

MTW Activity 6: Partner with the Wayne Densch Center, Inc. and other OHA approved housing support services agencies to provide transitional housing units with supportive services at the West Oaks Apartments for formerly homeless households and households in imminent danger of becoming homeless, who are under case management, using up to 50 project-based Section 8 vouchers.”

<u>OHA Implementation Steps</u>	<u>Timetable</u>	<u>Status and Year 2 Expectation</u>
Execute MOU with services provider, specifying responsibilities of OHA and the services provider.	6/30/12	The MOU has been drafted/discussed with the expected provider, Wayne Densch Center. It will serve as a model for other agreements.
Arrange for subordination of current lien to provide for public housing Declaration of Trust in first position.	1/31/12	OHA has provided the loan servicer, Wells Fargo, requested information regarding its plans for West Oaks. Wells Fargo has procured Velocity Consulting to perform a physical needs assessment, which was completed in November 2011.
Negotiate with Fannie Mae and Wells Fargo for placement of ACC authority and Declaration of Trust in first position.	3/31/12	Initial discussions with Fannie Mae suggest that it may not allow ACC units to be placed at West Oaks. As an alternative, OHA will submit an amendment to the MTW Plan for Year 2 requesting approval of a waiver of regulations to project-base 50 Section 8 vouchers at West Oaks.
Submit a request to the HUD MTW Office for approval to Amend OHA’s MTW Year 2 Plan to secure necessary waivers of regulations to Project-Base 50 Section 8 Vouchers at West Oaks.	6/15/12	Request to amend OHA’s MTW Plan for Year 2 submitted to the HUD MTW Office.
Secure HUD approval to Project-Base 50 Section 8 Vouchers at West Oaks.	7/31/12	HUD approval of MTW Plan amendment secured.
Implement MOU’s with approved housing support service agencies to provide screening, referral, case management and other support services for up to 50 homeless households.	9/30/12	House a minimum of 5 homeless households referred by the Wayne Densch Center and other OHA approved housing support services agencies.

Metrics	Baseline (FY'09 from Year One Plan)	Benchmarks	Data Collection/Analysis Methods	Preliminary comments; may be discussed further in Annual Report
Admission rates for the households	Number of transitional units for the homeless currently provided by OHA: 0	Complete the conversion of 50 units to Project-Based Section 8 Vouchers and have supportive services in place to serve up to 50 households over 5 years, serving at least 5 by 9/30/12.	Will be tracked by OHA (housing) or the referring case management agencies (services)	
Number of working adults Average household earnings	Number of assisted households that obtain employment and/or increased earnings: 0	At least 80% of households obtain employment and/or increase earnings prior to termination of housing assistance.	Will be collected by certification and recertification data.	
			OHA will require that households report housing and employment/earnings status for two years after the transitional housing period (service provider will track/monitor these items). OHA will track and report on the impact of the initiative on housing maintenance costs, administrative costs the amount of revenue generated, and occupancy.	

Implementation of this initiative was originally to be coordinated with and through the Orlando Commission on Homelessness, which is currently inactive. Instead, Orlando Housing Authority will partner with the Wayne Densch Center Inc. and other OHA approved housing support services agencies to implement this initiative. The initiative will serve formerly homeless persons and households in imminent danger of becoming homeless, who are under case management, providing transitional housing for up to 18 months, with ongoing case management, one-on-one counseling, and other health and social services being provided or arranged by the referring housing support services agency. The goal will be to increase self-sufficiency and employability skills of clients receiving transitional housing assistance. The one-bedroom apartment units will be at the West Oaks Apartments complex. It is anticipated that a minimum of five households will be housed at West Oaks by 9/30/12 and that up to 50 households will be housed over a period of five years. No major rehabilitation will be required in conjunction with providing these units. OHA will need to project-base 50 Section 8 vouchers in order to make implementation of this initiative financially feasible. OHA's original plan to implement this initiative by securing Annual Contribution Contract authority for "floating" public housing units at West Oaks is no longer a viable option because of objections raised by the bond-holder, Fannie Mae or their assignee.