistance Program**

Approval and Implementation Year: Activity 12 was first approved and implemented in FY2018.

Reason for Closing Out Activity: This activity was a program in which the OHA would provide funds for the first month's rent for homeless households and then receive a reimbursement from the City of Orlando. The OHA conducted a cost benefit analysis of this activity and concluded that the administrative burden of continuing this activity far outweighed the benefit to the community. The financial and human resources allocated to this activity could be better utilized elsewhere.

Year Activity was Closed Out: FY2018.

There are no HUD Metrics for this activity.

# **SECTION V**

## **SOURCES AND USES OF FUNDS**

## SECTION V – Sources and Uses of MTW Funds\*

### A. Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for the Fiscal Year		
Sources		
FDS Line Item	FDS Line-Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$4,255,440
70600	HUD PHA Operating Grants	\$36,090,796
70610	Capital Grants	\$1,293,236
70700		\$0
(70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$580,176
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$3,784,463
<b>70000</b>	<b>Total Revenue</b>	<b>\$46,004,112</b>

Estimated Uses of MTW Funding for the Fiscal Year		
Uses		
FDS Line Item	FDS Line-Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$3,793,714
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$6,147,520
92500 (92100+92200+92300+92400)	Total Tenant Services	\$506,317
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$1,301,262
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary maintenance	\$3,141,569
95000 (95100+95200+95300+94500)	Total Protective Services	\$580,948
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$631,854
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expense	\$528,565
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	Housing Assistance Payment + HAP Portability-In	\$27,788,681
97400	Depreciation Expense	\$956,463
97500+97600+97700+97800	All Other Expenses	\$0
<b>90000</b>	<b>Total Expenses</b>	<b>\$45,376,892</b>

\*Line 97400 is a non-cash expense. Once removed, OHA's total expenses are \$44,420,429.

**General**

The OHA plans to reposition six of its properties: Griffin Park, Lake Mann, Lorna Doone, Murchison Terrace, Ivey Lane, and Reeves Terrace. This will entail relocation of the residents, demolition, and the redevelopment of the properties. The OHA plans to continue to address its health and safety needs at its public housing sites.

The OHA will continue to use Capital Funds in FY2024 to retrofit units to meet VCA/ADA/UFAS requirements at many of its properties.

**ii. Description of Planned Use of MTW Funding Flexibility**

**Describe the Activities that Will Use Only MTW Single Fund Flexibility**

In addition to the activities described above, OHA continues to use the MTW Single Fund Flexibility to support Uses of Funds A.

**Use of Funds A: Comprehensive One-Stop Self-Sufficiency Resource Center**

Use of Funds Action A is to provide a Comprehensive One-Stop Self-Sufficiency Resource Center. The MTW Resource Center is linked to MTW Activity 1 – Phase in the implementation of a self-sufficiency rent floor of \$225 for households that are not elderly and not disabled. The implementation of the rent floor includes a referral to the MTW Resource Center for non-elderly and non-disabled households not paying \$225 at the time the rent floor is implemented. This activity has been modified from a \$225 rent floor to a \$225 minimum rent for households that are not elderly and not disabled. The implementation of the minimum rent now includes a referral to the MTW Resource Center for non-elderly and non-disabled heads or co-heads of households that are not employed by April 1, 2020, not employed the minimum number of hours (28 hrs/wk or 20 hrs/wk if full-time student) or experiencing an employment related hardship.

The MTW Resource Center provides self-sufficiency services, including but not limited to, case management, needs assessments, employability counseling, and job referral/placement assistance services for a maximum of two years for each adult referred. Use of a computer lab, transportation (bus passes) and childcare assistance is provided to help participants secure and maintain employment. The OHA monitors the progress of households subject to the rent floor relative to accomplishing the goals identified in their self-sufficiency plan until self-sufficiency is reached.

In the past, the MTW Resource Center has partnered with a number of agencies to provide services to residents referred to the Resource Center. The Resource Center plans to continue to develop and foster relationships that will help the OHA's residents and participants become more self-sufficient.

The MTW Resource Center will continue to establish relationships with employers to facilitate job referrals and consequently strengthen and/or build economic self-sufficiency for the OHA participants and residents. In addition, the Resource Center will extend its partnership with CareerSource (formerly Work Force Center Florida) to bring employability workshops to the Ivey Lane Homes site using its mobile unit.

OHA estimates \$986,673 to be expensed for this endeavor.

The Orlando Housing Authority (OHA) has approximately \$13 million in HUD-held HCV reserves. OHA will continue to use about \$1 million per year to fund its MTW Resource Center. OHA also plans to use the remaining HHR funds for redevelopment of six of its properties that are scheduled for Section 18 demolition.

- Griffin Park- \$2.0 million
- Lake Mann Homes- \$2.0 million
- Lorna Doone Apartments- \$2.0 million
- Ivey Lane Apartments- \$2.0 million
- Murchison Terrace Apartments- \$2.0 million
- Reeves Terrace Apartments- \$2.0 million

**B. Local Asset Management Plan**

**LOCAL ASSET MANGEMENT PLAN**

<b>Is the PHA allocating costs within statute?</b>	No
<b>Is the PHA implementing a local asset management plan (LAMP)?</b>	Yes
<b>Has the PHA provided a LAMP in the appendix?</b>	Yes
<b>If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA doesnot plan to make any changes in the Plan Year</b>	OHA does not plan to makeany changes in the Plan Year

**C. Rental Assistance Demonstration (RAD) Participation**

- i. **Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.**

No

- ii. **If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?**

N/A



# SECTION VI

## ADMINISTRATIVE

**SECTION VI - ADMINISTRATIVE**

A. Resolution signed by the Board of Commissioners adopting the Annual MTW Plan Certification of Compliance (includes Certificates of Consistency)

- 1) Certificates of Consistency – Orange County
- 2) Certificate of Consistency – City of Orlando

RESOLUTION NO.: 3734

**APPROVAL AND AUTHORIZATION TO SUBMIT THE ORLANDO HOUSING  
AUTHORITY'S MOVING TO WORK YEAR 13 PLAN COVERING THE PERIOD  
APRIL 1, 2023 THROUGH MARCH 31, 2024 TO THE UNITED STATES  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**WHEREAS**, the Orlando Housing Authority's (OHA) mission is to offer a choice of safe and affordable housing options and opportunities for economic independence for residents of Orlando and Orange County, and

**WHEREAS**, the Moving to Work (MTW) demonstration program supports the Orlando Housing Authority's mission and the Orlando Housing Authority has been designated as a MTW agency, and

**WHEREAS**, the Orlando Housing Authority prepared its Moving To Work (MTW) year 13 Plan covering the period April 1, 2023 through March 31, 2024, and

**WHEREAS**, the Plan was available for public comment for at least thirty (30) days, and there were no less than fifteen (15) days between the public hearing and the approval of the Plan by the Board of Commissioners in order to incorporate any public comments into the Annual MTW Year 13 Plan, and

**WHEREAS**, the Orlando Housing Authority did not receive any public comments about the program design, and

**WHEREAS**, the Orlando Housing Authority's Moving to Work year 13 Plan is incorporated by reference into this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Orlando, Florida, approves and authorizes the President/CEO to submit the Orlando Housing Authority' Moving To Work Year 13 Plan covering the period April 1, 2023 through March 31, 2024 to the United States Department of Housing and Urban Development and authorizes the President/CEO to execute all necessary agreements and to make changes that are not substantial.

  
\_\_\_\_\_  
**VIVIAN BRYANT, ESQ.**  
**PRESIDENT/CEO**

  
\_\_\_\_\_  
**ED CARSON**  
**CHAIR**

November 10, 2023  
**DATE**



OMB Approval No. 2577-0216(exp. 3/31/2024)

<b>CERTIFICATIONS OF COMPLIANCE</b>
<p><b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>  <b>OFFICE OF PUBLIC AND INDIAN HOUSING</b></p> <p><b>Certifications of Compliance with Regulations:</b>  <b>Board Resolution to Accompany the Annual Moving to Work Plan</b></p>
<p>Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning [03/01/2023], hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p> <ol style="list-style-type: none"> <li>(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.</li> <li>(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.</li> <li>(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).</li> <li>(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.</li> <li>(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.</li> <li>(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.</li> <li>(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 5608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(c) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI), Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.</li> <li>(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.</li> <li>(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.</li> <li>(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</li> </ol>

OMB Approval No. 2577-0216(exp. 3/31/2024)

- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

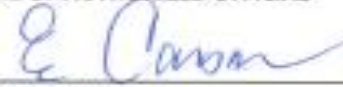
**Orlando Housing Authority**  
**MTW PHA NAME**

**F1004**  
**MTW PHA NUMBER/HA CODE**

*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).*

**Ed Carson**  
**NAME OF AUTHORIZED OFFICIAL**

**Chair**  
**TITLE**

  
**SIGNATURE**

**November 10, 2022**  
**DATE**

\* Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

### Certification of Consistency with the Consolidated Plan

U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan. clearly print the following information:

ApplicantName: Housing Authority of the City of Orlando, FL (FL004)

ProjectName: Moving to Work (MTW) Plan FY 2024 (April 1, 2023- March 31, 2024)

Location of the Project: Orlando, FL , Orange County, FL

Name of the Federal Program to which the applicant is applying: N/A

Name of Certifying Jurisdiction: Orange County, Florida

Certifying Official of the Jurisdiction Name: Mitchell Glasser

Title: Manager, Housing and Comm. Development Division

Signature: 

Date: 1/4/2023

**Certification of Consistency  
with the Consolidated Plan**

**U.S. Department of Housing  
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Housing Authority of the City of Orlando, FL (FL004)

Project Name: Moving to Work (MTW) Plan FY 2024 (April 1, 2023-March 31, 2024)

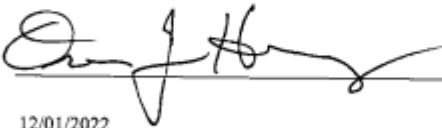
Location of the Project: Orlando, Florida and Orange County, Florida  
\_\_\_\_\_  
\_\_\_\_\_

Name of the Federal Program to which the applicant is applying: N/A

Name of Certifying Jurisdiction: City of Orlando, Florida

Certifying Official of the Jurisdiction Name: Oren J. Henry

Title: Director

Signature:  \_\_\_\_\_

Date: 12/01/2022

**B. Information regarding Public Comment Period**

The MTW Plan will be made available for public review beginning Monday, September 19, 2022 through Thursday, October 20, 2022. The Public Hearing is scheduled for Thursday, October 20, 2022 at 2:00 p.m. at the OHA Administration Office, 390 N. Bumby Avenue, Orlando, Florida 32803.

The OHA will notify residents and the local community about the dates and time of the public hearing by placing ads in English in the Orlando Sentinel, Sanford Herald, and La Prensa (Spanish). Copies of the draft FY2024 MTW Plan will be made available at the Administrative offices of the OHA and SHA during the comment period.

The OHA will post this draft of the FY2024 Plan on its website to elicit comments from residents and the local community.

**C. Evaluations of Demonstration Period**

The OHA would benefit most from an evaluation that covers a larger scope of implemented MTW activities; however, OHA will need more time to determine whether the metrics that have been chosen are effective in evaluating the activities. Therefore, an evaluation at this time does not seem prudent in FY2024.

**D. Lobbying Disclosures**



## Deputies arrest Deltona man accused of aggravated stalking of 6-year-old girl

### Special to the Herald

A Deltona man is charged with aggravated stalking of a 6-year-old girl after his father and neighbors reported a long pattern of his harassing behavior toward her and others.

Mark Greenberg, 55, of Fernon Circle in Deltona, was taken into custody Saturday afternoon after Deltona officers obtained a warrant for his arrest.

The arrest followed a series of complaints from close to a dozen witnesses who have reported his behavior, including at least 13 incidents reported to the Sheriff's Office over the past 6 months. Those reports included Greenberg harassing neighbors, yelling at them and their kids using a megaphone, and driving past houses while recording children on his phone.

Deputies responded to Greenberg's neighborhood Friday evening after a father reported Greenberg walked to the end of his driveway and made several unusual comments to his 6-year-old daughter. The comments included words to the effect of "I'm going to make you famous" and "I'm going to turn you into a woman" or a "big girl."

Several witnesses gave similar accounts of Greenberg's comments to the child, including that he was going to pick her up and take her to Disney World.

The father told deputies this and prior incidents have caused his daughter afraid to go outside in the neighborhood. He said Greenberg's comments have been getting progressively worse and more frequent.

The 6-year-old often visits her grandmother's house in another neighborhood, where it was reported Greenberg parked outside Thursday and Friday and took pictures. Because he's never been invited there and had no reason to know where the home, the family believed Greenberg followed someone there.

Deputies attempted to speak to Greenberg Friday evening, but he refused to answer the door and said he would talk another day.

After obtaining a warrant, deputies with the Deltona Crime Suppression Team returned Saturday and arrested Greenberg without incident. He was transported to the Volusia County Branch Jail, where he is currently in custody on a \$10,000 bond.

## PET OF THE WEEK: Bellatrix

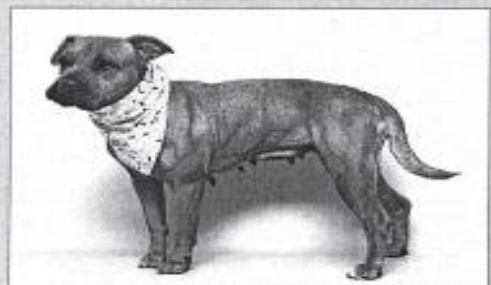


Photo credit: Sanford Herald County Animal Services  
Bellatrix is ready for a new home...in 4 years? She came in as a stray 8 months ago. She is 8 years old and a very sweet, cute dog. She loves all people and is silly and playful. The shelter updated all her vaccines, she is heartworm negative, spayed and microchipped. Bellatrix is a perfect 85 pound! Come meet Bellatrix and all her friends and see if any of them can work their way into your heart and home. Animal Services is running an adoption special so all cat adoption fees are only \$50 if the cat is over 6 months old and dogs over 6 months are only \$50. This special runs through September 11. So with the special Bellatrix's adoption fee is only \$20. But having Bella by your side will be priceless if you would like to meet Bellatrix her animal number is 4482932. Adoption is from 10 a.m. to 4 p.m. Monday through Saturday with extended hours on Wednesday until 8:30 a.m., so stop by and meet all our dogs and cats. If you want to see all other available dogs and cats go to [www.sanfordcountyfl.gov](http://www.sanfordcountyfl.gov). Seminole County Animal Services is located at 232 Esting Highway Sanford, Fla. For info call 407-940-3200.

## NOTICE OF THE PUBLIC COMMENT PERIOD AND SUBSEQUENT PUBLIC HEARING

### ORLANDO HOUSING AUTHORITY MOVING TO WORK PLAN FOR FISCAL YEAR 2024/YEAR 13 APRIL 1, 2023 TO MARCH 31, 2024

The Orlando Housing Authority (OHA) is seeking input on the Moving to Work (MTW) Fiscal Year (FY) 2024/Year 13 Plan. The Plan describes OHA's MTW Program activities designed to (1) increase self-sufficiency among families served, (2) reduce costs and reduce poverty and effectively use Federal expenditures, and (3) increase housing choices for low-income families. The Plan delineates implementation strategies and objectives for prepared and approved activities and uses of MTW funds for the period of April 1, 2023 to March 31, 2024.

The public comment period will begin Monday, September 18, 2023 and end Thursday, October 26, 2023. OHA will conduct a public hearing, Thursday, October 26, 2023 at 2:00 p.m. at the OHA's Administration Office 390 N. Sandy Avenue, Orlando, Florida 32803. The OHA's Board of Commissioners will receive verbal and/or written comments on the Plan.

A copy of the MTW FY 2024/Year 13 Plan will be available for review commencing Monday, September 18, 2023, on the OHA website at [www.oha.org](http://www.oha.org) and at the address listed below (9:00 a.m. through 4:30 p.m., Monday through Friday):

Orlando Housing Authority  
390 N. Sandy Avenue  
Orlando, Florida, 32803

Orlando Housing Authority  
512 West Lake Mary Blvd.  
Sanford, Florida 32771

There will be no in-person attendance at the hearing. Persons interested in participating in the public hearing via Microsoft Teams should call the OHA at (407) 895-3398, ext. 1804 before 4:00 p.m. Thursday, October 13, 2023. If you are hearing or speech impaired, you may reach this service by using the Florida Relay Service at 1 (800) 955-8771 (TDD) or 711. Language translation will be provided upon request.

Public participation in the process is encouraged. All oral and/or written comments submitted by the close of the comment period will be considered. No comments will be considered after the close of the comment period.

TDD#: (407) 894-8891, Florida Relay 8-111



## AVISO DEL PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA SUBSECUENTE

### AUTORIDAD DE VIVIENDA DE ORLANDO PLAN DE MOVIENDOSE A TRABAJAR PARA EL AÑO FISCAL 2024/AÑO 13 (1<sup>er</sup> DE ABRIL DE 2023 AL 31 DE MARZO DE 2024)

La Autoridad de Vivienda de Orlando (OHA), por sus oficinas en inglés está buscando opiniones del público sobre el Plan Moviendose a Trabajar (MTW) del año fiscal (FY) 2024/Año 13. El Plan describe las actividades del Programa MTW de OHA diseñadas para (1) aumentar la autosuficiencia entre las familias atendidas, (2) reducir costos y lograr una mayor recuperación en los gastos Federales, y (3) aumentar las opciones de vivienda para familias de bajos ingresos. El Plan detalla las estrategias de implementación y los planes para las actividades preparadas y aprobadas y los usos de los fondos de MTW para el periodo del 1<sup>er</sup> de Abril de 2023 al 31 de Marzo de 2024.

El periodo de comentarios públicos comenzará el Lunes, 18 de Septiembre de 2023 y finalizará el jueves 26 de Octubre de 2023. OHA llevará a cabo una audiencia pública el jueves, 26 de Octubre de 2023 a las 2:00 p.m. en la Oficina de Administración de OHA, localizada en el 390 North Sandy Avenue, Orlando, Florida 32803. La Junta de Comisionados de OHA recibirá comentarios verbales y/o escritos sobre el Plan.

Una copia del Plan MTW FY 2024/Año 13 estará disponible para su revisión a partir del Lunes 18 de Septiembre de 2023, en el sitio web de OHA en [www.oha.org](http://www.oha.org) y en las direcciones que se indican a continuación (de 9:00 a.m. a 4:30 p.m. de Lunes a Viernes):

Autoridad de Vivienda de Orlando  
390 N. Sandy Avenue  
Orlando, Florida, 32803

Autoridad de Vivienda de Orlando  
512 West Lake Mary Blvd.  
Sanford, Florida 32771

No se permitirá asistencia en persona a la audiencia. Las personas interesadas en participar en la audiencia pública a través de Microsoft Teams deben llamar a OHA al (407) 895-3398, ext. 1804 antes de las 4:00 p.m. del jueves, 13 de Octubre de 2023. Si tiene problemas de audición o del habla, podrá comunicarse con esta extensión utilizando el Servicio de Relay de la Florida llamando al 1 (800) 955-8771 (TDD) o al 711. Se proporcionará traducción de idiomas a pedido.

Se fomenta la participación pública en el proceso. Se considerarán todos los comentarios recibidos por escrito antes del cierre del periodo de comentarios. No se considerará comentario después del cierre del periodo de comentarios.

TDD#: (407) 894-8891, Florida Relay 8-111



## Kennedy Space Center Visitor Complex Launches Mercury Offer this September

### Special to the Herald

Kennedy Space Center Visitor Complex has created a special Mercury Offer for residents of Orange, Volusia, Seminole and Duval counties this fall. From September 12 - 30, residents of those counties can purchase one-day admission for a reduced rate of \$19 + tax for adults, and \$14 + tax for children 5 - 10.

As part of the Mercury initiative, guests are encouraged to bring canned goods and non-perishable food items to donate to the local Second Harvest Food Bank. A donation is not required to receive the admission savings.

Tickets can be purchased online at [WVU](http://WVU) Call beginning September 12. Proof of residency in the form of a driver's license or utility bill is required to receive the special, one-day admission rate. Only the purchaser needs to be a resident of one of the listed counties.

Visit <https://www.kennedy.spacecenter.com> for more information. Admission is valid for the day of purchase only. Offer cannot be combined. Valid for up to one admission purchased on one transaction. No cash value.

The Law Office of Daniel R. Lewis  
Wills, Trusts & Probate  
206 Sanford Ave, Sanford FL 32771  
(206) 237-5408 - [Daniel@DanielRLewisLaw.com](mailto:Daniel@DanielRLewisLaw.com)

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383 S. Park Ave., Sanford  
407-322-2611

Sept 24<sup>th</sup> 10am-5pm  
25<sup>th</sup> 10am-4pm  
23rd Annual DeLand CRAFT Show  
www.MainStreetDeLand.org | 385.738.0649

**NOTICE OF THE PUBLIC COMMENT PERIOD AND SUBSEQUENT PUBLIC HEARING**  
**ORLANDO HOUSING AUTHORITY MOVING TO WORK PLAN FOR FISCAL YEAR 2024 (FY 2024) YEAR 13**  
**APRIL 13, 2023 TO MARCH 31, 2024**

The Orlando Housing Authority (OHA) is seeking input on the Moving to Work (MTW) Fiscal Year (FY) 2024 Year 13 Plan. The Plan describes OHA's MTW Program activities designed to (1) increase self-sufficiency among families served, (2) reduce costs and achieve greater cost effectiveness in Federal expenditures, and (3) increase housing choices for low-income families. The Plan delineates implementation strategies and timelines for proposed and approved activities and uses of MTW funds for the period of April 1, 2023 to March 31, 2024.

The public comment period will begin Monday, September 19, 2023 and end Thursday, October 20, 2023. OHA will conduct a public hearing, Thursday, October 26, 2023 at 9:00 a.m. at the OHA's Administration Office, 390 N. Bumby Avenue, Orlando, Florida 32803. The OHA's Board of Commissioners will receive verbal and/or written comments on the Plan.

A copy of the MTW FY 2024 Year 13 Plan will be available for review commencing September 19, 2023, on the OHA website at [www.orlando-ha.org](http://www.orlando-ha.org) and at the address listed below (10:00 a.m. through 4:00 p.m., Monday through Friday):

Orlando Housing Authority  
 390 N. Bumby Avenue  
 Orlando, Florida, 32803

Orlando Housing Authority  
 510 West Lake Mary Blvd.  
 Sanford, Florida 32771

There will be no in-person attendance at the hearing. Persons interested in participating in the public hearing via Microsoft Teams should call the OHA at (407) 895-3300, ext. 1004 before 4:30 p.m. Thursday, October 13, 2023. If you are hearing or seeing someone who may reach this extension by using the Florida Relay Service at 1 (800) 955-8771 (TDY) or 711. Language assistance will be provided upon request.

Public participation in the process is encouraged. All oral and/or written comments submitted by the close of the comment period will be considered. No comments will be considered after the close of the comment period.

**AVISO DEL PERIODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA SUBSECUENTE**  
**AUTORIZACIÓN DE VIVIENDA DE ORLANDO PLAN DE MOVIMIENTO A TRABAJAR PARA EL AÑO FISCAL 2024 (FY 2024) AÑO 13**  
**13 de abril de 2023 al 31 de marzo de 2024**

La Autoridad de Vivienda de Orlando (OHA, por sus siglas en inglés) está buscando opiniones del público sobre el Plan Movimiento a Trabajar (MTW) del año fiscal (FY) 2024/Año 13. El Plan describe las actividades del Programa MTW de OHA diseñadas para (1) aumentar la autosuficiencia entre las familias atendidas, (2) reducir costos y lograr una mayor economización en los gastos Federales, y (3) aumentar las opciones de vivienda para familias de bajos ingresos. El Plan define las estrategias de implementación y los plazos para las actividades propuestas y aprobadas y los usos de los fondos de MTW para el servicio del 1º de Abril de 2023 al 31 de Marzo de 2024.

El periodo de comentarios públicos comenzará el Lunes, 19 de Septiembre de 2023 y finalizará el Jueves 20 de Octubre de 2023. OHA llevará a cabo una audiencia pública el Jueves, 26 de Octubre de 2023 a las 9:00 p.m. en la Oficina de Administración de OHA, localizada en el 390 North Bumby Avenue, Orlando, Florida 32803. La Junta de Comisionados de OHA recibirá comentarios verbales u escritos sobre el Plan.

Una copia del Plan MTW FY 2024/Año 13 estará disponible para su revisión a partir del Lunes 19 de Septiembre de 2023, en el sitio web de OHA en [www.orlando-ha.org](http://www.orlando-ha.org) y en las direcciones que se indican o continuación (de 10:00 a.m. a 4:00 p.m. de Lunes a Viernes):

Autoridad de Vivienda de Orlando  
 390 N. Bumby Avenue  
 Orlando, Florida, 32803

Autoridad de Vivienda de Orlando  
 510 West Lake Mary Blvd.  
 Sanford, Florida 32771

No se permitirá asistencia en persona a la audiencia. Las personas interesadas en participar en la audiencia pública a través de Microsoft Teams deben llamar a OHA al (407) 895-3300, ext. 1004 antes de las 4:30 p.m. del Jueves, 13 de Octubre de 2023. Si tiene problemas de audición o del habla, puede comunicarse con esta extensión utilizando el Servicio de Relato de la Florida llamando al 1 (800) 955-8771 (TDY) o al 711. Se proporcionará traducción de idiomas a pedido.

Se fomenta la participación pública en el proceso. Se consideraron todos los comentarios orales u escritos presentados antes del cierre del periodo de comentarios. No se consideraron comentarios después del cierre del periodo de comentarios.  
 9/19/2023 7284923

**ORDINANCE AMENDING CITY CODE CHAPTER 44, UTILITIES, BY REPEALING IN THEIR ENTIRETY ARTICLE 1, "SANITARY SEWER SYSTEM," ARTICLE II, "RECLAIMED WATER" AND ADDING NEW ARTICLE II, "SANITARY SEWER, RECLAIMED WATER AND POTABLE" SECTION 44-21, ADDITION OF TOPICAL ILLICA WATER AUTHORITY POLICIES AND RESERVING SECTIONS 44-22 THROUGH 44-24 FOR FUTURE USE, AMENDING CITY LAND DEVELOPMENT CODE BY AMENDING ARTICLE 11, "DEFINITIONS" SECTION 2.1, "GENERAL" ARTICLE IV, "SITE DEVELOPMENT PLANS" DIVISION 3, PROCEDURES FOR SECURING APPROVAL OF SITE DEVELOPMENT PLANS" SUBSECTIONS 3.4, "ARTICLE V, "SURDIVISION REGULATIONS" DIVISION 4, "RECORDING PLATS" SUBSECTION 3.1, "APPROVAL AND PAYMENT OF FEES REQUIRED" ARTICLE I, "ENVIRONMENTAL UTILITIES" ARTICLE VIII, "LANDSCAPING AND TREE PROTECTION" DIVISION 1, "GENERAL PROVISIONS" SECTION 8.1.1, "PURPOSE AND APPLICABILITY" DIVISION 5, "LANDSCAPING" SECTION 8.3.1, "LANDSCAPING IN UTILITY SERVICE AREA" ARTICLE VIII - "LANDSCAPING AND TREE PROTECTION" DIVISION 1, "GENERAL PROVISIONS" SECTION 8.1 - "IRRIGATION" INTENT OF DIVISION ARTICLE VIII - "LANDSCAPING AND TREE PROTECTION" DIVISION 1, "IRRIGATION" SECTION 8.2 - "IRRIGATION SYSTEMS" ARTICLE VIII - "LANDSCAPING AND TREE PROTECTION" DIVISION 1, "IRRIGATION" SECTION 8.3 - "IRRIGATION" SECTION 8.3.1 - "IRRIGATION DESIGN INSTALLATION" PROVISIONS FOR SEVERABILITY, CONFLICT, ADMINISTRATIVE CORRECTION, CODIFICATION AND EFFECTIVE DATE.**

Interested parties may appear at the meeting at which time this Ordinance is to be considered and shall be heard with respect to the proposed Ordinance of the Public Hearing. The Ordinance in its entirety can be reviewed at the Community Development Department between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

If a person decides to appeal any decision made by the Committee/Board, with respect to any matter considered at such hearing, such person will need a record of the proceedings and shall, for this purpose, such person may need to attend and a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.902)

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), prior to the meeting. (FS 286.36)

Shehanie Shreeter, Planning Commission Secretary  
 1285 W 11 Street, St. Cloud, FL 34709  
 (407) 357-7171  
 9/19/2023 7285112

**NOTICE OF PUBLIC OPEN HOUSE MEETING**  
**COMMUNITY OPEN HOUSE MEETING TO DISCUSS SH OTC, LLC'S SPECIAL USE EXCEPT USE REQUEST TO ALLOW ITS TENSILE, INC. TO PROVIDE SERVICE, MAINTENANCE, CHARGING REPAIR, DELIVERY AND STORAGE OF NEW AND PRE-OWNED AUTOMOBILES AND RELATED PARTS AND ACCESSORIES AND FOR GENERAL OFFICE PURPOSES WITHIN UP TO 45,000 SQUARE FEET AND 200 PARKING SPACES AT 440 W KENNEDY BLVD, EATONVILLE, FL.**

SH OTC, LLC (owner of 440 W Kennedy Blvd., Eatonville) and Tensile, Inc. will hold an Open House on September 14, 2023 from 5:00 to 7:00 pm at the Danton Johnson Community Center, 400 Ruffel St., Eatonville, FL 32931. The Open House Meeting is open to the public.  
 09/05, 09/04, 09/07, 09/08, 09/09, 09/10, 09/11 7282399

**ORANGE COUNTY NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on September 27, 2023 at 3 p.m. or as soon thereafter as possible, in the County Commission Chambers, 301 West County Administration Center, 350 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following requests:

Applicant: Adam Smith, VHB, Inc., The Grow Planned Development - Regulating Plan / The Grow - 20 Acres A, B, C, D, & E Preliminary Subdivision Plan, Case # PSP-21-12-367  
 Consideration: The Grow Planned Development - Regulating Plan / The Grow - Parcels A, B, C, D, & E Preliminary Subdivision Plan, Case # PSP-21-12-367, submitted in accordance with Orange County Code, Chapter 34, Article III, Section 34-99 and Chapter 30, Article III, Section 30-69. This request is to subdivide 46.33 acres in parcel to a single-family order to construct 91 detached residential dwellings (single unit not

Commissioners of this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. If used by Americans with Disabilities Act of 1990, par favor home at 407-836-3111.

Phil Diamond, County Controller  
 As Clerk of the Board of County Commissioners  
 Orange County, Florida  
 909/502 7284376

**FOR SALE**

**Merchandise**

**Must Sell**

**MOVING SALE**  
 9am-1pm Sat & Sun 916 & 9114th Living, Dining, Kitchen, Bedroom & Poho Furniture must sell. 6922 River Gem Ave, Wintermere 407-725-5907

**NEW AD PLACEMENT**

For your convenience Orlando Sentinel Classified is available for an ad placement 24 hours a day, 7 days a week and 365 days a year. Visit [OrlandoSentinel.com](http://OrlandoSentinel.com) advertise

**Orange County Southeast Garage Sales**

**HUGE SALE**

ORLANDO Community Garage Sale ONE DAY ONLY! Sat, Sept 16, 2023 9a-2p. 8730 Rosalind Park Blvd, 32832.

**FOR CAROL D.**  
 You are a remarkable person and I am still wishing you love, peace, and happiness.

**SHORTWOOD TEACHERS COLLEGE REUNION**  
 Class of 1973 to a class reunion to be held next year. Contact 783-859-1997

**WATCH YOUR JOB SEARCH TAKE OFF**

Orlando Sentinel has many products to help you find your next job. Turn to Sunday's CareerBuilder section or Thursday's Classified section for employment ads in the newspaper. You can also find employment ads online at [OrlandoSentinel.com](http://OrlandoSentinel.com) or [CareerBuilder.com](http://CareerBuilder.com). If you're looking for a job - we want to help you find one!

**FROM TRASH TO TREASURE**  
 Find yours in the Classified Garage Sales listings.

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# AVISO DEL PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA SUBSECUENTE

## AUTORIDAD DE VIVIENDA DE ORLANDO PLAN DE MOVIÉNDOSE A TRABAJAR PARA EL AÑO FISCAL 2024/AÑO 13 (1<sup>er</sup> DE ABRIL DE 2023 AI 31 DE MARZO DE 2024)

La Autoridad de Vivienda de Orlando (OHA, por sus siglas en inglés) está buscando opiniones del público sobre el Plan Moviéndose a Trabajar (MTW) del año fiscal (FY) 2024/Año 13. El Plan describe las actividades del Programa MTW de OHA diseñadas para (1) aumentar la autosuficiencia entre las familias atendidas, (2) reducir costos y lograr una mayor economización en los gastos Federales, y (3) aumentar las opciones de vivienda para familias de bajos ingresos. El Plan delinea las estrategias de implementación y los plazos para las actividades propuestas y aprobadas y los usos de los fondos de MTW para el período del 1<sup>er</sup> de Abril de 2023 al 31 de Marzo de 2024.

El período de comentarios públicos comenzará el Lunes, 19 de Septiembre de 2022 y finalizará el Jueves 20 de Octubre de 2022. OHA llevará a cabo una audiencia pública el Jueves, 20 de Octubre de 2022 a las 2:00 p.m. en la Oficina de Administración de OHA, localizada en el 390 North Bumby Avenue, Orlando, Florida 32803. La Junta de Comisionados de OHA recibirá comentarios verbales y/o escritos sobre el Plan.

Una copia del Plan MTW FY 2024/Año 13 estará disponible para su revisión a partir del Lunes 19 de Septiembre de 2022, en el sitio web de OHA en [www.orl-oha.org](http://www.orl-oha.org) y en las direcciones que se indican a continuación (de 10:00 a.m. a 4:30 pm, de Lunes a Viernes):

Autoridad de Vivienda de Orlando  
390 N. Bumby Avenue  
Orlando, Florida, 32803

Autoridad de Vivienda de Orlando  
510 West Lake Mary Blvd.  
Sanford, Florida 32771

No se permitirá asistencia en persona a la audiencia. Las personas interesadas en participar en la audiencia pública a través de Microsoft Teams deben llamar a OHA al (407) 895-3300, ext. 1004 antes de las 4:30 p.m. del Jueves, 13 de Octubre de 2022. Si tiene problemas de audición o del habla, puede comunicarse con esta extensión utilizando el Servicio de Relevo de la Florida llamando al 1 (800) 955-8771 (TDY) o al 711. Se proporcionará traducción de idiomas a pedido.

Se fomenta la participación pública en el proceso. Se considerarán todos los comentarios orales y/o escritos presentados antes del cierre del período de comentarios. No se considerarán comentarios después del cierre del período de comentarios.

TDD #: (407) 894-9891, Relevo de la Florida #: 711



**Certification of Payments to Influence Federal Transactions**

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

OMB Approval No. 2577-0167 (Exp. 11/30/2023)

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Orlando Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Vivian Bryant, Esq.

Title

President/CEO

Signature



Date (mm/dd/yyyy)

11/16/2022

Previous edition is obsolete

form HUD 50071 (01/14)

# SECTION VII

## APPENDIX

## SECTION VII – APPENDIX

### Local Asset Management Program

As part of the Orlando Housing Authority's Amended and Restated Moving to Work Agreement, effective January 7, 2011, OHA has designed and implemented its Local Asset Management Program. The OHA is going to continue to implement its local asset management program for its Public Housing Program and describe such program in its Annual MTW Plan. The term "Public Housing Program" means the operation of properties owned or subsidized by the Agency that are required by the U.S. Housing Act of 1937. The Agency's local asset management program includes a description of how it is implementing project-based property management, budgeting, accounting, and financial management and any deviations from HUD's asset management requirements. The OHA describes its cost accounting plan (cost allocation plan) as part of its local asset management program.

The OHA maintains a project-based management approach which includes both the OHA-managed properties and its privately managed properties, under the Public Housing Program. Project-level budgeting and accounting is maintained for each of these Public Housing properties. In addition, mixed-finance rental community that contains Agency-assisted units under the Public Housing Program are owned, managed and operated by third party partnerships.

The OHA has developed its program to ensure that accounting and financial reporting methods comply with 2 CFR Part 200, Subpart E regarding cost allocations, 2 CFR Part 200, Subpart F regarding audit requirements, and accepted accounting practices (GAAP).

OHA's Public Housing Program's local asset management plan applies the following principles related to program costs:

- Costs incurred are deemed reasonable and consistent with the amended Moving to Work Agreement.
  - Costs shall be accorded consistent treatment.
  - Costs shall be determined in accordance with GAAP.
  - Costs are documented.
  - OHA will report results according to HUD MTW guidelines.
- 1) Budgeting and accounting - Operating budgets are developed and maintained annually at the property level. The groupings of like properties in a geographic location are called Asset Management Properties (AMPs). The related accounting activities are maintained at that level as well.
  - 2) Financial management - Financial reporting and analysis is performed and monitored on a monthly basis, at the property level. Financial reporting requirements are in accordance with the amended Moving to Work Agreement as well as 2 CFR Part 200, Subpart E.
  - 3) Cost Allocation Approach - OHA's Amended and Restated Moving to Work Agreement identifies either a "cost allocation" or "fee-for-service" option. OHA utilizes the cost allocation method. OHA is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC). The costs of the COCC are allocated not only to Public Housing, but to the other programs managed by OHA

All direct and indirect costs are charged to the AMPs in accordance with 2 CFR Part 200, Subpart E. A cost may

be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the expenditure. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and, if allocated to public housing properties, are substantially done using a project unit distribution basis.

The OHA has developed this program to ensure that accounting and financial reporting methods comply with 2 CFR Part 200, Subpart E regarding cost allocations, 2 CFR Part 200, Subpart F regarding audit requirements, and accepted accounting practices (GAAP).

#### **Cost Allocation Plan**

Under the MTW Agreement, the cost accounting options available to the Agency include either a “cost allocation” or “fee-for-service” methodology. The OHA approached its cost allocation plan with consideration to the entire operation of the Agency including the MTW Program. This cost allocation plan addresses the larger OHA operation as well as the specific information related to the MTW Program.

#### **Difference**

The OHA has the ability to define direct costs differently than the standard definitions published in HUD’s Financial Management Guidebook pertaining to the implementation of 24 CFR Part 990.

The OHA is required to describe any differences between the Agency’s Local Asset Management Program and HUD’s asset management requirements in its Annual MTW Plan in order to facilitate the recording of actual property costs and submission of such cost information to HUD.

The OHA determined to implement a cost allocation system that allocates COCC costs to all agency-wide programs. HUD’s Asset Management System focuses primarily on allocating costs to the Asset Management Properties (AMPs) and necessarily to other programs. This Cost Allocation Plan addresses the entire the OHA operation.

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