

HUD 50075-5Y Form Submission Attachment:
Housing Authority of the City of Daytona Beach (FL-007)

B. 5-Year Plan,

B1. Mission:

The Housing Authority of the City of Daytona Beach is dedicated to providing assistance for affordable, attractive and safe housing to extremely low, very low, low, and moderate-income families and self-sufficient opportunities for its residents.

B2. Goals and Objectives:

Goal #1 Improve customer service delivery by enhancing operational efficiency, coordinating with community providers, and improving facilities.

Goal #2 Investigate redevelopment alternatives, identify professional support, and quantify sources of funding.

Goal #3 The Housing Authority of the City of Daytona Beach is updating its HCV Homeownership Plan to increase access to homeownership.

Goal #4 The Housing Authority of the City of Daytona Beach will continue to strive to provide its staff with initiative and customer driven attitudes by team spirit, flexibility in meeting job responsibilities, and personal career goals.

Goal #5 The Housing Authority of the City of Daytona Beach will increase opportunities for the residents to become self-sufficient.

B3. Progress Report

The HACDB has continued to provide affordable housing for extremely low- and low-income families through the HCV and public housing program. We have also administered a VASH program and most recently received an allocation of 60 Mainstream vouchers.

Substantial investment has been made in the Neighborhood Network Centers, which also support ROSS and FSS programs so that they are more easily available to the community.

Goal #1

Improve customer service delivery by enhancing operational efficiency; coordinating with community providers; and improving facilities.

The Housing Authority of the City of Daytona Beach (HACDB) continues to meet its objective under this goal and the pursuit is an ongoing process. The Board of

Commissioners has approved the submission of RAD applications. HUD has issued CHAPS which cover the entire portfolio. The repositioning of the properties will improve the facilities and property operations.

A number of efficiencies impacting customer service have been achieved. They include an upgrade in software to the Yardi systems; this permits a better level of reporting and improvements in the management of contracts and accounts payable.

A Director of Community Engagements and Partnerships was hired to ensure that our grant programs are administered effectively. All communities now have duly elected resident counsels and staff which support them. Residents have attended state and national level trainings. HACDB has numerous MOUs with community partners whom directly serve the areas that we have jurisdiction in.

Goal #2

Investigate redevelopment alternatives, identify professional support, and quantify sources of funding.

HACDB has entered into agreement with BGC as its development partners. We are pursuing a PHA Conduit Bond issuance as well as FHA and other typical sources of funding for RAD projects. We have also contracted with CVR to provide RAD support in areas not available via our development partner. HACDB will explore all alternatives including any repositioning of public housing or assisted housing, RAD, Section 18, Section 22, Project-based Vouchers, Streamlining Voluntary Conversion, Streamlining for Small PHAs, Disposition, Demolition, Rehabilitation, LIHTC and any other currently available or other methods that become available in the future.

The HACDB will also continue to explore and initiate changes in the delivery of special housing through designated housing (elderly only, elderly/disabled, special needs programs, VASH, FUP, PBV, etc.)

Goal #3

The Housing Authority of the City of Daytona Beach has developed 5 scattered site housing units with the preference for homeownership.

The City of Daytona Beach has agreed to refund \$89,000 in PILOT funds to support the construction of a single-family home to be sold to a low-income household as a pilot project.

Goal #4

The Housing Authority of the City of Daytona Beach will strive to provide its staff with initiative and customer driven attitudes by team spirit, flexibility in meeting job responsibilities, and personal career goals.

More than \$70,000 was expended in staff training, job descriptions were updated, an

HR Generalist hired, insurance improved and many options for promotion and learning applied.

Goal #5

The Housing Authority of the City of Daytona Beach will increase opportunities for the residents to become self-sufficient.

The Neighborhood Network Centers (NNC) were fully remodeled with state-of-the-art computers, large screen monitors and other technology. Twenty-one residents received free WIFI for one year. The Center has become a meeting place for Resident Council Meetings, Resident Council Officer Offices, parent groups and a host of other events and programs are offered through the center's services.

The HACDB and the NNC have expanded services and job opportunities to its residents through its ROSS and FSS programs, resident education, resident engagement, computer literacy and youth programs such as: after-school tutoring, summer food program, Girls on the Run mentoring programs and summer enrichment activities.

Additional Updates for 5-year plan progress report

The HACDB experienced a change in leadership. This change began in 2016 and resulted in an interim Executive Director in 2018 and finally in a new CEO in October 2018. These changes may have impacted the activity related to the five-year plan. Below is the response to the following items that were in the 2015 five-year plan:

The HACDB plans to apply for a HOPE VI and/or Neighborhood Choice Grants in the plan year.

The HACDB did not pursue this application.

The HACDB may also engage in mixed financing development activities for affordable housing during the plan year. This may require the HACDB to acquire land for site acquisition and may or may not involve the demolition or disposition of some or all the development listed below.

This activity did not occur.

HA has received approval to designate the Maley Apartments for the elderly and disabled.

HACDB did submit requests for extension of this designation and received HUD approval through 2020.

HA will submit a renewal application to continue the designation at the

Windsor Apartments.

HACDB did submit requests for extension of this designation and received HUD approval through 2020.

HA may submit an application to convert the Northwood II Community to Project Based Vouchers.

This activity did not occur

HA has acquired land near the Northwood Village development and will build 27 additional public housing units. The funds used will include RHF, CFP, and Authority resources.

The HACDB built 28 units referred to as Northwood II.

HA is considering a long range plan to re-invigorate and redevelop all the public housing stock within the community: Palmetto Park, Windsor Apartments, Caroline Village, Maley Apartments, Northwood Village, Walnut and Oak Apartments.

See attached Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

HACDB submitted RAD applications in 2019 and received two CHAPS. Project repositioning is commencing, with an MDA to be executed with a developer partner in April 2020

None of the demolition activity reported in the 2015 Five-Year Plan occurred that was listed in Section 7 below:

Demolition/Disposition Activity Description
1a. Development name: Palmetto Park 1b. Development (project) number: FL 007-6
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (07/01/2015)
5. Number of units affected: 100
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 6/30/2017

Demolition/Disposition Activity Description	
1a. Development name: Palmetto Park	
1b. Development (project) number: FL 007-6	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (07/01/2015)	
5. Number of units affected: 100	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 10/01/2015	
b. Projected end date of activity: 06/30/2017	

Demolition/Disposition Activity Description	
1a. Development name: Palmetto Park	
1b. Development (project) number: FL 007-7	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (07/01/2015)	
5. Number of units affected: 30	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 10/01/2015	
b. Projected end date of activity: 06/30/2017	

Demolition/Disposition Activity Description	
1a. Development name:	Palmetto Park
1b. Development (project) number:	FL 007-7
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/2015)</u>
5. Number of units affected:	30
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Windsor Apartments
1b. Development (project) number:	FL 007-8
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/2015)</u>
5. Number of units affected:	150
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Windsor Apartments
1b. Development (project) number:	FL 007-8
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/2015)</u>
5. Number of units affected:	150
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Caroline Village
1b. Development (project) number:	FL 007-10
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/2015)</u>
5. Number of units affected:	100
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Caroline Village
1b. Development (project) number:	FL 007-10
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/2015)</u>
5. Number of units affected:	100
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Maley Apartments
1b. Development (project) number:	FL 007-11
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/2015)</u>
5. Number of units affected:	150
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Maley Apartments
1b. Development (project) number:	FL 007-11
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/2015)</u>
5. Number of units affected:	150
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Northwood, Walnut & Oak Apartments
1b. Development (project) number:	FL 007-15
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/2015)</u>
5. Number of units affected:	77
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Northwood, Walnut & Oak Apartments
1b. Development (project) number:	FL 007-15
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(07/01/2015)
5. Number of units affected:	77
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

Demolition/Disposition Activity Description	
1a. Development name:	Northwood II Apartments
1b. Development (project) number:	FL 007-20
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(07/01/2015)
5. Number of units affected:	77
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/01/2015 b. Projected end date of activity: 06/30/2017

B4. Violence Against Women Act (VAWA) Goals:

The Housing Authority of the City of Daytona Beach VAWA Policy has the following principal goals and objectives:

Maintaining compliance with all applicable legal requirements imposed by VAWA 2013;

Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the Housing Authority of the City of Daytona Beach;

Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault, or stalking;

Creating and maintaining collaborative arrangements between the Housing Authority of the City of Daytona Beach, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence, sexual assault, or stalking, who are assisted by the Housing Authority of the City of Daytona Beach; and taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault, or stalking, affecting individuals assisted by the Housing Authority of the City of Daytona Beach.

B5. Significant Amendment of Modification:

As part of the Rental Assistance Demonstration (RAD), The Housing Authority of the City of Daytona Beach is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
 - b) Changes to the Capital Fund and Operating Subsidy Budget produced as a result of each approved RAD
 - c) Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
 - d) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
 - e) Changes to the financing structure for each approved RAD conversion.
- Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities, not described in the RAD application and subsequent CHAPS issued by HUD.

Criteria for defining “Significant Amendment or Modification” to the Capital Fund Program (CFP) 5-year Action Plan

- Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposals, not included in the HADCB, RAD CHAP’s will be considered significant amendments to the CFP 5-year Action Plan.
- Additions of non-emergency work items not included in the current CFP Annual Statement of CFP 5-Year Action Plan that exceeds \$20,000.

Exceptions

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.

- Changes under the above definitions which are funded by source other than federal funds will not require Plan amendment or modification.

The PHA must submit its Deconcentration Policy for Field Office review.

B6. Resident Advisory Board (RAB) Comments:

The HACDB did receive comments on the PHA Plan from the Resident Advisory Board. These comments are attached. We discussed their comments and answered questions. A PowerPoint presentation was prepared and a special meeting scheduled.

Public Hearing was held through the ZOOM platform residents and public were invited however no residents or public attended. Meeting Notice and Notes are attached.

B7.Certification by State or Local Officials:

See attached FORM HUD 50077-SL