

Orlando Housing Authority

presentation to



Honorable Mayor Jerry Demings
Orange County Board of Commissioners

Tuesday, July 25, 2023



ORLANDO HOUSING AUTHORITY

Mission

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

Orlando Housing Authority

- Established in 1938
- Governed by a seven (7) member Board of Commissioners appointed by the City Mayor

OHA Board of Commissioners

Ed Carson, Board, Chair

Vickie J. Brooks, Vice-chair

Brice Aikens

Brunilda Alfaro

John Crossman

Nancy Peed

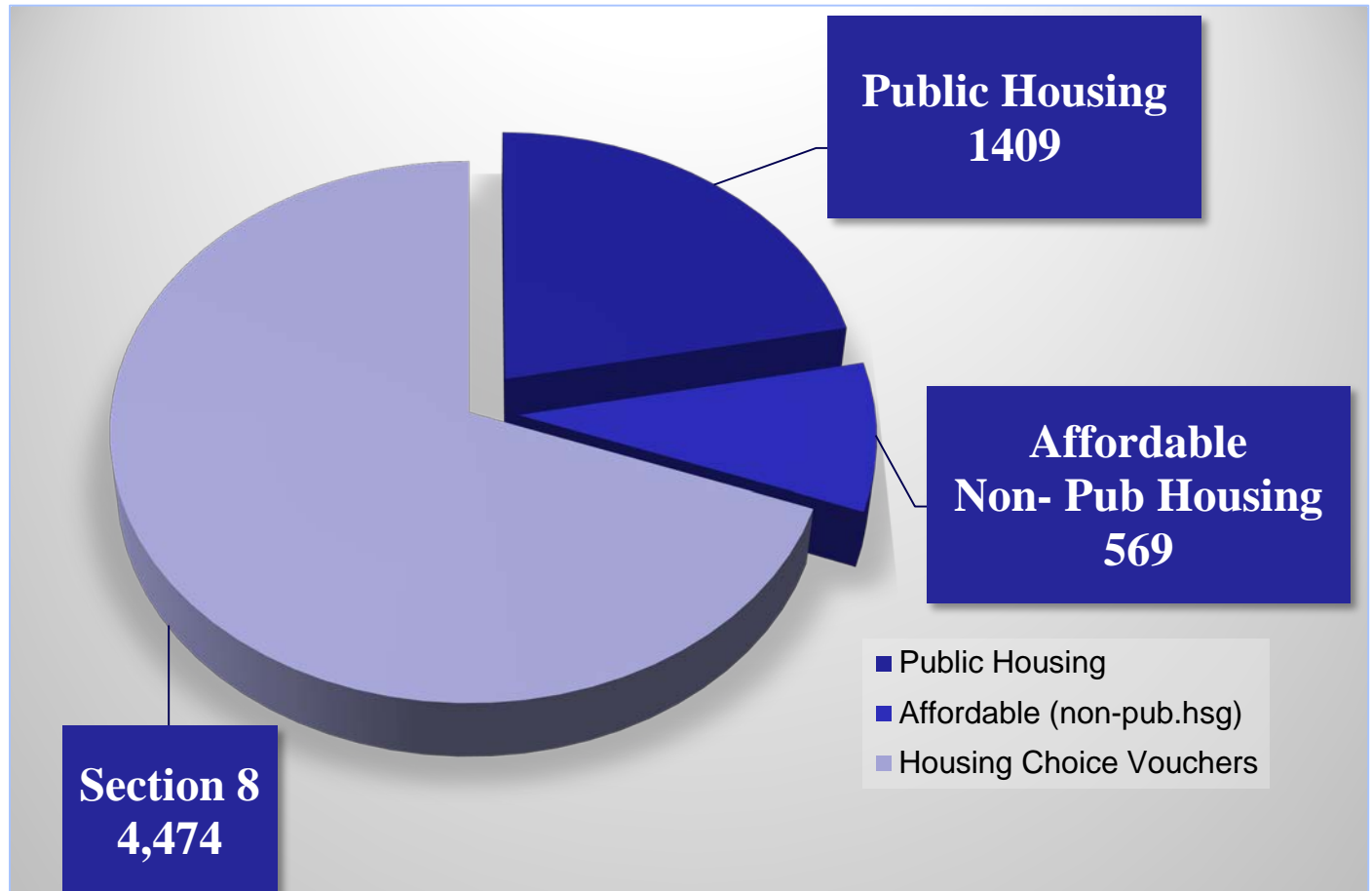
Stephen Smith

- OHA is not a City agency; it is not funded by the City.
- OHA's boundaries mirror Orange County boundaries.

Orlando Housing Authority

| | |
|---|--------------------|
| • Traditional Public Housing Units | 1315 |
| (11 complexes) | |
| • Tax Credit Units | 207 |
| (Incl. 94 Carver Park -Public Hsg./Tax Credit units/; 26 Tax Credit units; 87 Citrus Sq. RAD/Tax Credit units) | |
| • Affordable Units (non-public housing) | <u>456</u> |
| | 1978 |
| • Sec. 8-Housing Choice Vouchers | <u>4,474</u> |
| | Total 6,452 |

Orlando Housing Authority (OHA) Programs



What is Public Housing?

Public Housing **is** a federal program administered by the United States Department of Housing and Urban Development (HUD) to provide placed-based rental housing that is decent, safe and affordable.



What is the Sec. 8/ Housing Choice Voucher Program?

The Section 8/Housing Choice Voucher Program is a Federal program administered by HUD that helps low-income families afford rental housing in the private market.

Orlando Housing Authority

| Income Levels | | |
|---|---------------------------------|----------------------------|
| Income Category | Public Housing Residents | Sec. 8 Participants |
| Extremely Low Income <i>≤ 30% of AMI</i> | 70 % | 72% |
| Very Low Income <i>≤ 50% of AMI</i> | 23 % | 21% |
| Low Income <i>≤ 80% of AMI</i> | 7 % | 7% |

* 2023 Median Income for the Orlando-Kissimmee-Sanford, FL MSA
\$85,700/yr.

Orlando Housing Authority

Waiting Lists

(July 2023)

| <u>Program</u> | <u># Applicants</u> |
|-------------------------|---------------------|
| Public Housing | 11,000 |
| Sec. 8/ Housing Voucher | 14,643 |

Orlando Housing Authority

Special Purpose Vouchers

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

Orlando Housing Authority

Homeless Initiatives

| | |
|---|------------|
| Veterans Affairs Supportive Housing (VASH) Vouchers (Tenant-Based vouchers) | 619 |
| Emergency Housing Vouchers (EHV): (Tenant-Based vouchers) | 154 |
| West Oaks Transitional Program: (Project-Based Vouchers) | 35 |
| Single Room Occupancy Maxwell Terrace: (Project-Based Vouchers) | 100 |



ORLANDO HOUSING AUTHORITY

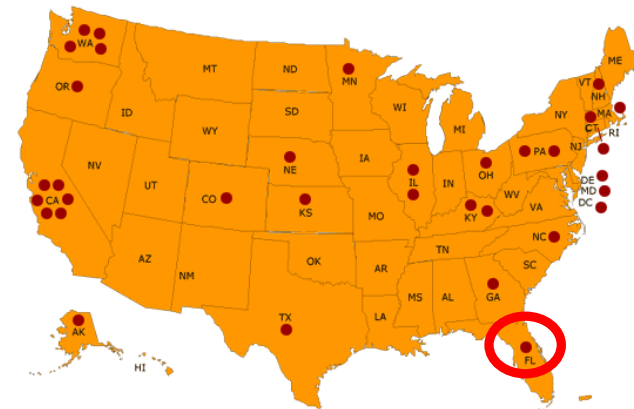
Orlando Housing Authority

A HUD Moving to Work (MTW) Agency

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

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

- ✓ OHA is the one of only **39 legacy MTW** agencies out of 3,000 Housing Authorities nationwide.
- ✓ OHA is the only legacy MTW agency in Florida.



Moving to Work (MTW)

- Is a HUD demonstration program for public housing authorities (PHAs) that promotes efficient use of federal dollars
 - *Cost Effectiveness*
- Encourages employment and educational achievement
 - *Self Sufficiency*
- Expands affordable housing opportunities for low-income families
 - *Housing Choice*

Sanford Housing Authority

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





ORLANDO HOUSING AUTHORITY

Neighborhood Transformations

Hampton Park HOPE VI Development

1997 HUD HOPE VI Grant: \$6.8 million

Former Orange Villa Public Housing Site



Hampton Park HOPE VI Development



Completed 2006

Carver Park HOPE VI Development

2002 HUD HOPE VI Grant: \$18.2 million

Former Carver Court Public Housing Site



Carver Park HOPE VI Development



Completed 2009



ORLANDO HOUSING AUTHORITY

HUD Repositioning

HUD Repositioning

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

Repositioning public housing stock...

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

Orlando Housing Authority Public Housing Repositioning

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



✓ Griffin Pk (1941)
171 Units



✓ Reeves Tr. (1942)
171 Units



✓ Lake Mann (1951)
207 Units



✓ Murchison Tr. (1952)
188 Units



✓ Lorna Doone (1970)
104 Units



✓ Ivey Lane (1971)
181 Units

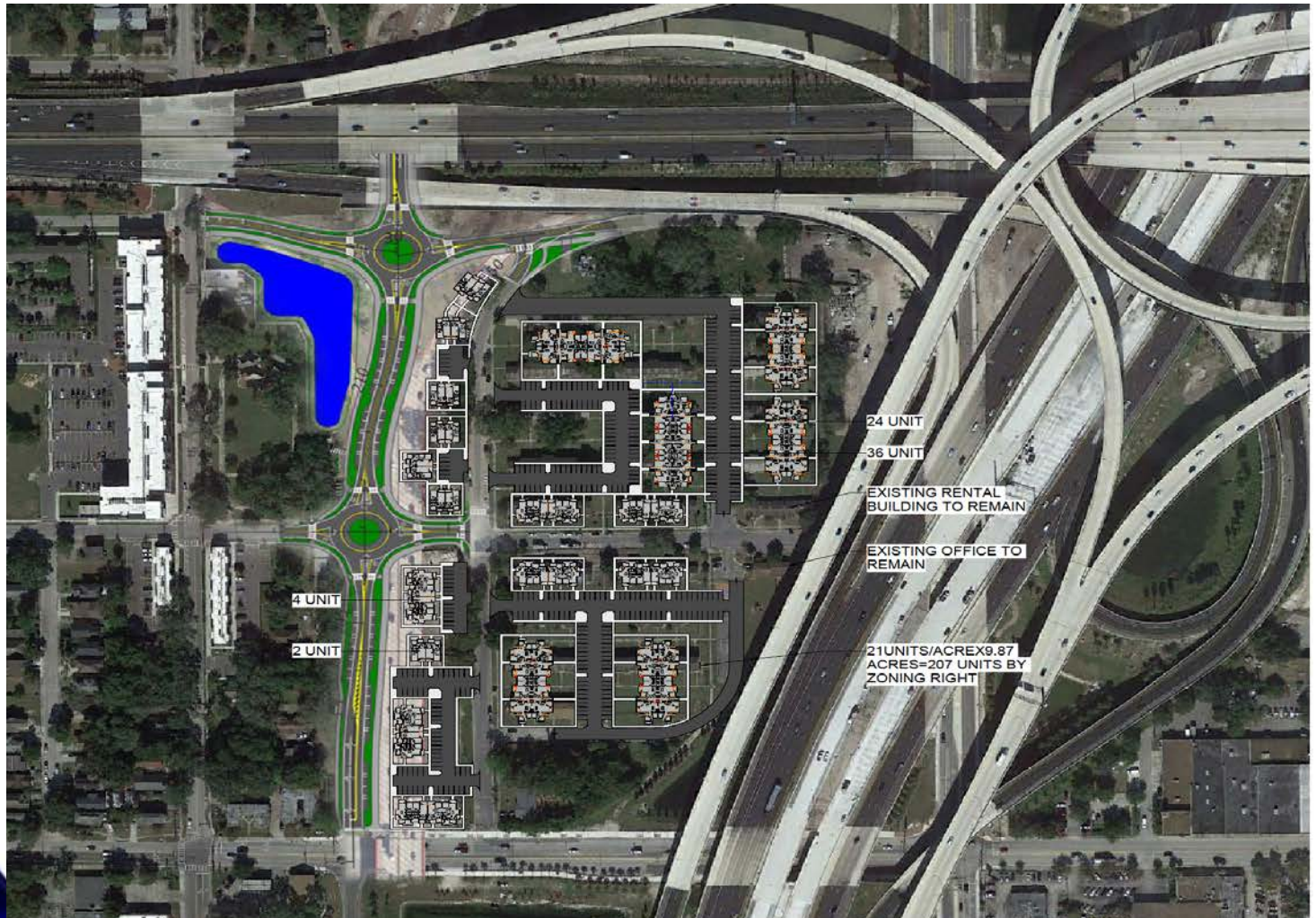
Griffin Park Apartments



Why demolish Griffin Park?

- ✓ Functionally obsolete.
- ✓ Rehabilitation needs exceed available funding.
- ✓ OHA cannot raise the rents to close the funding gap.
- ✓ Interstate I-4, ramps and flyovers impact the livability of the site.

Griffin Park Revised Site Plan Concept



HUD Choice Neighborhoods Planning Grant Application

West Lakes/Lake Mann Neighborhood





HUD Choice Neighborhoods Program



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

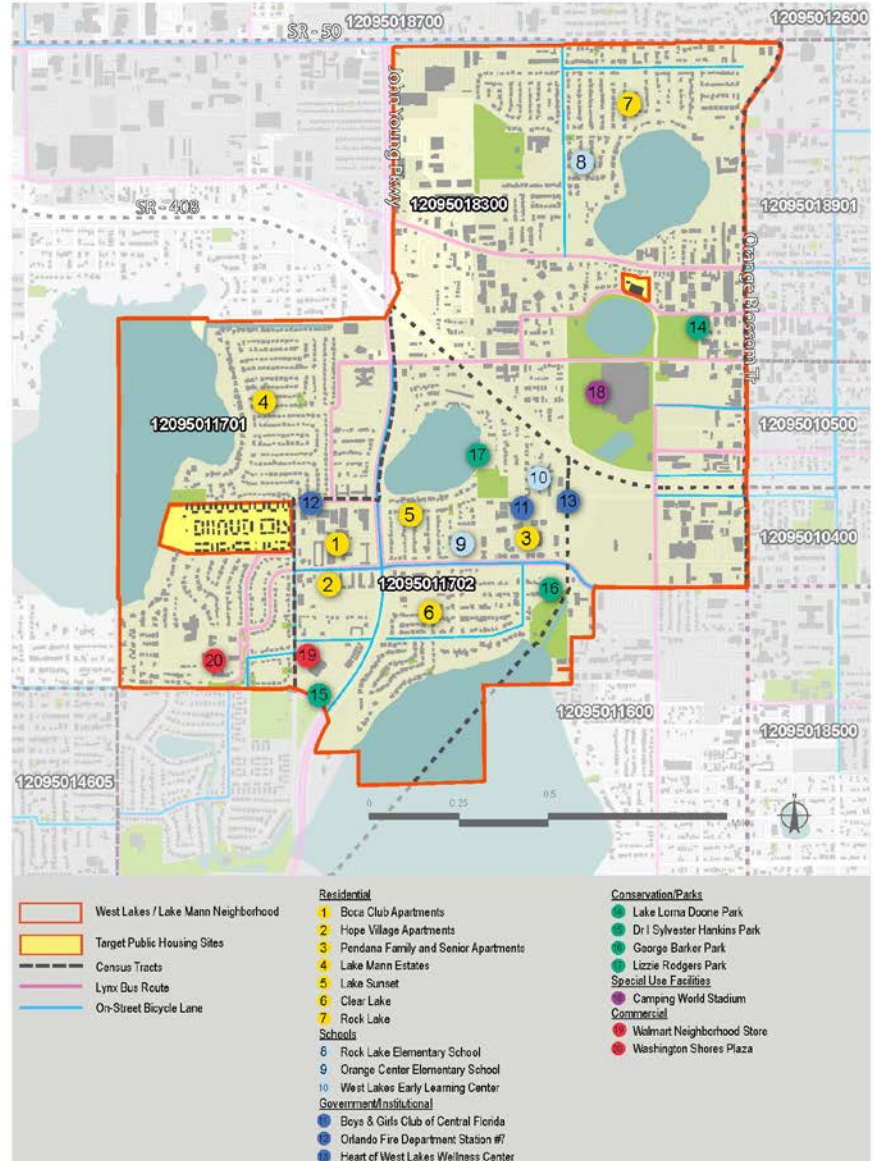
- **Housing:** Transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long term;
- **People:** Support positive outcomes for families in the target development and neighborhood, particularly outcomes related to health,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

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

West Lakes/Lake Mann Neighborhood

Application Submitted: June 5, 2023.

Attachment 20: Neighborhood Map



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



**Lorna Doone
Apartments
Senior Housing**

Built 1970

104 Units/ 0-1 Bdr.

2.5 Acres

**Lake Mann Homes
Family Site**

Built 1951

207 Units/1-5 Bdr.

20+ Acres





ORLANDO HOUSING AUTHORITY

Orlando Housing Authority Future Developments

Carver Park HOPE VI Development Site Plan

**Rental/
Homeownership
(41 lots)**

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



Lake Mann Homes Redevelopment Concept



LAKE MANN REVITALIZATION
TGP PROJECT NO: 09254.00
Orlando Housing Authority

Final Program: Charrette Week
2 October, 2009
Norstar Primerica Development

| | Family Units | | Senior Units | | TOTALS |
|------------------------|--------------|------------|--------------|-----------|------------|
| | 2 BR | 3 BR | 1 BR | Sub Tot | |
| PHA - ACC Proj Bsd Aff | 85 | 80 | 165 | 60 | 225 |
| Market | 0 | 20 | 20 | 0 | 20 |
| TOTAL | 85 | 100 | 185 | 60 | 245 |

LAKE MANN HOPE VI UNIT MATRIX

| | |
|--------------|------------|
| LIHTC/ACC | 112 |
| LIHTC Only | 113 |
| H/O | 20 |
| TOTAL | 245 |

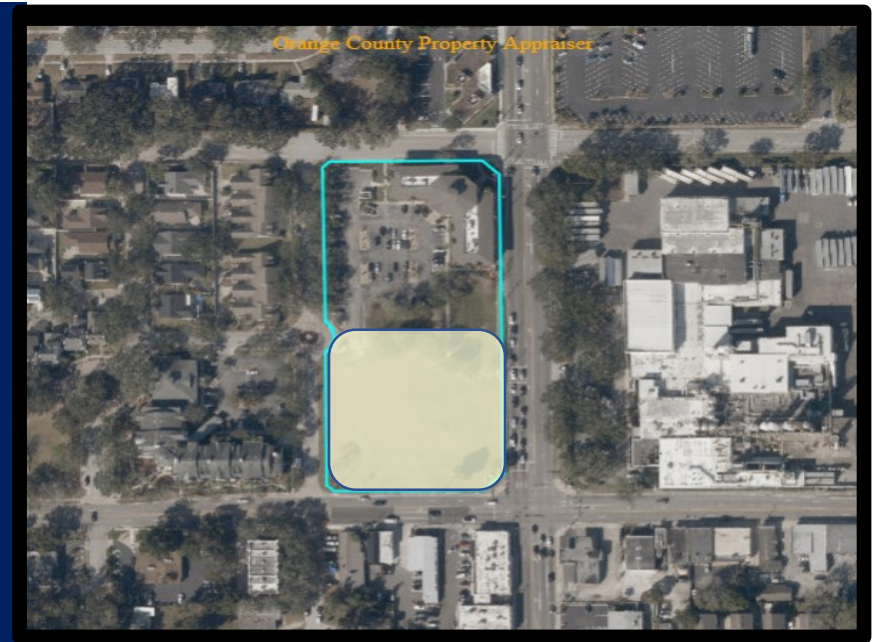
SITE PLAN

Annotated Site Plan

©2009 Torti Gallas and Partners, Inc. | 1100 Spring Street, 6th Floor, Silver Spring, Maryland | 301-591-9111

HAMPTON PARK DEVELOPMENT

THE “MILK DISTRICT”



Vacant parcel adjacent to
OHA Admin. Building
Bumby Ave. and Robinson St.

Mixed-use Commercial /
Mixed-income Residential

JACKSON COURT/ DIVISION OAKS APARTMENTS

DOWNTOWN
ORLANDO



Jackson Court/Division Oaks

58 Senior units/17 Family units

Redevelopment Plan

Residential/Commercial

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



Antioch Manor
3850 W.D. Judge Rd.

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

Vacant Parcel Available for Development

- 24-48 housing units

**ANTIOCH
MANOR
APARTMENTS**



The OHA has plans to develop a 9+acre parcel adjacent to the Marden Meadows site into mixed income housing.



Marden Meadows Apartments Apopka, Florida



Thank You

Vivian Bryant, Esq. President/CEO
Ed Carson, Chair

