

ATTACHMENT 1
EXECUTIVE SUMMARY OF THE ORLANDO HOUSING AUTHORITY
MOVING TO WORK (MTW) DEMONSTRATION PROGRAM

The Moving to Work (MTW) Program Demonstration is a ten-year program that allows housing authorities, with the approval of the United States Department of Housing and Urban Development (HUD), implement incentives that are normally not allowed. The incentives must encourage low income persons to become self sufficient. In the Orlando Housing Authority MTW proposal, elderly and disabled households are exempt from participation in the MTW program.

The MTW approach allows more flexibility for housing authorities to address the specific needs of the community. The MTW program is budget neutral. Housing authorities may consolidate all of its funding into a block grant. It also allows housing authorities to vary HUD rules to meet the needs of the community. For example, Housing Authorities cannot participate in transitional housing programs to provide temporary housing for homeless individuals. MTW agencies are able to vary HUD rules and provide temporary housing. OHA's MTW goals, objectives and activities relate to the three purposes established by HUD: (A) increase cost effectiveness, (B) increase self sufficiency and (C) increase housing choices for low-income families.

A summary of the major proposals are indicated below:

1. Minimum Rent/Self-Sufficiency Resource Center. Increase the minimum rent for all Orlando Housing Authority public housing and Housing Choice Voucher (HCV) Program Participants from \$50 per month to \$225 per month. Households that are not able to pay the minimum rent must participate in the Housing Authority Resource Program that will be located at the Ivey Lane Homes Development. In that Program, Clients will develop an action plan that will lead to self sufficiency. For example, they may attend GED classes, receive additional training, etc. A Job Recruiter will find jobs for which the clients are qualified and provide follow up. Nontraditional childcare and nontraditional transportation will be provided, i.e., from 6 p.m. to 6 a.m. for clients who must work nights. Elderly and disabled households do not have to participate in this program. They will continue to pay thirty percent of their adjusted income toward housing.
2. Three-Year Reexamination of Income for Elderly/Disabled Persons. Public Housing and HCV participants pay thirty percent of their adjusted income toward housing. All public housing and HCV participants must annually meet with OHA staff to determine the amount of rent they must pay. The income of elderly and disabled households usually changes because of increases in Social Security and SSI. In the MTW proposal, elderly/disabled households must meet with OHA staff every three years. There will be annual adjustments for cost of living.
3. Combine Public Housing and HCV Program Processes and Funds. Currently, the public housing and the HCV program are operated separately. The funding from HUD is also separate. Many of the processes are the same. For example, the following activities must be done annually: re-examination of client's income, inspection of dwelling units, interim changes of household composition, etc. The MTW proposal will allow OHA to combine the programs and more efficiently operate both programs.
4. Foreclosure Prevention Program. Currently, OHA cannot assist homeowners who are facing foreclosure. The MTW proposal will allow OHA to cooperate with the City of Orlando and Orange County to provide a Housing Choice Program Voucher for a maximum of six months to avoid foreclosure.
5. Transitional Housing for Homeless Individuals. Housing Authorities cannot participate in transitional housing programs to provide temporary housing for homeless individuals. MTW agencies are able to vary HUD rules and provide temporary housing.

The chart below summarizes the activities OHA will implement to achieve the goals of the program. Below, is a detail summary of the Orlando Housing Authority MTW initiatives that will be implemented in the first year.

<u>GOAL</u>	<u>OBJECTIVE</u>	<u>ACTIVITY</u>	<u>STATUTORY PURPOSE</u> A. COST-EFFECTIVENESS B. SELF-SUFFICIENCY C. HOUSING CHOICE
1. Phase in implementation of a self-sufficiency rent floor for households with non-elderly, non-disabled adults, with hardship exceptions linked to self-sufficiency activities	<p>Reduce staff time needed to calculate rents and conduct recertifications</p> <p>Eliminate or reduce disincentives to working and to reporting income</p> <p>Support full OHA participation of all household members and family reunification</p>	<p>Initial year: implement for new family public housing admissions and at two sites, Ivey Lane and Citrus Square</p> <p>Phase in over three years for public housing and in the fourth year for the voucher program, with adjustments as warranted by experience and analysis</p> <p>Include hardship exemption process sensitive to economic conditions, with required participation of hardship exemption households in self-sufficiency activities</p>	A, B
2. Streamline the rent calculation and recertification process in the public housing and voucher programs	<p>Reduce staff time needed to calculate rents and conduct recertifications</p>	<p>Recertify elderly/disabled every three years, with annual adjustments for fixed-income program cost of living increases</p> <p>Disregard first \$25,000 in assets</p> <p>Eliminate written third-party verifications except on a limited audit basis</p>	A
3. Consolidate public housing and voucher	<p>Reduce staff time resulting from different</p>	<p>Use Housing Quality Standards as inspection</p>	A

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requirements	recertification processes and inspection requirements	<p>standard for both programs, if possible without losing Capital Fund bonus for PHAS high performers</p> <p>Use inspection and recertification schedules for both programs based on geographic location, rather than date of initial receipt of assistance</p>	
4. Provide comprehensive OHA 1-stop self-sufficiency resource center	<p>Provide for more focused and greatly expanded self-sufficiency support</p> <p>Help residents prepare and be able to compete for employment</p> <p>Link residents to jobs through expanded information and referral and casework efforts</p> <p>Help residents access employment, by making child care available during non-traditional hours and by facilitating transportation</p> <p>Provide space and assistance for business development training (longer-term)</p>	<p>Refurbish building as needed and operate the center</p> <p>Hire a recruiter, assisted by counselors, to assist with overcoming employment barriers and job placement and facilitating use of local services</p> <p>Offer job-readiness services including linkages with basic education resources</p> <p>Complete specific arrangements with childcare providers</p> <p>Develop partnership with Central Florida Regional Transportation Authority (LYNX) to provide off-hour transportation to major job sites, particularly where not centrally located</p> <p>Improve coordination with and among service providers</p>	B

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		<p>Bring in additional services from current partners</p> <p>Develop specific linkages and programs with large employers</p> <p>Require families with hardship exemptions from rent floor to participate in self-sufficiency activities</p>	<p>A. COST-EFFECTIVENESS B. SELF-SUFFICIENCY C. HOUSING CHOICE</p>
5. Provide interim assistance and counseling to households threatened with foreclosure	Prevent foreclosures	<p>In coordination with the City of Orlando's foreclosure prevention efforts, provide approximately 50 interim vouchers, generally for up to six months, to newly unemployed or other homeowners facing temporary hardship and threatened with foreclosure</p> <p>Expand successful OHA counseling programs to homeowners who will receive interim voucher assistance</p>	B, C
6. Partner with Central Florida Commission on Homelessness to provide homeless/transitional housing facility	Provide housing and supportive services as transitional assistance for homeless households	Use public housing ACC authority to provide operating subsidy for approximately 50 1-bedroom units at West Oaks development; Commission to provide counseling and supportive	B, C

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		services.		
7.	Use project-based vouchers and other resources to develop City-donated property for low-income elderly housing	Provide new, well-located additional housing for elderly; provide relocation resource to an improved housing location	Commit approximately 45 project-based vouchers and leverage low-income housing tax credits or other resources to produce approximately a 95-unit development with net additional new units	C
8.	Use vouchers to facilitate assisted living	Meet assisted living needs of low-income elderly households	Allow voucher-holders to pay more than 40% of their incomes for "rent", in combination with Medicaid waivers, to access assisted living services	C
9.	Take advantage of reduced real estate prices to add to OHA's low-income housing inventory	Provide additional project-based housing choices for low-income Orlando residents	As opportunities present themselves, use public housing ACC authority, project-based vouchers or MTW seed money to acquire and operate additional low-income housing	C
10.	Take every reasonable step to complete the greening of OHA	Reduce utility bills for OHA and residents; produce healthier living environment	Work with Enterprise Community Partners to identify remaining steps Address remaining mold issues Conduct resident training and other identified activities	A, B, C
11.	Provide for effective evaluation of MTW initiatives	Assure timely improvements in MTW activities	Receive annual evaluation and recommendations from University of Central Florida	A, B, C

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		Promptly implement recommendations as appropriate	