



**Annual MTW Report for FY 2015  
April 1, 2014 to March 31, 2015**

**TABLE OF CONTENTS**

	<b>Pages</b>
<b>A. Table of Contents</b>	<b>1-2</b>
<b><u>Section I: Introduction</u></b>	
<b>B. Overview of OHA’s Short-Term and Long-Term Goals and Objectives</b>	<b>3-4</b>
MTW Activities	3
Non-MTW Activities	3-4
<b><u>Section II: General Housing Authority Operating Information</u></b>	
<b>A. Housing Stock Information</b>	<b>5-11</b>
New Housing Choice Vouchers to be Project-Based During the Fiscal Year	5
Other Changes to the Housing Stock Anticipated During the Fiscal Year	5
General Description of All Planned Capital Fund Expenditures During the Plan Year	5
Overview of Other Housing Owned/Managed by the PHA as Fiscal Year End	6
<b>B. Leasing Information</b>	<b>6-10</b>
Actual Number of Households Served at the End of the Fiscal Year	6
Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income	7
Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix	7-8
Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Solutions at Fiscal Year End	9-10
Number of Households Transitioned to Self-Sufficiency by Fiscal Year End	10
<b>C. Wait List Information</b>	<b>10-11</b>
Wait List Information at Fiscal Year End	10
Partially Open Wait Lists	10
Local, Non-Traditional Housing Program	10
Other Wait List Types	10

Changes to the Wait List or Policy Changes Regarding the Wait List	10-11
<b><u>Section III: Proposed MTW Activities</u></b>	<b>12</b>
<b><u>Section IV: Approved MTW Activities</u></b>	<b>13-21</b>
<b>A. Implemented Activities</b>	<b>13-19</b>
Activity 1	13-17
Activity 2	17-21
Activity 6	21-23
<b>B. Not Yet Implemented Activities</b>	<b>23</b>
None	
<b>C. Activities on Hold</b>	<b>23</b>
None	
<b>D. Closed Out Activities</b>	<b>23-24</b>
Activity 5	
<b><u>Section V: Sources and Uses of Funds</u></b>	<b>25-23</b>
<b>A. Sources and Uses of MTW Funds</b>	<b>25</b>
Actual Sources of MTW Funding for the Fiscal Year	25
Description of Activities that Used Only MTW Single Fund Flexibility	25-26
<b>B. Local Asset Management Plan</b>	<b>26</b>
<b>C. Commitment of Unspent Funds</b>	<b>26</b>
<b><u>Section VI: Administrative</u></b>	<b>27-28</b>
<b>A. General Description of HUD reviews, audits that require the agency to take action</b>	<b>27</b>
<b>B. Results of Latest PHA Directed Evaluations</b>	<b>27</b>
<b>C. Certification Statement</b>	<b>28</b>

# SECTION I: INTRODUCTION

## A. Overview of the OHA's Short-Term and Long-Term Goals and Objectives

### MTW Activities

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

1. Reduce cost and achieve greater costs 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 its fourth year as an MTW Agency, OHA achieved significant success in the implementation of activities 1, 2, and 6. OHA's short term and long term goals shifted as it identified challenges to implementing its planned MTW activities and uses of funds. As a result of those challenges, OHA chose to close out one of its initial MTW activities.

All activities and uses of funds are discussed in detail in the report. For example, based on implementation, OHA decided to re-propose activity 2 to consolidate it with activity 3, eliminate interims (with exceptions) and change residents' flat rent options. In addition, the inability to effectively implement activity 5 encouraged OHA to close the activity at the end of the program year.

OHA's long term goals for MTW activities may change as MTW is a demonstration program. As OHA assesses the needs of its residents and participants, and aligns the need with available resources. Changes may be necessary with changes in needs.

### 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, (2) HUD Veterans Affairs Supportive Housing (VASH) vouchers, (3) vouchers for single-room occupancy, (4) Resident Opportunities and Self Sufficiency (ROSS) and non-public housing units. These programs are essential in their support and assistance to residents and participants that are not involved in MTW activities.

OHA's non-public housing units are located at West Oaks Apartments (180 one and two bedroom units), Antioch Manor (a project-based section 202 property consisting of 101 units for the elderly) and the 75 unit Jackson Court/Division Oaks Development. 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. The Jackson Court/Division Oaks Development operates without any public housing or project-based section 8 subsidy.

In addition, 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 and 30 tax credit/public housing hybrid). The Villas at Carver Park is a 64 unit tax credit/public housing hybrid apartment complex for the elderly.

OHA's long term plan for its non-MTW programs is to continue to manage its properties and to seek opportunities for OHA to increase its housing portfolio such that additional affordable housing options are available to the community. In addition, the OHA is committed to improving the quality of housing provided to its residents as funding permits.

#### *Sanford Housing Authority*

The OHA continues to manage the Sanford Housing Authority (SHA). The primary goals and objectives for SHA is to demolish and redevelop the SHA public housing sites, which been partially achieved. Most of the former housing units have been demolished and the sites have been cleared. In FY 2015, OHA, with the SHA Board of Commissioners submitted a Choice Neighborhoods application to HUD to request funding as part of the redevelopment process. The grant application was not approved.

#### *Standard HUD Metrics*

OHA has used the Standard HUD metrics for this report.

# SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

## A. Housing Stock Information

New Housing Choice Vouchers that were Project-Based During the Fiscal Year			
Property Name	Anticipated Number of New Vouchers to be Project-Based	Actual Number of New Vouchers that were Project-Based	Description of Project
West Oaks	20	23	OHA will provide up to 50 project-based vouchers to support transitional housing to homeless households for up to 18 months.

Anticipated Total Number of New Vouchers to be Project-Based\*

20

Actual Total Number of New Vouchers that were Project-Based

23

Anticipated Total Number of Project-Based Vouchers Committed at the end of the Fiscal Year\*

21

Anticipated Total Number of Project-Based Vouchers Leased Up or Issued To a Potential Tenant at the end of the Fiscal Year\*

21

Actual Total Number of Project-Based Vouchers Committed at the end of the Fiscal Year

24

Actual Total Number of Project-Based Vouchers Leased Up or Issued To a Potential Tenant at the end of the Fiscal Year

24

Other Changes to the Housing Stock that Occurred During the Fiscal Year
OHA received 69 VASH Vouchers in FY 2015
General Description of Actual Capital Fund Expenditures During the Plan Year
OHA Agency-wide – computer upgrades (\$74,281); Meadow Lake Improvements to include – HVAC work (\$234,427) and the purchase of a Ford pickup truck (\$18,269); and OHA annual debt repayment (\$882,191)

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End		
Housing Program*	Total Units	Overview of the Program
Tax Credit	26	Private market housing that includes affordable rental housing.
Non-MTW HUD	456	HUD subsidized housing not included in the MTW block grant
Managing Developments for Other non-MTW PHAs	6	Housing units managed by OHA for the Sanford Housing Authority until December 2014.
	488	

\* Selected Housing Program from: Tax-Credit, State Funded, Locally Funded, Market-Rate, Non-MTW HUD Funded, Managing Developments for Other Non-MTW Public Housing Authorities, or Other

If Other, please describe:

### B. Leasing Information

Actual Number of Households Served at the End of the Fiscal Year		
Housing Program	Number of Households Served	
	Planned	Actual
Number of Units that were Occupied/Leased Through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs**	1458	1321
Number of Units that were Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs**	2304	3039
Port-In Vouchers (not absorbed)	0	175
<b>Total Projected and Actual Households Served</b>	<b>3762</b>	<b>4535</b>

\* Calculated by dividing the plan/actual number of unit months occupied/leased by 12

\*\* In instances when a local, non-traditional program provides a certain subsidy level, but does not specify a number of units/households served, the PHA should estimate the number of households served.

Actual Number of Households Served at the End of the Fiscal Year		
Housing Program	Unit Months/Occupied/Leased****	
	Planned	Actual
Number of Units that were Occupied/Leased Through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs***	17496	15852
Number of Units that were Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs***	27648	36468
Port-In Vouchers (not absorbed)	0	2100
<b>Total Projected and Annual Units Months Occupied/Leased</b>	<b>45,144</b>	<b>54,420</b>

For the Project-Based Assistance Program, the planned number of units for leasing, 1458 does not account for 56 units that are offline as they are used for other purposes. For the Tenant-Based Assisted programs, OHA's actual reflects vouchers that are not in the block grant. For the Tenant-Based Assistance Program, OHA absorbed less portable vouchers than normal and pulled new applicants from its waiting list.

\*\*\* In instances when a local, non-traditional program provides a certain subsidy level, but does not specify a number of units/households served, the PHA should estimate the number of households served.

\*\*\*\*Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units, according to unit category during the year.

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local, Non-Traditional Services Only	N/A	N/A

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income				
Fiscal Year:	2012	2013	2014	2015
Total Number of Local, Non-Traditional MTW Households Assisted	N/A	N/A	4413	4360
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of the Area Median Income	N/A	N/A	4426	4114
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of the Area Median Income	N/A	N/A	96%	94%

Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix					
Baseline for the Mix of Family Sizes Served					
Family Size:	Occupied Number of Public Housing Units by Household Size When PHA Entered MTW	Utilized Number of Section 8 Vouchers by Household Size When PHA Entered MTW	Non-MTW Adjustments to the Distribution of Household Sizes	Baseline Number of Household Sizes to be Maintained	Baseline Percentage of Family Sizes to be Maintained
1 Person	505*	1308*	N/A	1813	45%
2 Person	447	370	N/A	817	20%
3 Person	386	745	N/A	1131	28%
4 Person	96	144	N/A	240	1%
5 Person	27	9	N/A	36	0%
6+ Person	2	2	N/A	4	0%
Totals	1463	2578	N/A	4041	94%

\*Sum of 0 and 1 bedroom units

N/A
-----

Explanation for the  
Baseline Adjustments to  
The Distribution of  
Household Sizes  
Utilized

<b>Mix of Families Served</b>							
	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline Percentages of Household Sizes to be Maintained**	45	20	28	1	0	0	94%
Number of Households Served by Family Size this Fiscal Year***	2248	1261	668	126	32	3	4338
Percentage of Households Served by Household Size this Fiscal Year****	51	29	15	3	0	0	98%
Percentage Change	13	45	-46	2	0	0	97%

Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages

The percentage changes for 1, 2 and 3 person households reflect the changes in OHA's tenant based population as (1) OHA has a significant amount of change in family composition, as a result of court ordered custody, marriage, etc and because (2) members of the household move out.

\* "Non-MTW adjustments to the distribution of family sizes" are defined as factors that are outside the control of the PHA. Acceptable "non-MTW adjustments" include, but are not limited to, demographic changes in the community's population. If the PHA includes non-MTW adjustments, HUD expects the explanation of the factors to be thorough and to include information substantiating the numbers used.

\*\* The numbers in this row will be the same numbers in the chart above listed under the column "baseline percentages of family sizes to be maintained."

\*\*\* The methodology used to obtain these figures will be the same methodology used to determine the "occupied number of public housing units by family size when PHA entered MTW" and "Utilized number of section 8 vouchers by family size when PHA entered MTW" in the table immediately above.

\*\*\*\* The “Percentages of families served by family size this fiscal year” will reflect adjustments to the mix of families served that are directly due to decisions the PHA has made. HUD expects that in the course of the demonstration, PHAs will make decisions that may alter the number of families served.

<b>Description of any Issues Related to the Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End</b>	
<b>Housing Program</b>	<b>Description of Any Issues Related to leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End</b>
Public Housing	<p>The chief issue related to leasing public housing units was the substantial number of applicants that failed the criminal background checks at the time of admission, making it difficult to fill vacancies from the waiting list in a timely manner. In addition, a significant number of public housing residents failed criminal background checks at the time of re-certification, resulting in their termination. This further increased the number of vacant units, which must be filled from the waiting list. OHA reduced the criminal background check eligibility period from ten years to five years, but this has not totally resolved the issue. Unfortunately, the criminal background of applicants is not a matter for which OHA has direct control.</p> <p>Adequate public transportation was also an issue. The lack of public transportation from the available public housing units to the applicant’s place of employment often resulted in the applicant refusing the housing unit, which extended the time required to fill vacancies. Again, this issue is not a matter for which OHA has direct control.</p>
Housing Choice Voucher	<p>The chief issue relative to the leasing of HCVs was OHA’s ability to pay the amount of the rent that an owner would accept. Typically, one of two scenarios occurred: (1) the amount of rent that an owner requested was not reasonable or (2) at the initial lease up, the client was required to pay more than 40% of their adjusted income, which made the home unaffordable. In some instances, owners were willing to work with clients and accept a lesser rent. However, some owners preferred not to rent unless they received the amount of rent they requested. OHA attempted to negotiate with owners to bring the rent in line with the rent reasonableness standards and up to 40% of the participant’s income.</p> <p>Funding is also a potential issue for the HCV program. OHA is concerned that it may not have enough subsidy money and/or administrative support to comply with HUD’s leasing requirements.</p>
Changes to Improve Leasing for both programs	<p>OHA has previously sought to provide rental assistance to non-elderly, non-disabled households where the head of household has been employed for a period of 12 months. Given the current status of Central Florida job market, OHA reduced the period of required employment from 12 months to 6 months. This change remains relevant in that the job market continues to be service based.</p> <p>In addition, over the past year, many public housing residents and voucher participants have had the number of hours worked per week</p>

	reduced by their employers. Previously 30 hours of work per week constituted full time employment. Many employers have reduced the maximum number of hours for employees to 28 hours per week. OHA amended its Administrative Plan and its Admissions and Continued Occupancy Policy (ACOP) to support that labor market change.
--	--

Number of Households Transitioned to Self-Sufficiency by Fiscal Year End		
Activity Name/#	# of Households Transitioned	Agency Definition of Self-Sufficiency
\$225 Rent Floor for Non-Elderly & Disabled households – Activity 1	34	Resident is able to pay \$225/month for rent
Households Duplicated Across Activities/Definitions	0	
<b>Annual Total Number Of Households Transitioned To Self-Sufficiency</b>	34	

### C. Wait List Information

Wait List Information at Fiscal Year End				
Housing Program(s)*	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Was the Wait List Opened During the Fiscal Year
Federal MTW Public Housing	Community Wide	10252	Open	Yes
Federal MTW Housing Choice Voucher Program	Community Wide	1051	Closed	No
Federal MTW Public Housing Units	Site-Based* *This includes Hampton, Carver – Villas & Landings	646	Closed	No
<b>Partially Open Wait Lists</b>				
N/A				
<b>Local, Non-Traditional Housing Program</b>				
N/A				

Other Wait List Types	
N/A	
Changes to the Wait List or Policy Changes Regarding the Wait List	
Public Housing	An issue related to difficulties with waiting list vacancies was a requirement in OHA’s ACOP that stated that “applicants must have 12 months of continuous fulltime employment in order to establish a preference on the waiting list.” This created difficulty for OHA to fill vacancies because many applicants did not have twelve months of continuous full-time employment. OHA addressed this issue by reducing the continuous full-time employment requirement from twelve (12) months to six (6) months.

	<p>OHA staff would like to more strongly adhere to its mission to offer a choice of safe and affordable housing options and opportunities for economic independence for residents of Orlando and Orange County. The OHA ACOP did not establish a public housing admissions wait list preference for applicants that live, work or have a verifiable offer for employment within Orange County, FL. OHA has resolved this issue by including a local preference for applicants that live, work or have a verifiable offer for employment in Orange County, FL.</p> <p>OHA has changed its wait list policy to offer eligible applicants two unit assignments instead of one. Applicants that refuse both unit assignments will be withdrawn from the Low Rent Public Housing Wait List and not allowed to reapply for one year.</p>
<p>Housing Choice Voucher</p>	<p>An issue related to difficulties with waiting list vacancies is that the OHA Section 8 Administrative Plan states that “applicants must have 12 months of continuous full-time employment in order to establish a preference on the waiting list.” This created difficulty for OHA to fill vacancies because many applicants do not have twelve months of continuous full-time employment. OHA addressed this issue by reducing the continuous fulltime employment requirement from twelve (12) months to six (6) months.</p> <p>OHA staff would like to more strongly adhere to its mission to offer a choice of safe and affordable housing options and opportunities for economic independence for residents of Orange county. The OHA Section 8 Administrative Plan did not establish a Section 8 admissions wait list preference for applicants that live, work or have a verifiable offer for employment within Orange County, FL. OHA has resolved this issue by including a local preference for applicants that live, work or have a verifiable offer for employment in Orange County, FL.</p>

## **SECTION III: PROPOSED MTW ACTIVITIES**

All proposed activities that are granted approval by HUD are reported on in Section IV as “Approved Activities.”

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

### A. Implemented Activities

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

1. Approval & Implementation Year: Activity 1 was first approved in FY 2012. The phased in implementation began in the Initial Demonstration Period.
2. Description: Phased- 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 public housing complex that they live in was added to the MTW program.

The MTW Resource Center is located at the Ivey Lane Homes public housing site. It 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 to the MTW Resource Center. Use of a computer lab, transportation (bus passes) and child care assistance is provided to help participants secure and maintain employment. OHA monitors the progress of households subject to the rent floor relative to reaching a point that they can pay the rent floor and/or are accomplishing the goals identified in their self sufficiency plan. Overall, OHA public housing residents experienced an increase in their average earned income. OHA believes that some of the increase is a result of the services offered at the Resource Center. However, in FY 2015, less participants were active in the Resource Center than in the past. Of the participants that were active, most were not employed.

During FY 2015, OHA referred twenty-three (23) residents from its public housing sites to the MTW Resource Center. The smaller number of participants reflects OHA's halt of referrals as it transitioned from annual to triennial re-certifications. An additional factor that impacted referrals was not conducting interims. At the time of the referral, these residents were not paying the \$225 rent floor, OHA's definition for self sufficiency. These residents added to the existing participants, resulted in a total of 100 active participants during the Plan Year. Thirty-four (34) participants (31% of active participants) transitioned to self sufficiency as defined by the Orlando Housing Authority. This activity is on schedule.

The Resource Center staff continued its collaboration with "Bites, Camera, Action-Universal Orlando Project-Second Harvest Food Bank of Central Florida". The project offers food boxes to needy households at Lorna Doone Apartments (40boxes); Ivey Lane Homes (25 boxes); Jackson Court (40 boxes) and Meadow Lake Apartments (40 boxes) each month. The Resource Center also continued its relationship with CareerSource, to bring employability workshops to the Ivey Lane Homes site using its mobile unit.

In FY 2015, the Resource Center staff coordinated tax preparation on site. It allowed working households to apply for the Earned Income Tax Credit. In conjunction with the receipt of the tax returns, staff invited Credibility, a credit counseling organization, to help residents to budget their refunds and develop a savings plan.

Residents seek job training were referred to the Orlando Vocational School to earn GEDs and participate in English as a Second Language (ESOL) classes. The Job Recruiter also referred Resource Center participants to approximately eight (8) job fairs throughout Central Florida.

3. Benchmarks Achieved: Yes
4. Benchmarks Revised: No
5. Change in Data Collection methodology: No

<b>Self Sufficiency</b>				
<b>SS # 1: Increase in Household Income</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Average earned income of households affected by this policy in dollars (increase).	<u>Public Housing:</u> \$12,607*  *This data is taken from the earned income of <i>active</i> residents of the MTW Resource Center as of 1/1/14	<u>Public Housing:</u> \$12,733 or 5% increase	\$9,924	No  Only 6 (26%) of the current 23 participants were employed.
<b>SS # 3: Increase in Positive Outcomes in Employment Status</b>				
<i>Unit of Measurement (Head of Household-HOH)</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Employed Full-Time*	0*	Increase to 1 HOHs or 5% of the current active participants	7*	Yes
Employed Part-Time*	0*	Increase to 1 HOHs or 5% of the current active participants	7*	Yes
Enrolled in an Educational Program	0	Increase to 1 HOHs or 5% of the current active participants	4	Yes
Enrolled in Job Training Program	0	Increase to 1 HOHs or 5% of the current active participants	2	Yes
Unemployed	0	Decrease to 1 HOHs or 5% of the current active participants	16	Yes
Other				

*The Resource Center only tracks whether participants/residents are employed. The Resource Center does not track whether they are employed full-time or part-time.	N/A  OHA changed this baseline to reflect the number of active participants at the time this activity was approved which was 1/7/11.  <u>Section 8</u> - There is no Section 8 data because the HCV program has not yet been added to this activity.	N/A  OHA changed the benchmark to reflect the current number of households that benefit from resource center services which will fluctuate each year.  Note: The current active participants for FY2015 was 23.		
Employed Full-Time*	0	5% of the current active participants or 5% of HOHs	30%*	Yes
Employed Part-Time*	0	5% of the current active participants or 5% of HOHs	30%*	Yes
Enrolled in an Educational Program	0*	5% of the current active participants or 5% of HOHs	17%	Yes
Enrolled in Job Training Program	0*	5% of the current active participants or 5% of HOHs	9%	Yes
Unemployed	0	5% of the current active participants or 5% of HOHs	70%	Yes
Other	N/A  OHA changed this baseline to reflect the number of active participants at the time this activity was approved which was 1/7/11.  <u>Section 8</u> - There is no Section 8 data because the HCV program has not yet been added to this activity.	N/A  OHA changed the benchmark to reflect the current number of households that benefit from resource center services which will fluctuate each year.  Note: The current active participants for FY2015 was 23.	Note: The percentages add up to more than 100 because participants' status may apply to more than one category.	
<b>SS # 4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>

Number of households receiving TANF assistance (decrease)	7  Data is as of 1/15/14 and pertains only to active residents referred to the MTW Resource Center receiving TANF	6 or 1% decrease	6	Yes
<b>SS # 5: Households Assisted by Services that Increase Self Sufficiency</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Number of households receiving services aimed to increase self sufficiency (increase)*	0  OHA changed this baseline to reflect the number of active participants at the time this activity was approved which was 1/7/11.  <u>Section 8</u> - There is no Section 8 data because the HCV program has not yet been added to this activity.	100% of the current active participants or 23  OHA changed the benchmark to reflect the current number of households that benefit from resource center services which will fluctuate each year.  Note: The current active participants for FY2015 were 23.	23	Yes
<b>SS # 6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease)*	<u>Public Housing:</u> \$3,493  This data reflects the CY 2010 Average Subsidy per household per year. Note that although this activity does not include senior sites they are included in the average subsidy data because they cannot be separated.  <u>Section 8:</u> The data for FY 2015 was not available.	\$3458 or 1% decrease  <u>Section 8:</u> N/A	\$3237  <u>Section 8:</u> N/A	Yes  <u>Section 8:</u> N/A
<b>SS # 7: Increase in Tenant Rent Share</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Tenant rent share in dollars (increase)*	<u>Public Housing:</u> \$3,285,474*  This data reflects the total rent revenue for CY2010 for	<u>Public Housing:</u> \$3,318,329	<u>Public Housing:</u> \$3,553,546	<u>Public Housing:</u> Yes

	<p>the following public housing sites:</p> <ol style="list-style-type: none"> <li>1. Griffin Park</li> <li>2. Reeves Terrace</li> <li>3. Lake Mann</li> <li>4. Murchison Terrace</li> <li>5. Ivey lane Homes</li> <li>6. Citrus Square</li> <li>7. Omega</li> <li>8. Marden Meadows</li> </ol> <p>*Johnson Manor, Lorna Doone, Meadow Lakes, Hampton Park Villas have been excluded as they are senior sites.</p> <p><u>Section 8:</u> The data for FY 2015 was not available.</p>			
		<u>Section 8:</u> N/A	<u>Section 8:</u> N/A	<u>Section 8:</u> N/A
<b>SS # 8: Households Transitioned to Self Sufficiency</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Number of households transitioned to self sufficiency (increase)	0	1 or 1% increase	34	Yes

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

1. Approval & Implementation Year: Activity 2 was first approved in FY 2012. It was re-proposed in FY 2015.
2. Description: The activity involves three (3) year re-certifications of all households residing in public housing and participating in the HCV. The activity retained provisions to streamline the rent calculations to include modified third party verification and asset disregard policies. Provisions that were added to the activity to include elimination of interims, except for hardships, audits, decreases in family size and reasonable accommodations with automatic annual adjustments for fixed income programs (e.g., social security or supplemental security income) cost of living increases. OHA also increased public housing resident's ability to choose the Flat Rent Option to twice per year rather than annually. OHA created a local form 9886, Authorization for Release of Information to capture the same information as the HUD form 9886, except the local form provides consent for 36 months rather than the HUD consent of 15 months. This activity was designed to increase cost effectiveness in the administration of both Public Housing and Section 8 Voucher programs. The goal of this Activity was to reduce the amount of staff time spent on recertifications by 50%. This activity is on schedule.
3. Benchmark Achieved: Yes
4. Benchmarks Revised: No
5. Change in Data Collection Methodology: No

## Cost Effectiveness

### CE # 1: Agency Cost Savings

<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Total cost of task in dollars (decrease).	<u>Section 8:</u> \$200,731*  9,464 hours/year X \$21.21 (average hourly wage) = \$200,731	<u>Section 8:</u> \$100,365	<u>Section 8:</u> \$100,365	<u>Section 8:</u> Yes
	<u>Public Housing:</u> \$340,080  12.480 hours/year X \$27.25 (average hourly wage) = \$340,080  *These calculations include estimated benefits but do not include overhead costs.	<u>Public Housing:</u> \$170,040  These amounts represent a 50% decrease for FY 2015	<u>Public Housing:</u> \$170,040  Note: These calculations are based upon an estimated time savings and resulting cost savings for recertifications.	<u>Public Housing:</u> Yes

### CE # 2: Staff Time Savings

<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Total time to complete the task in staff hours (decrease).	<u>Section 8:</u> 9,464 hours  8hours/day X 52 weeks/year = 2080 hours  2080 hours/year X 65% = 1352 hours X 7 employees = 9,464 hours	<u>Section 8:</u> 4,732 hours	<u>Section 8:</u> 4,732 hours	<u>Section 8:</u> Yes
	<u>Public Housing:</u> 12,480 hours  8 hours/day X 52 weeks/year = 2080 hours  2080 hours/	<u>Public Housing:</u> 6,240 hours  These amounts represent a 50% decrease for FY 2015.	<u>Public Housing:</u> 6,240  Note: These calculations are based upon an estimated time savings for recertifications.	<u>Public Housing:</u> 6,240

	year X 75% = 1560 hours X 8 employees = 12,480 hours			
<b>CE # 3: Decrease in Error Rate of Task Execution</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Average error rate in completing a task as a percentage (decrease).	0%	0%	0	Yes
<b>CE # 5: Increase in Tenant Rent Share</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Tenant rent share in dollars (increase).	<u>Public Housing:</u> \$3,808,430* *Data used is from FY 2103 total rent of households because FY 2014 data is not yet available  <u>Section 8:</u> \$6,033,439** *Rent to Owners for FY 2013	<u>Public Housing:</u> \$3,821,125  <u>Section 8:</u> \$6,053,550 1% increase	<u>Public Housing:</u> \$4,157,434  <u>Section 8:</u> \$7,925,926	<u>Public Housing:</u> Yes  <u>Section 8:</u> Yes
<b>Self Sufficiency</b>				
<b>SS # 1: Increase in Household Income</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Average earned income of households affected by this policy in dollars (increase)	<u>Section 8:</u> \$15,809  <u>Public Housing:</u> \$18,034  *This data is prior to the implementation of this activity, i.e. as of FY 2014 (1/8/14)	<u>Section 8:</u> \$15,809  <u>Public Housing:</u> \$18,034 or 1% increase	<u>Section 8:</u> \$15,429  <u>Public Housing:</u> \$19,197	<u>Section 8:</u> No Note: Section 8 participants do not have the benefit of the services offered by the resource center to increase the household income.  <u>Public Housing:</u> Yes
<b>SS # 3: Increase in Positive Outcomes in Employment Status</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>

Employed Full-Time	Average Earned Income			
Employed Part Time	<u>Section 8:</u> 0/HOHs	<u>Section 8:</u> 1/HOHs or 5% of the current active participants or	<u>Section 8:</u> Data for FY2015 unavailable.	N/A
Enrolled in an Educational Program	<u>Public Housing:</u> 0/HOH	<u>Public Housing:</u> 1/HOH	<u>Public Housing:</u> Data for FY2015 unavailable.	N/A
Enrolled in Job Training Program				
Unemployed				
Other – Increase in Earned Income	<p>Since OHA does not have tracking methods in place for Employed Full-Time, Employed Part Time, Enrolled in an Educational Program, Enrolled in Job Training Program, and Unemployed, OHA decided to define and track “Other” as Increase in Earned Income</p> <p>OHA changed this baseline to reflect the number of active participants at the time activity 1 was approved which was 1/7/11.</p>	<p>OHA changed the benchmark to reflect the current number of households that benefit from resource center services which will fluctuate each year.</p> <p>Note: The current number of active participants for FY2015 was 23.</p>		

**SS # 4: Households Removed from Temporary Assistance for Needy Families (TANF)**

<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Number of households receiving TANF assistance (decrease)	<u>Section 8:</u> 178  <u>Public Housing:</u> 76  This data is as of 4/7/14. Note this is after the start of FY 2015 because the metric was not	<u>Section 8:</u> 1% or 2 households decreased  <u>Public Housing :</u> 1% or 1 household decreased  OHA changed part of the explanation for the benchmark to reflect the actual number of households that 1%	<u>Section 8:</u> Decrease of 33  <u>Public Housing:</u> Decrease of 7	<u>Section 8:</u> Yes  <u>Public Housing:</u> Yes

	in OHA's initial plan submission. HUD requested this metric 3/31/14.	represents.		
<b>SS # 5: Households Assisted by Services that Increase Self Sufficiency</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Number of households receiving services aimed to increase self sufficiency (increase)*	0  OHA changed this baseline to reflect the number of active participants at the time this activity was approved which was 1/7/11.  Note: The data in this metrics is only from the resource center participants.	100% of the current active participants or 23  OHA changed the benchmark to reflect the current number of households that benefit from resource center services which will fluctuate each year.  Note: The current number of active participants for FY2015 was 23.	23	Yes
<b>SS # 8: Households Transitioned to Self Sufficiency</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Number of households transitioned to self sufficiency (increase)  The PHA definition for "self sufficiency" is to pay \$225 in monthly rent.	0  OHA changed this baseline to reflect the number of active participants at the time this activity was approved which was 1/7/11.	5% of the active participants or 5 participants  Note: There were 100 active participants in the resource center during FY2015.	34	Yes

**Activity 6: Provide up to 50 One Bedroom Units and Supportive Services at West Oaks Apartments for up to 18 Months for Homeless Individuals**

1. Approval & Implementation Year: Activity 6 was first approved in FY 2012. The phased in implementation began in FY 2014.
2. Description: Activity 6 was planned to provide up to 50 one bedroom units and supportive services for up to 18 months to homeless individuals at West Oaks Apartments, a 280 unit market rate multifamily property owned by OHA.
3. Benchmarks Achieved: Yes. OHA retained a participant from FY 2014 and leased an additional 23 vouchers during FY 2015.

4. Revised Benchmarks: No

5. Changes in Data Collection methodology: No

<b>Cost Effectiveness</b>				
<b>CE # 1: Agency Cost Savings</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Total cost of task in dollars	\$2,310  *This calculation includes estimated benefits but does not include overhead costs.	\$0	N/A  Agency savings were realized in FY 2014	Yes
<b>CE # 2: Staff Time Savings</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Total time to complete the task in staff hours (decrease).	2083 hours*	1042 hours  50% decrease for FY 2014	N/A  Agency savings were realized in FY 2014	Yes
<b>Housing Choice</b>				
<b>HC # 1: Additional Units of Housing Made Available</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Number of new housing units made available for households (homeless) at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household give that type in this box.	0	20 households or 40% increase	24	Yes
<b>HC # 5: Increase in Resident Mobility</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	Up to 20 households	24	Yes
<b>HC # 7: Households Assisted by Services that Increase Housing Choice</b>				
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>Benchmark</i>	<i>Outcome</i>	<i>Benchmark Achieved?</i>
Number of households receiving services				

aimed to increase housing choice (increase)	0	20 households	24	Yes
---	---	---------------	----	-----

**B. Not Yet Implemented Activities**

NONE

**C. Activities on Hold**

NONE

**D. Closed Out Activities**

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

1. Approval & Implementation Year: Activity 5 was first approved in FY 2012. The activity was closed out at the end of FY 2015.
2. Description: Activity 5 was planned to support up to 50 homeowners for six months by providing interim financial assistance (vouchers) and counseling to prevent foreclosures.
3. Benchmarks Achieved: No. The climate for homeowners facing foreclosure has changed significantly from 2009, when this activity was first proposed. OHA has identified a huge challenge in finding homeowners that will be “made whole” by providing six (6) months of financial assistance. The current households that meet the eligibility requirement all need more money than the voucher program will offer. Consequently, OHA revised the program for FY 2015 to assess if a lump sum payment to the lender on behalf of an eligible program approved applicant, to bring their mortgage loan current would be successful. It did not. Given the challenges implementing this activity, OHA will close it out.
4. Benchmarks Revised: No
5. Change in Data Collection Methodology: No

<b>Housing Choice</b>					
<b>HC #4 Displacement Prevention</b>					
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>FY 2012 Outcome</i>	<i>FY 2013 Outcome</i>	<i>FY 2014 Outcome</i>	<i>FY 2015 Outcome</i>
Number of households (homeless) below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household,	50 households	0	0	1	1

give that type in this box: Homeowners					
<b>HC # 7: Households Assisted by Services that Increase Housing Choice</b>					
<i>Unit of Measurement</i>	<i>Baseline</i>	<i>FY 2012 Outcome</i>	<i>FY 2013 Outcome</i>	<i>FY 2014 Outcome</i>	<i>FY 2015 Outcome</i>
Number of households receiving services aimed to increase housing choice (increase)	0	0	0	1	1

## SECTION V: SOURCES AND USES OF FUNDS

### A. Sources and Uses of Funds

#### Actual Sources and Uses of MTW Funding for the Fiscal Year

The OHA FASPHA was submitted to HUD on June 30, 2015

#### Describe the Activities that Used 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, B, and C.

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

Use of Funds 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 which are not elderly and not disabled. In FY 2014, sixty-eight (68) heads of households were referred to the MTW Resource Center. 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. The implementation of the \$225 rent floor provides hardship exceptions linked to self sufficiency activities conducted at the MTW Resource Center.

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 to the MTW Resource Center. Use of a computer lab, transportation (bus passes) and child care assistance is provided to help participants secure and maintain employment. OHA monitors the progress of households subject to the rent floor relative to accomplishing the goals identified in their self sufficiency plan.

Heads of households are transitioned to self-sufficiency when they are able to pay the rent floor of \$225 per month. In FY 2015, thirty-four (34) heads of households transitioned to self sufficiency.

#### **Use of Funds B: The Greening of OHA**

As part of Use of Funds B, OHA conducted the following:

##### *Energy Conservation Workshops*

In FY 2015, the OHA, in collaboration the Orlando Utilities Commission (OUC) conducted six (6) energy conservation workshops at OHA public housing sites: Johnson Manor, Reeves Terrace, Murchison Terrace, Meadow lake Apartments, The Villas at Carver Park and the Villas at Hampton Park. Workshops provided useful tools to reduce residents' energy bills and energy consumption. OHA also continued to collect workshop participants' signed authorizations to permit the OHA to track their individual energy usage and make personalized recommendations for additional energy conservation measures, if indicated.

OHA compiled additional information (i.e., average number of persons per bedroom size unit and unit square footage) from its resident/property database to aid in the analysis of energy usage. OHA will use this specific data to provide a useful tool for residents and staff to gauge the effectiveness of energy conservation workshops and to develop effective energy conservation methods. OHA will repeat these workshops for all sites as additional workshops are scheduled

and energy data is collected.

*HUD Green Physical Needs Assessment (GPNA)*

In FY 2013, the OHA contracted with Architects Unlimited to conduct the comprehensive GPNA of its public housing inventory. The completed GPNA will serve as the blueprint for implementation of the OHA’s capital improvements for the next 5- years and beyond. The GPNA includes recommendations on energy efficiency measures. The GPNA Report is pending.

**Use of Funds C: Effective Evaluation of MTW Initiatives**

Use of Funds Action C is to provide for an effective evaluation of MTW Initiatives. The evaluation of OHA’s FY 2013 MTW Program was conducted by the University of Central Florida (UCF)’s Institute for Social and Behavioral Science. Since that time OHA has closed out several activities that it determined were not effective, re-proposed activities and added new activities. For these reason, OHA will not have an evaluation conducted of its FY 2015 MTW program.

**B. Local Asset Management Plan**

Local Asset Management Plan	
Sources	
Has the PHA allocated costs within statute during the plan year?	Yes
Has the PHA implemented a local asset management plan (LAMP)?	No
Has the PHA provided a LAMP in the appendix?	No
There are no changes in the LAMP since OHA has not implemented a LAMP	

**C. Commitment of Unspent Funds**

Account	Planned Expenditure	Obligated Funds	Committed Funds
<b>Total Obligated or Committed Funds:</b>			

## **SECTION VI: ADMINISTRATIVE**

### **A. General description of any HUD reviews, audits or physical inspection issues that require the agency to take action to address the issue;**

The Orlando Housing Authority executed two (2) Voluntary Compliance Agreements with HUD on March 19, 2015. The agreements cover the areas of 504/ADA and Section 3. Both agreements are for a three year period. OHA will provide quarterly reports to HUD covering its progress toward compliance.

### **B. Results of Latest PHA-directed evaluations of the demonstration, as applicable; and**

The agency evaluation for FY 2013 was completed by the University of Central Florida Institute of Social and Behavioral Science. Since that time OHA has closed out several activities that it determined were not effective and re-proposed activities. For these reason, OHA did not have an evaluation conducted of its FY 2015 MTW program.

### **C. Certification Statement**

The Certification Statement is on Page 28.



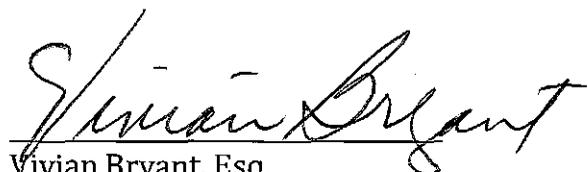
**ORLANDO HOUSING AUTHORITY**

**MOVING TO WORK (MTW) FY 2015  
(April 1, 2014 to March 31, 2015)**

**Section VI.C  
Certification Statement**

The Housing Authority of the City of Orlando, Florida (OHA) hereby certifies that the Agency has met the following three statutory requirements of the Moving To Work Demonstration Program:

- 1) At least 75 percent (75%) of families assisted by the agency are very low income families;
- 2) The agency continues to assist substantially the same total number of eligible low income families as would have been served had the amounts not been combined; and
- 3) The agency maintains a comparable mix of families (by family size) as would have been provided had the amounts not been used under the Demonstration Program.

  
Vivian Bryant, Esq.  
President/CEO

6/30/2015  
Date

