



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Legislation Text

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**File #:** 25-851, **Version:** 1

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### Interoffice Memorandum

**DATE:** May 27, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

**CONTACT:** Mitchell Glasser, Manager

**PHONE:** 407-836-5190

**DIVISION:** Housing and Community Development Division

**ACTION REQUESTED:**

Approval of 5 Year PHA ( for All PHAs) and Streamline Annual PHA Plan (High Performer PHAs) PHA Code: FL093 and approval and execution of 1) Certification of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs); and 2) Certifications by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs). (Housing and Community Development Division)

**PROJECT:** 5 Year PHA Plan (for all PHAs) and Streamlined Annual PHA Plan (High Performer PHAs)

**PURPOSE:** The Department of Housing and Urban Development requires all Public Housing Agencies (PHAs) to submit a Five Year PHA (for ALL PHAs) and Streamlined Annual PHA Plan (High Performer PHAs) (Plan). The Plan identifies the housing strategies that will be implemented during the period of October 1, 2025, to September 30, 2026, in accordance with the requirements of the Housing Choice Voucher Program (Section 8 rental assistance), a Resident Advisory Board composed of tenants currently participating in the Section 8 program met to review the Plan on April 11, 2025. The Resident Advisory Board members did not have any objections or concerns regarding the Plan.

A notice soliciting public input was published in the Orlando Sentinel on May 2, 2025. There were no comments received during the 45-day public comment period. Additionally, a public hearing was conducted June 18, 2025, to provide an opportunity for the public to comment on the Plan.

**BUDGET: N/A**

**PUBLIC HEARING NOTICE**  
**HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)**  
**2025 FIVE YEAR AND ANNUAL PLAN**  
**FL093**

In accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA) published by the United States Department of Housing and Urban Development, the Orange County Housing and Community Development Division, hereinafter referenced to as the Division, is conducting a public hearing to solicit comments pertaining to the contents of the Five Year and Annual PHA Plan for the Housing Choice Voucher Program (Section 8). Orange County is required to submit a comprehensive Five Year and Annual PHA Plan that effectively describes the policies and procedures of the Housing Choice Voucher Program.

The Five Year and Annual PHA Plan will include the actions that will occur during the period of October 1, 2024 to September 30, 2025. A public hearing is scheduled for Wednesday, June 18, 2025, at 6:00 p.m. in the Largo Training Room, First Floor, located at 450 E. South Street, Orlando, Florida 32801. The Five Year and Annual PHA Plan is available for public comment from Friday, May 2 to Wednesday, June 18, 2025; and is also available at: <http://www.ocfl.net/NeighborsHousing/RentalAssistance.aspx>

All comments regarding the Five Year and Annual PHA Plan for the Housing Choice Voucher Program (Section 8) should be submitted during the public comment period identified above to Lena Brinson via e-mail at [Lena.Brinson@ocfl.net](mailto:Lena.Brinson@ocfl.net); or Kerleen Claxton@ via e-mail at [Kerleen.Claxton@ocfl.net](mailto:Kerleen.Claxton@ocfl.net)

The Five Year and Annual PHA Plan is also available between the hours of 8:30 a.m. and 3:00 p.m. Monday through Thursday at Orange County, Housing and Community Development Division 525 East South Street, Orlando, FL 32801.



<b>5-Year PHA Plan</b> <b>(for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p><b>PHA Name:</b> Orange County Housing &amp; Community Development <b>PHA Code:</b> FL093</p> <p><b>PHA Plan for Fiscal Year Beginning: (MM/YYYY):</b> 10/2025</p> <p><b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2025-2029</p> <p><b>Plan Submission Type</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> The Five-Year PHA Plan is available to the public for viewing at <a href="http://ocfl.net/NeighborsHousingRentalAssistance.aspx">http://ocfl.net/NeighborsHousingRentalAssistance.aspx</a>. Additionally, the Five-Year PHA Plan is available between the hours of 8:30 am through 3:00 pm, Monday through Thursday at the Orange County Housing and Community Development Division (HCD) located at 525 East South Street, Orlando, FL 32801.</p> <p><input type="checkbox"/> <b>PHA Consortium:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortium</th> <th rowspan="2">Program(s) not in the Consortium</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortium	Program(s) not in the Consortium	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortium	Program(s) not in the Consortium	No. of Units in Each Program							
		PH	HCV												
<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>														
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Orange County Housing and Community Development Division (HCD) is to create and maintain a viable urban community by providing affordable housing opportunities, neighborhood improvements, human services and expanded economic opportunities principally for low and moderate-income residents of Orange County.</p>														
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p><b>Goal 1:</b> Execute the availability of decent, safe, and affordable housing for extremely low-, very low-, and low-income families. <b>Objectives:</b> 1. Migration from Housing Quality Inspections (HQS) to National Standards for the Physical Inspection of Real Estate (NSPIRE) 2. Implementation of Housing Opportunity Through Modernization Act (HOTMA) 3. Continued execution of Small Area Fair Market Rents (SAFMR) 4. 90% annual utilization of HOME Tenant Base Rental Assistance (TBRA). Mainstream, Veteran Affairs Supportive Housing (VASH) 5. Continued execution of Emergency Housing Vouchers (EHV) and HOME-American Rescue Plan (HOME-ARP) through projected expiration of programs in 2030 <b>Goal 2:</b> Maintain high standards in the management of all program components <b>Objectives:</b> 1. Maintain annual standard requirements for all applicable Section Eight Management Assessment Program (SEMAP) indicators 2. Maintain annual SEMAP rating as "High Performer" PHA</p>														
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>93% of HOME Tenant Base Rental Assistance (TBRA), 92% of the Mainstream vouchers, 91% of the Veteran Affairs Supportive Housing (VASH) vouchers, 86% of the Emergency Housing Vouchers (EHV) due to the vouchers of participants ending their participation cannot be reissued, and 45% of the newly acquired HOME-American Rescue Plan (HOME-ARP) have been issued and/or leased. All new inspection indicators were met on SEMAP due to successful completion of the new unit inspections. Additionally, the annual lease up rate was successfully met and all indicators were received on SEMAP. An updated landlord briefing/seminar was implemented which enable landlords acquire information in person and virtually. New partnerships with shelters and community resource centers were formed with the implementation of the EHV and HOME-ARP programs. Increased participation rate for the Family Self-Sufficiency Program (FSS). Maintained annual standard requirements for all applicable Section Eight Management Assessment Program (SEMAP) indicators achieving "High Performer" scoring for the PHA.</p>														



B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><b>Orange County HCD is committed to ensuring the enforcement of the amended Violence Against Women Act (VAWA) Act of 2022 in adherence to Sections 602 and 603 and its provision to the Fair Housing Act. The PHA has incorporated VAWA Regulations into its Administrative Plan which outlines program policies relative to admission and continuation of program participation and termination processes.</b></p>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>Orange County HCD has no significant amendments or modifications to the 5-Year Plan.</b></p>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p><b>Public meeting is scheduled for June 18, 2025. If challenges exist, this will be updated to reflect those challenges.</b></p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p><b>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</b></p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Form identification:** FL093-Orange County Housing & Community Development form HUD-50075-5Y (Form ID - 3225) printed by Lena Brinson in HUD Secure Systems/Public Housing Portal at 04/21/2025 11:35AM EST

BCC Mtg. Date: July 1, 2025

<b>Streamlined Annual PHA Plan (High Performer PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form IUUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

#### Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p>PHA Name: <u>Orange County Housing &amp; Community Development</u>      PHA Code: <u>FL093</u></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM YYYY): <u>10/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>0</u>      Number of Housing Choice Vouchers (HCVs) <u>1358</u></p> <p>Total Combined <u>1358</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> The Annual PHA Plan is available to the public for viewing at <a href="http://ocfl.net/NeighborsHousing/RentalAssistance.aspx">http://ocfl.net/NeighborsHousing/RentalAssistance.aspx</a>. Additionally, the Annual PHA Plans is available between the hours of 8:30 am through 3:00 pm, Monday through Thursday at the Orange County Housing and Community Development Division (HCD) located at 525 East South Street, Orlando, FL 32801.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th data-bbox="180 1745 483 1801" rowspan="2">Participating PHAs</th> <th data-bbox="483 1745 618 1801" rowspan="2">PHA Code</th> <th data-bbox="618 1745 922 1801" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="922 1745 1239 1801" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1239 1745 1507 1772">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1239 1772 1373 1801">PH</th> <th data-bbox="1373 1772 1507 1801">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="180 1801 483 1843"> </td> <td data-bbox="483 1801 618 1843"> </td> <td data-bbox="618 1801 922 1843"> </td> <td data-bbox="922 1801 1239 1843"> </td> <td data-bbox="1239 1801 1373 1843"> </td> <td data-bbox="1373 1801 1507 1843"> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
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<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b>  (a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b>  (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.  <b>Orange County HCD continued to execute, in phases, the implemented changes for the Subsidized Rental Assistance Housing Choice Voucher (HCV) Programs such as National Standards for the Physical Inspection of Real Estate (NSPIRE), addressing how inspections will be conducted; Housing Opportunity Through Modernization Act (HOTMA), addressing calculations, allowances, and deductions. The PHA was deemed Small Area Fair Market Rents (SAFMR), addressing payment standards for concentrated areas. Orange County HCD received "High Performer" on Section Eight Management Assessment Program (SEMAP) indicators. To continue providing high quality performance, the PHA furthers implementation of the Assistance Connect program which will allow applicants, participants, and landlords the convenience of working with staff online. Currently, there are 256 applicants on the waiting list. Also, there are 45 active participants enrolled in the Family Self-Sufficiency (FSS) Program. Lastly, 93% of HOME Tenant Base Rental Assistance (TBRA), 92% of the Mainstream vouchers, 91% of the Veteran Affairs Supportive Housing (VASH) vouchers, 86% of the Emergency Housing Vouchers (EHV) due to the vouchers of participants ending their participation cannot be reissued; and 45% of the newly acquired HOME-American Rescue Plan (HOME-ARP) have been issued and/or leased.</b></p>
<b>B.4.</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.  <b>Orange County HCD does not have the Capital Improvement component as our agency is a Section 8 only PHA.</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>

<b>C.1</b>	<b>Resident Advisory Board (RAB) Comments.</b> (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
<b>C.2</b>	<b>Certification by State or Local Officials.</b> <u>Form HUD-50077-SL</u> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.3</b>	<b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b> Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements. <b>Public meeting is scheduled for June 18, 2025. If challenges exist, this will be updated to reflect those challenges.</b>
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<b>Affirmatively Furthering Fair Housing.</b> Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal: Orange County PHA is not required to submit an AFH; however, it will fulfill the requirements at 24 CFR 8 903.7 and to affirmatively further fair housing.**

*Describe fair housing strategies and actions to achieve the goal*

**Orange County HCD will fulfill the requirements at 24 CFR 8 903.7 and to affirmatively further fair housing.**

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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**Form identification:** FL093-Orange County Housing & Community Development Form HUD-50075-HP (Form ID - 4232) printed by Lena Brinson in HUD Secure Systems/Public Housing Portal at 04/21/2025 11:15AM EST

<b>Certification of Compliance with PHA Plan and Related Regulations</b> <b>(Standard, Troubled, HCV-Only, and High Performer PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing <b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10 2025, in connection with the submission of the Plan and implementation thereof:*

1. 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 (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, 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)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The 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.

12. The 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 135.

13. The 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.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the 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.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.



20. The 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 regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA 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 PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

## Orange County Housing & Community Development

**FL093**



PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2025

☐ 5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

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 Executive Director <b>MR Mitchell L. Glasser</b>	Name Board Chairman <b>for Mayor Jerry L. Demings</b>
Signature  Date <b>5/27/2025</b>	Signature  Date <b>8 July 2025</b>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** FL093-Orange County Housing & Community Development form HUD-50077-ST-HCV-HP (Form ID - 1225) for CY 2025 printed by Lena Brinson in HUD Secure Systems/Public Housing Portal at 04/18/2025 04:39PM EST

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

**U.S. Department of Housing and Urban  
Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 03/31/2024**

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Jerry L. Demings, the Orange County Mayor certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the FL093 - Orange County Housing & Community Development is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Mayor of Orange County pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Annual Plan is consistent with Orange County 2022 - 2026 Consolidated Plan Section AP-55 Affordable Housing 91.215(a)(2)(a)(4)(c)(1.2) which identifies the priorities Affordable Housing for extremely low, low and moderate - income households. The plan also outlines goals, objectives, and resources to address the need for affordable housing in Orange County.

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: <u>for Jerry L. Demings</u>	Title: <b>Orange County Mayor</b>
Signature: <u>B. J. Demings</u>	Date: <u>8 July 2025</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** *FL093-Orange County Housing & Community Development form HUD-50077-SL (Form ID - 4190) printed by Lena Brinson in HUD Secure Systems/Public Housing Portal at 04/21/2025 11:49AM EST*



<b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing OMB No. 2577-0226 <b>Expires 03/31/2024</b>
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**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Jerry L. Demings, the Orange County Mayor certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the FL093 - Orange County Housing & Community Development is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Mayor of Orange County pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

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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: <u>for Jerry L. Demings</u>	Title: <b>Orange County Mayor</b>
Signature: <u>Byunna Brink</u>	Date: <u>8 July 2025</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** *FL093-Orange County Housing & Community Development form HUD-50077-SL (Form ID - 4190) printed by Lena Brinson in HUD Secure Systems/Public Housing Portal at 04/18/2025 04:39PM EST*