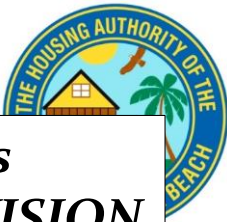


Annual PHA Plan (Standard PHAs or Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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*That is
THE VISION*

*And this is
THE PLAN*

2018

~~Housing Authority of the City~~

~~We are making a statement about who we are as the Daytona Beach Housing Authority and laying out the path to create and sustain dynamic communities where people thrive.~~



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Agency Plan Table of Contents

SUBMISSION LETTER

HUD FORM 50075-ST

ATTACHMENTS

- 1 **DECONCENTRATION POLICY**
- 2 **STATEMENT OF FINANCIAL RESOURCES**
- 3 **CAPITAL FUND PROGRAM HUD APPROVAL LETTER -**
- 4 **Civil Rights Certification**
- 5 **Certification ~~o~~Of Compliance With PHA Plans And Related Regulations**
- 6 **Certification By State Or Local Official Of PHA Plans Consistency With
The Consolidated Plan**
- 7 **Public ~~Ads For~~ Notices for advertisement Of Public Hearings**
- 8 **RAB-Resident Advisory Board Meeting Summary & Sign-In Sheets**
- 9 **Public Hearing Summary & Sign-in-~~In~~ Sheets**
- 10 **ADMISSIONS & CONTINUED OCCUPANCY POLICY (ACOP)**
- 11 **HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**
- 12 **MAINTENANCE PLAN**

~~April 13, 2018~~April 1, 2019

VIA FEDERAL EXPRESS

~~Vicki L. Abel~~Christopher Taliaferro~~Taiferro~~
Office of Public Housing
Charles Bennett Federal Building
400 W. Bay Street, Suite 1015
Jacksonville, FL 32202-4410

RE: FY 2019 Annual Plan Submission

Dear ~~Ms. Abel~~Mr. Taliaferro:

Enclosed for your review and consideration is The Housing Authority of the City of Daytona Beach's Annual Plan and required documentation for fiscal year beginning July 1, ~~2018~~2019.

Should you have any questions or require additional information, please advise.

Sincerely,

Terril Bates
Chief Executive Officer



Annual PHA Plan
(Standard PHAs and Troubled PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

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. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.

A.	PHA Information.														
A.1	<p>PHA Name: <u>HOUSING AUTHORITY OF THE CITY OF DAYTONA BEACH</u></p> <p>PHA Code: <u>FL007</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2018-9</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>779</u> Number of Housing Choice Vouchers (HCVs) <u>1337</u> Total Combined</p> <p>Units/Vouchers <u>2116</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></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	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															
B.	Annual Plan Elements														

This PHA Plan Update contains the information that the Daytona Beach Housing Authority (HACDB) is submitting as our Five Year Public Housing Agency Plan (PHA Plan) for FY2018, and relates the Annual PHA Plan programs and activities to related to the mission and goals as described herein.

HUD has implemented an abbreviated template for the PHA Plan, which only requires the presentation of information that has changed from the previous year's (2017) PHA Plan. In addition to the changes and updates from 2017, this document will include a brief summary of HACDB's policies and plans that are part of the PHA Plan.

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N
 Statement of Housing Needs and Strategy for Addressing Housing Needs

VISION

Create and sustain dynamic communities where people thrive.

MISSION

Provide safe, affordable housing and self-sufficiency opportunities for the communities we serve.

CORE VALUES

~~The Core Values outlined below represent those that govern the actions of all HACDB employees and Commissioners and establish a standard of excellence for the Authority. HACDB's Core Values embody the principles of Excellence, Networking, Respect, Integrity, Customer Focus and Helping Others. These values guide our decisions, planning, and activities to fulfill our mission, achieve our vision, and better our communities. E.N.R.I.C.H. summarizes our responsibility and level of commitment to our residents, and the broader Daytona Beach and Volusia community.~~
[remove photo](#)



HACDB provides affordable homes and services to more than 7,450 low-income Daytona Beach residents, including over 1,337 families housed through the Housing Choice Voucher Program and another 1,980 living in 11 affordable housing and tax credit developments around the city. DBHA administers the city

and county's largest voucher program, which exclusively serves homeless veterans through our VASH Program.

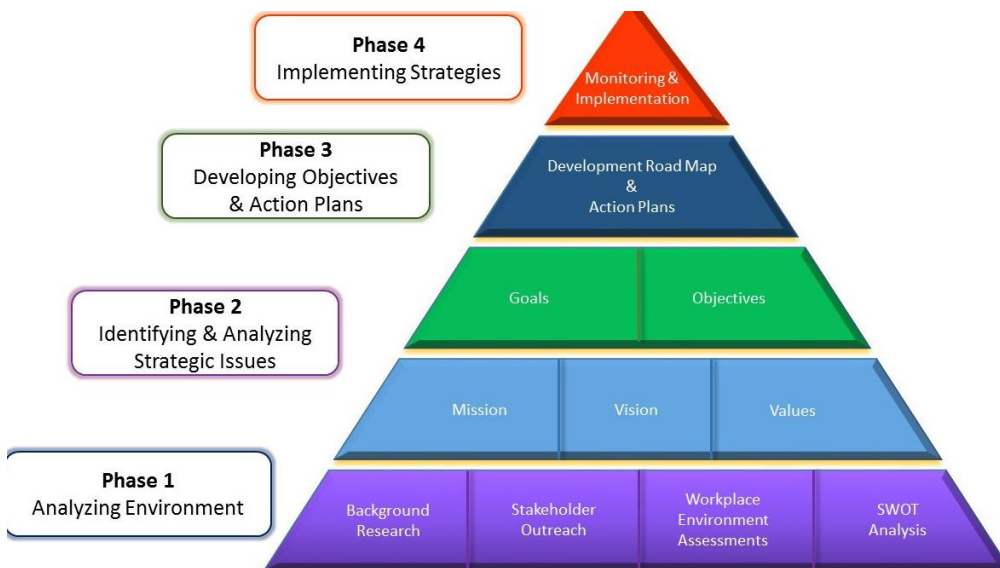
We are pleased to announce the launch of the agency's Strategic Plan, which establishes the focus that will drive HACDB to deliver quality housing services over the next five years. The Strategic Plan sets organizational goals, and provides a framework for comprehensive planning and an implementation strategy to foster investment and growth in affordable housing programs. We further anticipate the plan will ensure the city's public housing authority, residents, and infrastructures are prepared to grow and succeed over the next two decades.

We are making a statement about who we are as the Daytona Beach Housing Authority and laying out the path to create and sustain dynamic communities where people thrive.

Strategic Planning Framework

The Daytona Beach Housing Authority (DBHA) engaged in an extensive process over the past six months to develop our Strategic Plan. One of the central goals of the Plan was to provide clear direction to the agency as it endeavors to support the residents of Daytona Beach at a time of decreasing and unstable sources of revenue. This plan identifies key goals and objectives to provide the agency with priority focus areas and a framework for decision making.

HACDB started the process by issuing a public Request for Proposal for assistance with the development of the strategic plan. Key to development of the Plan was a thorough analysis of the current internal and external environment and knowledge of best and innovative practices for public housing authorities. Below is a visual representation of the process.



The Board, President and CEO, and Senior Team Members, look forward to being engaged in this effort to build on the continued success of HACDB in providing quality affordable housing and services; that are well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence. For the 2017 FY HACDB received a High Performer score and designation by the Public Housing Assessment System (PHAS) with an overall score of 90%. In addition our Section 8 Management Assessment Program (SEMAP) Certification for the FY ending June 30, 2017, the HACDB earned a score of 140 points out of a potential score of 145, which results in an overall score of 97% which gives the agency a High Performer status.

HACDB's is a permanent housing provider for low to moderate income residents of the City of Daytona Beach through both the Affordable Housing and Housing Choice Voucher (HCV) programs. HACDB as a partner agency of the Homeless Commission supports initiatives to end homelessness, and continually works with the Veterans Administration through the VASH Program to maintain the "Functional Zero" status in ending homelessness for Veterans, in Daytona Beach, and Volusia County.

Daytona Beach, a city of about 646,000 on Florida's Space Coast, is widely known as a vibrant tourist destination. Both the City and its surrounding region have a distinctive demographic profile, with a larger share of African-Americans and a smaller share of Hispanics and Latinos than the state as a whole. Daytona Beach also has a relatively low median income and a high poverty rate. While the City may be paradise for thousands of vacationers every year, its full-time residents rely on the services and opportunities in the City and the surrounding region to meet their basic needs and get ahead. High-quality housing in safe, opportunity-rich neighborhoods plays a central role in helping Daytona Beach families succeed. In Daytona Beach the White, Non-Hispanic population is a slight majority with 55.558.3%, this is significantly lower than the regional White, Non-Hispanic population of 75.53%. The Black, Non-Hispanic population is the second largest in Daytona Beach with 33.857% of the population. The regional Black, Non-Hispanic population rate is considerably smaller at 10.17%. The Hispanic population only makes up 6.097.7% of Daytona's population but makes up 10.75% of the regional population. Asian or Pacific Islanders, Native Americans, and individuals who identify as other all make up very small segments of the population in both the city and the region.

HACDB Annual Plan is in alignment with the City of Daytona Beach's Consolidated Plan. HACDB has a coordinated relationship between the City of Daytona Beach; which has been an effective and primary means to maintaining housing stock, creating additional housing opportunities, assisting households in overcoming financial barriers to purchasing a home, and expanding fair housing choices. The City's City of Daytona Beach, Florida Consolidated Plan describes the conditions, goals, priorities, strategies, and expected outcomes relative to housing and community development needs over a five year period. The City's Plan was updated on 6/30/18 and a summary of proposed programs and activities using anticipated CDBG and HOME funds from HUD to address affordable housing for the period of 2016-2020 is as follows:

- CDBG funds for housing services such as all cost associated with implementing affordable housing programs. Entail acquisition, clearance, demolition, construction, rehabilitation, homeownership assistance, code enforcement, historic preservation. **These specific funds allocation is purposed to address decent single family and affordable rental housing for persons having low to moderate income.**
- Identifying community development and housing needs and specified both short-term and long-term community development objectives that provide decent housing, and expands economic opportunities for persons of low and moderate income.

- Utilization of CDBG Public Service funds to assist with addressing homeless issues.
- ~~The City of Daytona Beach efforts to reduce lead-based paint hazards also involve inspection and evaluation of homes built before 1978. The City of Daytona will take actions to correct hazards identified on units to be assisted. Also, The City of Daytona Beach requires sellers of existing pre-1978 properties to execute certification documenting the absence or presence of lead based hazards.~~

The City of Daytona Beach has the highest homeless population within Volusia County and a primary hub for shelter and services. The primary causes of homelessness include unemployment, insufficient income or other financial reasons. In Volusia County, as in the rest of Florida, low wages are seen as a more substantive issue than unemployment. In general, homeless persons do not present job skills that command good wages. Housing related issues such as eviction, foreclosure, or the end of a temporary living arrangement are also contributing factors that lead to homelessness. The deficiency is particularly acute respective to the availability of affordable rental units for this segment of the population.

~~Rental properties are dominant in the City of Daytona. However, affordable rentals and affordable owner-occupied housing continue to be prevailing needs for low income persons residing in our tourist trend industry. Per the City's Consolidated Plan affordable housing units available do not appear to meet the needs of the City of Daytona Beach population. The "Shimberg Center" predicts the population of Daytona Beach will increase by over 4,000 or 6.7 percent over the 5 year period. This translates to an estimated 2,040 new households by 2020 and affordability concerns already exist.~~

~~From time to time, property is donated to the City and may be used for an affordable housing opportunity to assist low to moderate income households. During the upcoming year, based on specific funding levels HACDB intends to continue the rehabilitation of its current housing stock, and where feasible reconstruct newly acquired properties, and/or develop and complete land platted for Homeownership opportunities, within the jurisdiction of HACDB in Volusia County, and specifically Daytona Beach. Eligibility will be based on household income (HUD published income guidelines).~~

~~As a public agency it is imperative that we know our community, and the level of services needed in our immediate area. Since its inception HACDB has been engaged in achieving its goals of providing housing, and to rehabilitate or redevelop its Affordable Housing Stock, to reintegrate low income families and housing into the larger physical, social and economic stream of the city; and provide opportunities and services to help residents improve their lives, while revitalizing our City.~~

Homelessness Need Assessment

The City of Daytona Beach does not receive private or public funds to address homelessness directly. However, there is an established Continuum of Care (CoC) for the Volusia and Flagler County areas. The data hereafter was obtained using "Point-In-Time" data collected on January 26, 2016 by the local Continuums of Care, Volusia/Flagler Coalition for the Homeless. The City of Daytona Beach has the highest homeless population within Volusia County and a primary hub for shelter and services. See the below data on homelessness within Volusia County:

Sheltered		Unsheltered			
Population	Estimate the # of persons experiencing homelessness on a given night	Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness

	<u>Sheltered</u>	<u>Unshelterd</u>				
Persons in Households with Adult(s) and Child(ren)	259	171	400	30	30	180
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 1. - Homeless Needs Assessment
2018 City of Daytona Beach Consolidated Plan
(Point-in-Time data from 2016 homeless count)

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2018Consolidated Plan DAYTONA BEACH

Table 26 – Homeless Needs Assessment

Analysis of housing needs indicate additional units of Affordable Housing will be required for the next five (5) years to meet the growing housing demands of this locality. HACDB as a permanent and supportive housing provider and member of the Commission on Homelessness (COH) recognizes our responsibility to network and coordinate services with other representatives in our geographic area.

0%-30% of Area Median Income Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,015	455	999
White	2,020	104	364
Black / African American	1,779	325	545
Asian	80	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	100	8	80

30%-50% of Area Median Income Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,670	845	0
White	1,600	560	0
Black / African American	860	245	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	125	39	0

50%-80% of Area Median Income Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,089	1,805	0
White	1,835	1,240	0
Black / African American	1,050	480	0
Asian	74	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	89	40	0

**The four housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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In 2016, HACDB established local housing preferences in the Housing Choice Voucher (HCV) and the Affordable (Public) Housing Programs. One of the preferences established a homeless preference to provide housing assistance to homeless or chronically homeless individuals or families. HACDB ~~is maintaining its~~ created in 2016, its Move Up Initiative to assist focused in reducing the reduction of homelessness in the City of Daytona Beach by the inclusion of a Homeless Preference on both the Affordable Housing and HCV Program Waiting lists. Today, in partnership with the Volusia / Flagler Continuum of Care and agency partners, HACDB is assisting Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

To qualify for the homeless preference, A applicants must be certified ascertified as homeless ~~homeless~~ by a social service agency ~~as homeless and partner and~~ be referred to HACDB under the terms and conditions of ~~a~~ HACDB's Memorandum of Agreement Understanding (MOU) agreement. The service provider submits a signed certification that the applicant meets the HUD definition of homelessness, and is qualified to apply for housing under these criteria. In addition, the service provider will verify provide and verify during the the referral the number of types of supportive and/or case management referral services to be provided, and the duration of services.

Housing Needs of Families on the Affordable Housing (Public Housing) Waiting List

The waiting list is open, ~~and will remain open during the Plan Year.~~ Applicants may apply to the Program by completing an on-line application at www.dbhaffl.org.

	Number of Families	Percent of Total Families	Annual Terminations
Waiting list total	10,061		146
Extremely low income (<=30% AMI)	8,763	87%	
Very low income (>30% but <=50% AMI)	1,078	10%	
Low income (>50% but <80% AMI)	645	6%	
Over	115	1%	
Families with children	6,340	63%	
Elderly families	208	2%	
Near Elderly	1,036	10%	
Families with Disabilities	706	7%	
Race/ethnicity White	1,287	12%	
Race/ethnicity Black	4,975	49%	
Race/ethnicity Hispanic	1,266	13%	
Race/ethnicity Asian	6	Less than 0%	

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<u>Race/ethnicity Other</u>	<u>13</u>	<u>Less than 0%</u>	
Characteristics by Bedroom Size			
# Bedroom Size	% Percentage		
<u>0 Bedroom</u>	<u>163</u>		<u>2%</u>
<u>1 Bedroom</u>	<u>4,031</u>		<u>40%</u>
<u>2 Bedroom</u>	<u>4,714</u>		<u>47%</u>
<u>3 Bedroom</u>	<u>1,435</u>		<u>14%</u>
<u>4 Bedroom</u>	<u>287</u>		<u>4%</u>

	Number of Families	Percent of Total Families	Annual Turnover
<u>Waiting list total</u>	<u>9,056</u>		<u>160</u>
<u>Extremely low income <=30% AMI</u>	<u>7,558</u>	<u>84%</u>	
<u>Very low income (>30% but <=50% AMI)</u>	<u>873</u>	<u>10%</u>	
<u>Low income (>50% but <80% AMI)</u>	<u>520</u>	<u>6%</u>	
<u>Families with children</u>	<u>5,551</u>	<u>61%</u>	
<u>Elderly families</u>	<u>183</u>	<u>2%</u>	
<u>Near Elderly</u>	<u>820</u>	<u>9%</u>	
<u>Families with Disabilities</u>	<u>746</u>	<u>8%</u>	
<u>Race/ethnicity White</u>	<u>2,475</u>	<u>27%</u>	
<u>Race/ethnicity Black</u>	<u>6,462</u>	<u>71%</u>	
<u>Race/ethnicity Hispanic</u>	<u>90</u>	<u>1%</u>	
<u>Race/ethnicity Asian</u>	<u>15</u>	<u>Less than 1%</u>	
<u>Race/ethnicity Other</u>	<u>14</u>	<u>Less than 0%</u>	
Characteristics by Bedroom Size			
#	%		
<u>0 Bedroom</u>	<u>152</u>		<u>2%</u>
<u>1 Bedroom</u>	<u>3,220</u>		<u>34%</u>
<u>2 Bedroom</u>	<u>3,988</u>		<u>44%</u>
<u>3 Bedroom</u>	<u>1,368</u>		<u>15%</u>
<u>4 Bedroom</u>	<u>324</u>		<u>4%</u>

No changes are planned under Waiting List Administration for the upcoming fiscal year for either program. HACDB will continue to have in place its current local preferences of Homeless, and Working for the upcoming fiscal year.

Local Preferences

HACDB has added, clarified and removed various local preferences for the upcoming fiscal year. A PHA's system of local preferences must be included in its Annual Plan (24 CFR §903.7(b)) and in the Admissions

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2018 Daytona Beach Annual Plan

and Continue Occupancy Policy (ACOP and Administrative Plan). All preferences adopted must be in accordance with the non-discrimination and equal opportunity requirements listed in 24 CFR 5.105(a).

HACDB will continue to have in place the following local preferences within the ACOP:

~~1. Homeless Preference~~

~~1. Homeless Preference~~

~~2. Residency Preference~~

~~3. Involuntary Displacement~~

~~4. Elderly and Disabled preference for designated developments (Windsor & Maley)-Applies to Affordable Housing only~~

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Added Preference(s): Disaster Preference (eff January 2019)

Notwithstanding the above, the Daytona Beach Housing Authority Chief Executive Officer is authorized to waive any of Daytona Beach Housing Authority's preferences, policies, or procedures in order to accommodate requests made by an authorized HUD representative as a result of a Federal Disaster declared by the President of the United States, to assist in the disaster recovery.

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Removed Preference(s): Working Preference

HACDB has removed its Working preference effective September 2018.

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Homeless Preference:

A local preference is established in the Affordable Housing (Public) Program, and/or the Housing Choice Voucher Program to provide housing assistance to homeless or chronically homeless individuals or families. The Preference will be given to applicants on a referral only basis from agencies under which the HACDB has a MOU. The preference will give priority to:

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1. homeless individuals and families,

2. chronically homeless,

3. individuals graduating from or aging out of the foster care program administered by the Florida Department of Protective and Regulatory Services; and

4. Currently or formerly homeless applicants who are ready to transition from supportive housing program(s).

To qualify for the homeless preference applicants must be referred by a service agency that has a partnered with HACDB as a homeless service provider through a Memorandum of Agreement (MOU). The service provider will agree to provide HACDB with signed certification that the applicant meets the current HUD definition of homelessness, and is qualified to apply for housing under these criteria. In addition, the service provider will verify the number of types of

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supportive and/or case management referral services to be provided and the duration of services. Individuals referred that are chronically homeless, with co-occurring psychiatric, substance abuse, and chronic medical conditions may be referred after documented completion of receiving 12-24 months of rental assistance and intensive case management

Applicants graduating or aging out of the foster care, or transitional housing must be referred, and certified as homeless under the terms and conditions of the agency Memorandum of Agreement. Currently HACDB has agreements in place with the following agencies:

- SMA BEHAVIORAL HEALTH SERVICES, INC
- CITY OF DAYTONA BEACH
- DEVEREAUX FOUNDATION
- HALIFAX URBAN MINISTRIES
- DOMESTIC ABUSE COUNCIL
- COALITION ON HOMELESSNESS
- FAMILY RENEW.

Previous residents, of the Affordable Housing Program, and/or the Housing Choice Voucher Program, may not be certified eligible for a preference, within 36 months of the date of any qualifying termination from any housing program. Placement on the waiting list does not indicate that the family is, in fact, eligible for assistance. In all cases a final determination of eligibility and qualification for preference will be made when the family is selected from the waiting list.

Residency Preference

The residency preference would provide a preference for applicants who reside and/or work in Daytona Beach, Florida, and/or Volusia County.

- The family must live, or at least one member must have a job within the limits of Daytona Beach, Florida and/or Volusia County.
- Applicants who have been notified that they are hired to work in Daytona Beach, Florida and/or Volusia County.
- One adult member of the applicant household is currently enrolled in a Daytona Beach, Florida and/or Volusia County institution of higher education.

Applicants claiming a Daytona Beach, Florida and/or Volusia County Preference shall be required to verify this through:

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1. Proof of residency at an address within the Daytona Beach, Florida and/or Volusia County limits (no length of stay verification will be imposed on applicants claiming this Preference.); or
2. Proof that the applicant is currently employed or has obtained employment in the city; or
3. Proof that the applicant's last permanent address was within the Daytona Beach, Florida and/or Volusia County limits; and
4. Proof that an Applicant has not claimed local preference in another community.
5. The following documentation is a non-exhaustive list of documentation that may be used, in conjunction with Priority documentation that establishes residency:
 1. Landlord verification;
 2. A copy of a Lease;
 3. Utility Bill (electric, gas, oil, or water)
 4. Mortgage Payments;
 5. Taxes;
 6. Other verification deemed acceptable or necessary by HACDB.

An applicant must be given the benefit of the working family preference if the head, spouse, co-head, or sole member is age 62 or older, or is a person with disabilities. To qualify for the homeless preference applicants must be certified as homeless by a social service agency as homeless and referred to HACDB under the terms and conditions of a Memorandum of Agreement.

homeless individuals and families,
chronically homeless,
individuals graduating from or aging out of the foster care program administered by the Florida Department of Protective and Regulatory Services; and
currently or formerly homeless applicants who are ready to transition from supportive housing program(s).

Applicants graduating or aging out of the foster care, or transitional housing must be referred, and certified as homeless under the terms and conditions of the agency Memorandum of Agreement. Currently HACDB has agreements in place with the following agencies:

SMA BEHAVIORAL HEALTH SERVICES, INC

CITY OF DAYTONA BEACH

DEVEREAUX FOUNDATION

HALIFAX URBAN MINISTRIES (pending)

DOMESTIC ABUSE COUNCIL

COLIATION ON HOMELESSNESS

FAMILY RENEW.

2018 Daytona Beach Annual Plan

Working Preference

~~Applicant households in which a member of the household (head, spouse or sole member) is currently employed in Volusia County for six months or longer.~~

~~Applicants where the head and spouse, or sole member is age 62 or older, or is a person with disabilities will also be awarded this preference.~~

~~Six (6) months of full-time continuous employment (Continuous employment is defined as: average of (30) hours or more per week, at the minimum wage. An interruption of four (4) weeks or less is not considered a break in continuity. Consideration will be given for longer breaks in employment if the adult family members were working an average of twenty (20) hours per week and attending school or job training for ten (10) or more hours per week.)~~

~~Any applicant that is currently not working, an offer letter of employment in Volusia County, can be accepted as proof of employment, in conjunction with six (6) months verified full-time continuous employment (Continuous employment is defined as: an average of (30) hours or more per week.~~

~~A family will be eligible for the working preference, if the head of household or spouse has been employed full-time, at the minimum wage for the last consecutive six-month period before the application is made. If a family qualifies for the preference the working member must maintain the full-time status for an initial consecutive twelve-month period after they are accepted for the rental program and rental assistance begins.~~

~~If the working member loses employment for any reason other than layoff due to lack of work or closure of the business during the initial twelve-month period the HACDB will terminate rental assistance after a thirty-day notice of termination in writing to the family and/or the landlord.~~

~~For purposes of this preference full-time employment is a minimum of thirty hours per week. ANY NUMBER OF HOURS LESS THAN THIRTY IS CONSIDERED PART-TIME. All adults in the household must sign an agreement verifying they understand these conditions and agree to comply with them in order to obtain the Working Preference.~~

~~Eligibility for Local Employment Preference must be demonstrated by third-party employment verification.~~

Under these preferences, HACDB will be able to expedite the provision of permanent housing services and options, without any time limits, or restrictions. We anticipate these changes will help leverage the agency's voucher utilization and occupancy rates, by providing housing stability to families that may not have previously been able to secure housing.

Preferences will not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family.

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I. Housing Choice Voucher Program (HCV) Waiting List

The Waiting List closed on ~~2/1/16~~February 1, 2016, at such time, as it is determined that the HCV waiting list is to be opened during the year, the opening and closing will be advertised per policy in the local ~~newspapers publications~~ and the agency's website. HACDB is currently in the process of purging its waitlist. When the waitlist reopens, Applicants may apply by completing an on-line application at www.dbhafi.org.

HACDB has added, clarified and removed various local preferences for the upcoming fiscal year. A PHA's system of local preferences must be included in its Annual Plan (24 CFR §903.7(b) and in the Admissions and Continue Occupancy Policy (ACOP and Administrative Plan). All preferences adopted are in accordance with the non-discrimination and equal opportunity requirements listed in 24 CFR 5.105(a).

HACDB will continue to have in place the following local preferences within its Administrative Plan:

Homeless Preference
Local Residency Preference
Involuntary Displacement

Added Preference(s): Disaster Preference (eff January 2019)

Notwithstanding the above, the Daytona Beach Housing Authority Chief Executive Officer is authorized to waive any of Daytona Beach Housing Authority's preferences, policies, or procedures in order to accommodate requests made by an authorized HUD representative as a result of a Federal Disaster declared by the President of the United States, to assist in the disaster recovery.

Removed Preference(s): Working Preference

HACDB has removed its Working preference effective September 2018.

HACDB accepts Veterans Affairs Supportive Housing (VASH) applicants as referrals in the order received from the Veterans Affairs Administration. HACDB also accepts referrals for the homeless preference where agency partners certify and refers homeless applicants specifically to provide housing assistance to homeless or chronically homeless individuals or families. The Preference is only provided to applicants on a referral only basis from agencies under which the HACDB has a MOU.

If any time during the fiscal year due to budgetary constraints or loss of federal assistance, the HACDB may adjust payment standards, close the waiting list, rescind non-utilized vouchers, limit or suspend moves in/out of the jurisdiction, and/or terminate assistance based on, outlined polices, in the prescribed order listed in the Administrative Plan.

Housing Needs of Families on the Housing Choice Voucher ~~(Section 8)~~ Tenant-based Assistance Waiting List

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2018 Daytona Beach Annual Plan

Housing Needs of Families on the Housing Choice Voucher Tenant-based Assistance Waiting List

	Number of Families	Percent of Total Families	Fiscal year Terminations
Waiting list total	4371		187
Extremely low income <=30% AMI	3,567	82%	
Very low income (>30% but <=50% AMI)	458	10%	
Low income (>50% but <80% AMI)	286	7%	
Families with children	2,826	65%	
Elderly families	257	7%	
Near Elderly	522	12%	
Disabled	11	Less than 0%	
Race/ethnicity White	1,089	25%	
Race/ethnicity Black	3,211	73%	
Race/ethnicity Hispanic	611	14%	
Race/ethnicity Asian	7	Less than 0%	
Race/ethnicity Other	7	Less than 0%	
Characteristics by Bedroom Size			
	# Bedroom Size		% Percentage
0 Bedroom	13		Less than 0%
1 Bedroom	1,520		35%
2 Bedroom	1,597		37%
3 Bedroom	942		22%
4 Bedroom	253		6%

	Number of Families	Percent of Total Families	Annual Turnover
Waiting list total	5,709		212
Extremely low income <=30% AMI	4,590	81%	
Very low income (>30% but <=50% AMI)	648	12%	
Low income (>50% but <80% AMI)	396	7%	
Families with children	3,827	67%	
Elderly families	296	5%	
Near Elderly	608	10%	

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Families with Disabilities	15	Less than 1% (0.2%)	
Race/ethnicity White	1,395	24%	
Race/ethnicity Black	4,228	74%	
Race/ethnicity Hispanic	65	1%	
Race/ethnicity Asian	12	Less than 1% (0.2%)	
Race/ethnicity Other	9	Less than 1% (0.1%)	
Characteristics by Bedroom Size			
	#		-%
0 Bedroom	10		Less than 1% (0.18%)
1 Bedroom	1,945		34%
2 Bedroom	2,142		37%
3 Bedroom	1,239		21%
4 Bedroom	317		5%

II. Project Based Voucher, Administrative Updates for HCV Program & Administrative Plan,

The below outlines and In FY 2019, the housing authority plans to update its general requirements in the management of the Project Based vouchers (PBV). These updates incorporate changes in federal regulations within the past 24 months and provides HUD programmatic updates for Project Based Vouchers statutory requirements for the Housing authority of the City of Daytona Beach. This language. The update of HACDB's policies and applicability to the administrative plan is necessary for the project implementation of the Rental Assistance Demonstration (RAD) program and project based voucher initiatives within fiscal year 2019. The changes to the Administrative plan for project based voucher represent a forty (40%) percent or more change in HACDB's policy.

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Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Deconcentration Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

In addition our admission practices are designed to lessen the concentration of poverty and to create mixed-income communities and within the agencies geographic locality by bringing higher income

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residents to lower income developments and lower income residents into higher income developments; enhancing opportunity, principally for extremely low-, low-income, and moderate-income residents.

The location of our Affordable Housing units ensures service delivery in areas that facilitate access by low income households and minorities. Based on policy program entry is based on a first come/ready first served basis; however, homeless households, and chronically homeless certified homeless, will be eligible for housing on a priority basis. The agency Deconcentration [Plan-Policy](#) for Eligibility is attached (see Attachment 1).

Income Targeting Requirement [24 CFR 982.201(b)(2)] Income Targeting Requirement. HACDB will continue to monitor Income Targeting requirements for the Affordable Housing program in accordance with HUD guidance.

(a) HUD requires that extremely low-income (ELI) families make up at least 75% of the families admitted to the HCV program during the fiscal year. ELI families are those with annual incomes at or below 30% of the area median income. To ensure this requirement is met; HACDB may skip non-ELI families on the waiting list in order to select an ELI family.

(i) HACDB will monitor progress in meeting the ELI requirement throughout the fiscal year.

(ii) ELI families will be selected ahead of other eligible families on an as needed basis to ensure the income targeting requirement is met.

(b) Low income families admitted to the program that are “continuously assisted” under the 1937 Housing Act [24 CFR 982.4(b)], as well as low-income or moderate-income families admitted to the program that are displaced as a result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low-income housing, are not counted for income targeting purposes [24 CFR 982.201(b)(2)(v)].

Financial Resources.

Financial Resources

A statement of financial resources, by general categories, for the fiscal year indicate that the agency has sufficient resources to maintain and operate all programs in accordance with (24 CFR §903.7(c) for the year. Currently the agency does not receive any non-Federal sources of funding. The agency intends to apply for additional funding for continued and/or additional programming, as notifications of additional fund through NOFA's or other opportunities arise, throughout the year (see attachment 2).

Rent Determination.

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Flat rents, payment standards and FMR's, are reviewed and updated annually as they relate to policy (24 CFR §903.7(d)). The HACDB initiated the process on the new flat rent policy per HUD guidelines, as of ~~10/1/14~~October 1, 2014. Additionally HACDB amended its flat rent policies to comply with the statutory changes contained within, Public Law 113 – 76, the Fiscal Year 2014 Appropriation Act, to ensure that flat rental amounts for each public housing unit complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs.

~~To expedite the significant amendment process, HACDB is using HUD approved Significant Amendment language that PHAs may utilize for the purpose of conducting public hearings and submitting the significant amendment to HUD to update flat rent policies. PHAs that use the language should not expect a written approval from HUD, and may enact the new flat rents within 90 days of submission of the significant amendment to HUD.~~

PHAs must maintain records that document the method used to determine flat rents, and also show how flat rents are determined by the PHA in accordance with this method as required by 24 CFR 960.253(b)(5).

Bi-Annual Recertifications for fixed Sources of Income and Streamlined Annual Reexamination for fixed Sources of Income

This provision offers ~~PHAs HACDB~~ the discretion to ~~adopt a complete bi-annual recertifications on all households streamlined income determination for any family member~~ with a fixed source of income. Note that ~~the a~~ family member may also have non-fixed sources of income, which may remain subject to third-party verification. Upon request of the family, the PHA must perform third-party verification of all income sources. Additionally, HACDB will streamline its income determination households by allowing mail-in recertifications or an abridged recertification process. Additionally, the authority will update its interim change of rent policy by only completing interims for increase income that would result in 3600 annual change of annual income (roughly \$100 rent change). The authority will note that that a change of income was provided to the authority and the increase will be reviewed at the household's next recertification.

Description of change: This provision offers PHAs the discretion to adopt a streamlined income determination for any family member bi-annual recertification process for all households with a fixed source of income. During the FY 2019, the HACDB will phase in this change in rent determination policy for the HCV program and for residents at HACDB Affordable Properties starting with designated elderly and disabled properties, and family properties. An implementation plan and schedule will be developed to ensure notification to all residents regarding the change in policy, and to allow for a successful transition. Note that ~~the a~~ family member within a fixed income household may also have non-fixed sources of income, which remain subject to third-party verification. The authority will verify the income using EIV as its primary verification method supported by previous 3rd party verification that the authority currently has. If the authority has no previous 3rd party verification, the authority must perform third party verification on the sources of income.

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Upon request of the family, the PHA must perform third-party verification of all income sources. Note that this provision pertains only to the verification of sources of income;

PHAs must continue to conduct third-party verification of deductions.

“Fixed-income” includes income from:

Social Security payments, to include Supplemental Security Income (SSI) and Supplemental Security Disability Insurance (SSDI);

Federal, state, local, and private pension plans; and

Other periodic payments received from annuities, insurance policies, retirement funds, disability or death benefits, [veteran benefits](#) and other similar types of periodic payments.

The determination will be made by applying a verified cost of living adjustment (COLA) or current rate of interest to the previously verified or adjusted income amount. The COLA or current interest rate applicable to each source of fixed income must be obtained either from a public source or from tenant-provided, third-party generated documentation. In the absence of such verification for any source of fixed income, third-party verification of income amounts must be obtained.

This provision is available for program participants [and residents](#) only and will be implemented at the family's ~~next~~ [annual or bi-annual](#) reexamination. The provision is not available for program applicants; in the initial year in which a streamlined income determination is made, the COLA must be applied to a source of income that has been verified previously.

Verification of Assets Under \$5,000:

Description of change: Under this provision, PHA will obtain third-party verification of all family assets upon admitting a family to the HCV or public housing program and then again at least every 3 years thereafter. During the intervening ~~annual~~ reexaminations, a PHA has the discretion under this provision to accept a family's declaration that it has total net assets equal to or less than \$5,000, without taking additional steps to verify the accuracy of the declaration.

[Earned income disregard Regulation: 24 CFR §§5.617, 960.255](#)

[Programs to which this provision applies: Housing Choice Voucher \(including project-based voucher\), public housing.](#)

[Description of change: The new regulatory provisions limit to 24 straight months the time period during which a family member is eligible to receive the benefit of the earned income disregard \(EID\), which streamline the administration of the EID by eliminating the requirement for PHAs to track family member changes in employment over a 4-year period.](#)

Operation and Management.

Utility reimbursements Regulation: 24 CFR §§960.253, 982.514

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Programs to which this provision applies: Housing Choice Voucher (including project-based voucher), public housing

Description of change: HACDB will implement process to submit Utility Reimbursements to all Affordable Housing and HCV-Housing Choice Voucher(HCV) Residents through electronic ACH deposits to either resident bank accounts or debit cards.

HQS Inspections and the use of alternative inspection methods Regulation: 24 CFR §§982.405, 983.103

Programs to which this provision applies: Housing Choice Voucher (including project-based voucher)

Description of change: HACDB has elected to participate in the UPCS-V Test Plan the demonstration program ended effective ~~3/2018~~March 2018, and the Test Tablets ~~have been returned to HUD~~are still in the possession of the housing authority. HACDB ~~will during the course of year complete only~~will comply with all HQS Inspections using the HUD-52580-a standard Inspection Form. The authority is in the process of transitioning to a 3rd party qualified vendor for the completion of all HQS inspections within FY 2019.

~~be evaluating the potential burdens and barriers to implementation of UPCS-V for inspections to replace HQS Inspections during the upcoming FYE.~~

Description of change: HACDB will implement process to complete bi-annual inspection on all LIHTC properties that currently are landlords within the HCV Program. Any new LIHTC vendor will also be placed on a bi-annual inspection cycle. HACDB will inform landlords and HCV participants regarding this new process via written communication and complete an internal implementation process for roll out.

Incentive Transfers ~~DBHA is not administering incentive transfers during this reporting period.~~

~~PHA incentive program will be made available to residents without regard to their race, color, national origin, religion, sex, disability or familial status, who have good rental history and want to move to units other than those they currently occupy. The tenant will occupy recently modernized and scattered site, units through incentive transfers. Depending on PHA's vacant unit status, Northwood II and PH Units at the following LIHTC Properties Villages of Halifax, Lakeside Village, and Pine Haven will be filled with incentive transfers, new applicants, or a combination of both. HACDB reserves the right to fill Northwood II and the LIHTC Properties Villages of Halifax, Lakeside Village, and Pine Haven in a manner that has the least impact on vacant units. Resident requests for incentive transfers should be made to the Property Manager or the Manager may also recommend a resident for an incentive transfer.~~

~~A mass notification will be provided to residents alerting them to the incentive transfer program. If approved, the incentive transfer will be placed on the transfer list as an elective move. The housing authority will provide preference to transfers over other elective moves. All mandatory and emergency moves will take precedence prior to incentive transfers.~~

~~In order for a resident to be considered for an incentive transfer, the following conditions must be met:~~

- ~~1.—Reside in the HACDB Affordable Housing Program for at least two years~~
- ~~2.—No repayment agreement or unpaid balance at any time in the past year~~

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- ~~3.—No history of disturbances that resulted in lease violations or violence toward staff, or neighbors as indicated by notices of lease violation in the applicant's file.~~
- ~~4.—The resident shall have a record of good housekeeping.~~
- ~~5.—The resident shall have the willingness and capacity to perform yard maintenance, such as mowing and watering the grass, raking leaves, trimming trees and bushes, shoveling drive and sidewalks.~~
- ~~6.—The resident should show a willingness and capacity for self-improvement and upward mobility. This can be demonstrated by a record of enrollment in job training, promotion programs, educational self-improvement courses, or active or educational organizations or programs.~~
- ~~7.—The resident shall have sufficient resources to pay all costs of moving and to make the required deposits with utility companies.~~

~~—No exceptions will be granted to the good record requirement for incentive transfers.~~

- Grievance Procedures.
- Homeownership Programs.

I. HCV Homeownership Program Administrative Plan Revisions

In FY 2019, the housing authority must update its selection procedures for the management of the Housing Choice Voucher Homeownership Program. Currently, the Admin plan targets FSS Participants, elderly and disabled families in the Public Housing program as eligible for the Housing Choice Homeownership program upon purchasing a home. The updated Admin plan and policy will remove this language. Additionally, the housing authority will review model policies to incorporate into its current HCV Homeownership Program.

- Community Service and Self-Sufficiency Programs.

~~The Admissions and Occupancy Policy (ACOP) and Administrative Plan for the Housing Choice Voucher Program have been reviewed to ensure compliance with the latest Housing and Urban Development rules and regulations. The HACDB ACOP and Administrative Plan are consistent with the Equal Access Rule (sexual orientation and gender identity and the term family). The updated 2018 versions of these documents are attached (attachment 10 & 11). Guidance for Maintenance Operations is completed under the HACDB Maintenance Policies (attachment 12); which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches, and management of the PHA. No changes have been made in the agencies Grievance Procedures, which provide all HACDB residents an opportunity to grieve any PHA actions or failure to act involving lease termination, program violations or other actions that may adversely affect tenancy, welfare, and/or status.~~

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~~Earned income disregard Regulation: 24 CFR §§5.617, 960.255~~

~~Programs to which this provision applies: Housing Choice Voucher (including project-based voucher); public housing.~~

~~Description of change: The new regulatory provisions limit to 24 straight months the time period during which a family member is eligible to receive the benefit of the earned income disregard (EID), which streamline the administration of the EID by eliminating the requirement for PHAs to track family member changes in employment over a 4-year period.~~

Safety and Crime Prevention.

Safety and Crime Prevention

~~DBHA through the RFP process entered into contract with a new vendor to provide part time security services at the Windsor and Maley property. Surveys were sent to the residents regarding the former security vendor in their community. No changes are being made in the PHA Safety and Crime Prevention Policies. Currently HACDB is working to maintain a good rapport with DBPD to ensure open channels of communication for maintaining safe neighborhood for our residents. We have implemented regulations regarding the provisions of VAWA including Emergency Transfer Procedures.~~

~~VAWA~~

~~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;~~
- ~~• Insuring the physical safety of victims of actual or threatened domestic violence, dating violence, 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, 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 and 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, or stalking, affecting individuals assisted by the Housing Authority of the City of Daytona Beach.~~

~~HACDB Policies are in compliance with all applicable legal requirements imposed by VAWA for insuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the Housing Authority of the City of Daytona Beach. These policies ensure that appropriate action is taken in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the Housing Authority of the City of Daytona Beach, in both the Affordable Housing and Housing Choice Voucher Programs. (attachment 13)~~

~~DBHA adheres to all HUD VAWA regulations~~

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- Pet Policy.
 Asset Management.

Pet Policy

No changes are being made in the PHA's Pet Policy.

Asset Management

HACDB ~~staff are engaged in staff development that will permit the agency to manage it's portfolio in accordance with HUD Asset Management requirements~~ is engaged in asset management of its public housing stock through development-based accounting and comprehensive stock assessment to plan for long-term operations, capital investments, rehabilitation, modernization, disposition, and other needs to sustain the current public housing inventory. ~~Requirements. A Director of Housing Operations well-versed in Asset Management and LIHTC is leading the transition to portfolio management. Additionally, a Director of Development has been hired to assess the portfolio's PNA, submit RAD applications and determine the best positioning of it's the authority's assets.~~

- Substantial Deviation. 24 CFR §903.7(r)(2)(i)

The HACDB's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- ~~• changes to rent or admissions policies or organization of the waiting list;~~
- ~~• additions of non-emergency work items (items not intended in the current 5-Year Action Plan);~~
- ~~• any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.~~
- Changes to rent or admissions policies or organization of the waiting list
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan)
- change in use of replacement reserve funds under the Capital Fund
- Additions of new activities not included in the current Annual Plan
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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- Significant Amendment/Modification Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

The HACDB's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- ~~• changes to rent or admissions policies or organization of the waiting list;~~
- ~~• additions of non-emergency work items (items not intended in the current Annual Statement);~~
- ~~• any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.~~
- Changes to rent or admissions policies or organization of the waiting list

2018 Daytona Beach Annual Plan

- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan)
- change in use of replacement reserve funds under the Capital Fund
- Additions of new activities not included in the current Annual Plan
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

DEFINITION OF "SUBSTANTIAL DEVIATION" AND "SIGNIFICANT AMENDMENT OR MODIFICATION"

In accordance with HUD regulations in 24 CFR 903.7 and 24 (CFR 905.3, HACDB has defined below the basic criteria that will be used for determining substantial deviation from its five year plan; significant amendment or modification to the 5 year and Annual Plan; and significant amendment or modification to the Capital Fund Program 5 year Action Plan. Prior to implementing changes that meet such criteria, HACDB will submit for HUD approval, a revised Plan(s) that meets full public process requirements and consultation.

HACDB's criteria as defined below, is applicable to all CFP components including Capital Fund grants; Replacement Housing Factor (RHF) grants; Disaster grants; Capital Fund Financing Program (CFFP) allocations; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).

Criteria for defining "Substantial Deviation" from the 5-year plan:

- A major change in the direction of HACDB's pertaining to its mission and goals would constitute a "substantial deviation" from the agency's 5-year plan.

Criteria for defining "Significant Amendment or Modification" to the 5 year and Annual Plan

- Changes to rent, admission policies, or organizational of the waiting list(s) in the Public Housing Program that will impact more than 20% of applicants and/or households assisted under the program.
- Changes to rent, admission policies, or organizational of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 20% of applicants and/or households assisted under the program.
- Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-year Plans.

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 will be considered significant amendments to the CFP 5-year Action Plan.

Comment [DT1]: Define - 10 or 20%

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- 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.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): [let's determine if the 2nd bullet is required](#)

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

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y | N |
|--|--------------------------|
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> |
- Hope VI or Choice Neighborhoods.
Mixed Finance Modernization or Development.

Hope VI/Choice Neighborhoods/Mixed Finance Development

~~The HACDB plans to apply for Neighborhood Choice Grants, and seek mixed financing development activities for affordable housing during the plan year. The HACDB may also use any such grants along with other agency funds for the construction/acquisition of new Affordable Housing for the Daytona Beach Community.~~

~~In February, 2016, HACDB entered into a partnership agreement with Picerne Development Corporation for the development of Halifax II an 80 unit mixed finance property. Construction began 2016, and Certificates of Occupancy were issued for the property in March 2017, and lease up immediately was completed.~~

HACDB currently has in its inventory lots that are part of the agency's original homeownership program that were not developed due to lack of funding. A revised RHF Housing Program Plan was developed and approved by HUD. The plan will be implemented in the upcoming year for the development of properties into single family homes. HACDB will continue to seek funding from FHA, HOME, or Private Development investments to develop the now vacant lots to afford homeownership opportunities for eligible clients.

- Demolition and/or Disposition.

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~~HACDB Comprehensive Strategic Capital Plan was completed during the fiscal year. This plan will provide the agency with a comprehensive long range plan to re-invigorate and redevelop all of its public housing stock.~~

~~One of the initiatives of the City of Daytona Beach efforts to reduce lead-based paint hazards also involve inspection and evaluation of homes built before 1978. The City of Daytona will take actions to correct hazards identified on units to be assisted. Also, The City of Daytona Beach requires sellers of existing pre-1978 properties to execute certification documenting the absence or presence of lead based hazards.~~

At the direction of the U.S. Department of Housing and Urban Development during the last quarter of CYE 2016, the Daytona Beach Housing Authority (DBHA) entered into a professional agreement for Lead-Based Testing Services for developments that were constructed before 1978, and to address units within DBHA's Elderly and or Elderly / Disabled development's that accommodated minor children. The two (2) remaining developments within DBHA's inventory that met these criteria are as follows:

<u>Property Name</u>	<u>Year(s) of Construction</u>	<u>No. of Units</u>
Palmetto Park	1959 & 1960	130
Caroline Village	1965	100

<u>Property Name</u>	<u>Year(s) of Construction</u>	<u>No. of Units</u>
Palmetto Park	1959 & 1960	130
Caroline Village	1965	100

Lead-Based Testing was complete on twenty-three (23) residential units (10%) from PbO3 Environmental Testing & Service Co., Inc. Testing was conducted during the first two weeks of March 2017. Test results indicates the presence of Lead-Based Paint (as defined in Title X of the 1992 Housing and Community Development Act – equal to or greater than 1.0 mg/cm²) was detected in twenty one (21) of the inspected units.

~~Recently, the agency was advised that additional Lead-Based Testing would have to be completed at 28 units at Windsor and Maley. This testing has been advertised and awarded, however at this junction testing has not been completed. Previous testing of units at these developments with children under six had negative findings.~~

The finding above will have major impact on the agencies already strained resources to determine the necessary capital to fund relocation, remediation and abatement of Lead Base Paint at Palmetto and Caroline Village. The agency [has applied for the HUD Lead Paint NOFA in 2018-----add outcome if available at time of submission](#) will explore all grant opportunities available to address, the associated identification and remediation expense needs of ensuring healthy homes, to include [RAD](#), Preservation Tax Credits, RHF, HUD NOFA's.

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In March, 2018 HACDB completed and submitted a grant application for Lead Based Paint Inspections and Risk Assessments to HUD for approval for in the amount of \$435,000. In the interim period HACDB will continue to provide :

1. education programs for lead based paint hazards to applicants and recipients of housing assistance.
2. distributing lead-based Paint Notification Pamphlets to households applying for assistance through housing programs, especially those living in pre-1978 homes.
3. provide written notification of the potential presence and hazards of lead-based paint to purchasers of assisted properties.
4. require appropriate inspections for lead hazards of all housing built before 1978 participating in Community Development housing programs.
5. Partner with the Volusia County Health Department in their efforts of addressing lead base paint.

DBHA was not notified of an award. DBHA submitted a second application for Palmetto Park on February 19, 2019.

DBHA issued an RFP for a vendor to conduct RPCA in preparation for its proposed RAD activities.

The information collected as part of the RPCNA will allow DBHA to examine various financing scenarios that will allow us to reposition our current portfolio through the leveraging of private resources such as low income housing tax credits, bond – financing, and conventional debt.

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	No rehabilitation required	No debt RAD Conversion
Northwood II	TBD	TBD
Windsor Apartments	TBD	TBD
Maley Apartments	TBD	TBD
Northwood I/Walnut Oak	TBD	TBD
Palmetto Park	TBD	TBD
Caroline Village	TBD	TBD

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RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HACDB with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing properties converted as part of the Demonstration, and HACDB may also borrow funds to address the capital needs of these properties. Depending on the extent of the capital expenditure required, HACDB may also be contributing Operating Reserves, Capital Funds, and/or Replacement Housing Factor (RHF) Funds towards the conversion.

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Currently, HACDB is reviewing its options under the conversion process HACDB intends to submit RAD applications after public meetings and board approval have been completed. HACDB has entered into an agreement with TAG to provide RAD consulting services as needed. An experienced Director of Development has been hired to manage the redevelopment process. The Capital Plan may require the HACDB to acquire land for site acquisition and may involve the demolition or disposition of some or all the developments listed below. Currently, HACDB has had an appraisal completed on Walnut Oak apartments; which will assist in the valuation of the property. An RFP for appraisal of all assets has been issued. It is anticipated that a contract will be awarded by June 2019.

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The information compiled through the third party reports (appraisal and physical condition and needs assessment) and advice from our consultant will guide HACDB to the proper course of action to reposition its current inventory through either RAD or another alternative that allows us to attract private capital such as tax-exempt bond financing, low income housing tax credits, opportunity zone funds, and conventional debt. For that reason, HACDB has noted the timeline for the courses of action as "To Be Determined or (TBD)"

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Development name: Development
 number: Number Activity Date for
 of Units Demo. Dispo Submission TimeLine for Activity

Palmetto Park	FL007-6	100	x	x	TBD	TBD
Palmetto Park	FL007-7	30	x	x	TBD	TBD
Windsor Apartments	FL007-8	150	x	x	TBD	TBD
Caroline Village	FL007-10	100	x	x	TBD	TBD
Maley Apartments	FL007-11	150	x	x	TBD	TBD
Northwood,						
Walnut Oak	FL007-15	77	x	x	TBD	TBD

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HACDB is preparing to expand development opportunities beyond its current public housing inventory. HACDB will be exploring opportunities to create affordable housing targeting working individuals and families, senior and disabled persons, and first-time home buyers. This would be achieved through joint venture partnerships with a procured developer (for profit, non-profit, or Community Housing Development Organization (CHDO) to create rental or homeownership units using land HACDB owns and financed with private capital. Additional HACDB resources such as Replacement Housing Factor Funds (RHF) have been identified to be a source in the mix-financing. HACDB sent a letter to HUD on October 29, 2018 requesting an extension of expiring RHF funds. We are still awaiting a response to that letter. If approved the RHF funds would be used in the construction financing of units slated for first time homebuyers using multiple vacant parcels and lots located in the midtown area of the city.

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Designated Housing for Elderly and/or Disabled Families.

Maley Mixed Designation ~~will expired~~ in May 30, 2018; the HACDB [applied for and was granted an extension will apply to extend the designation](#) for two additional years, ~~prior to the expiration date~~. The Windsor Elderly only designation was updated ~~November 2016~~ [December 21 2018](#), for an additional 2 year extension period, and we will submit a renewal in ~~2018~~ [2020](#).

- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

The HACDB will apply for HUD and other Grants [as well as funding from all available sources during the next cycle to allow](#) for development and/or redevelopment of its communities. The HACDB may also use

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any such grants along with other agency funds for the construction/acquisition of new Affordable Housing for the Daytona Beach Community. HACDB will submit applications for funding under the HUD NOFAs related to [Emergency Safety and Security Grants, MTW Funding](#), FSS, and ROSS Service Coordinators, and Jobs Plus, ~~and Neighborhood Choice Grants for Demonstration and/or Implementation.~~ HACDB [may seek DOL funding for Youthbuild and other jobs training programs.](#) ~~believes that funding allocations under these programs will greatly enhance the service delivery to clients currently served, and will allow the agency to further leverage resources to increase the range and types of services being provided.~~ [Additionally, HACBD will apply for CDBG Disaster relief with the Florida state Finance Corp for workforce housing.](#)

[HACDB will explore opportunities for resident employment utilizing resources available via the Neighborhood Networks program, Daytona State College, Career Source, area businesses and the Daytona Beach Housing Development Corporation. This may include a project aimed at employment and training involving boats or other marine equipment.](#)

~~Currently, HACDB will adhere to HUD, RAD regulations regarding unit size in the planning of revitalization or demolition. Additionally, is not planning for a change in the number or bedroom sizes of the units proposed for conversion, and there is no plan for the transfer of assistance during the RAD process may be a necessary election. at the time of conversion.~~ All of HA's RAD conversions will be to either ~~Project Based Rental Assistance (PBRA) or~~ Project Based Voucher (PBV) Upon ~~RAD conversion~~ ~~to Project Based Rental Assistance, the Authority will~~ adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17).

- Right to return and Relocation Assistance
- No re-screening of tenants upon conversion
- Under-Occupied Unit
- Phase-in of tenant rent increase
- FSS and ROSS-SC programs
- Resident Participation and Funding
- Termination notification
- Grievance process
- Earned Income Disregard
- Jobs Plus
- When Total Tenant Payment Exceeds Gross Rent
- Establishment of Waiting List
- Choice Mobility

(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

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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.

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

Audit Report Finding:

Audit period: July 1, 2017~~6~~ – June 30, 2018~~7~~

The audit report will be available at the end of March

Section 8 Housing Choice Voucher – CFDA No. 14.871 Significant Deficiency in Internal Control

Condition: Out of a total tenant population of approximately 1300 vouchers, 25 files were selected for testing.

Based on the Auditor's recommendation the Authority has and will affirm use of its procedures, and continue to implement procedures to ensure all tenant files are maintained in accordance to its policies and procedures. All noted deficiencies during this review, which could be corrected, were completed as of January 17, 2017, and reviewed by the HCV Supervisor, and the Deputy Executive Director.

During the course of the year the HCV department evidenced an 80% turnover in staffing. Internal controls to verify work completion, and quality control reviews of tenant files, and inspection reports are being updated and completed on a monthly basis. Additionally, monthly compliance training will be scheduled for HCV team members regarding rent calculations, rent reasonableness, payment standards, and file maintenance in relation to the current HCV Administration Plan to increase operational efficiency, and adherence to policy.

In Fiscal Year 2019, HACDB initiated numerous staffing and organizational changes designed to improve program performance. We incorporated extensive internal, external and web-based curriculum for training of all staff within its business process. Each program area, including maintenance completed regular training or all aspects of maintenance operation, rental calculation, fair housing/reasonable

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accommodation and program procedure to increase work competencies for the management of the agencies assets and affordable housing programs.

B.5 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Goal #1

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

HACDB has implemented Inolved, a software to improve payroll and human resource activities. In 2019 the HACDB will transition to Yardi as our system of record. The software provides modules that will streamline requisitions and purchase orders, rent payment, reports and regulatory tracking and other enhancements not available in the current system of record. A new web site is to be launched by June 2019. Facilities have been improved by the introduction of pest control procured using the HUD, Integrated Pest Management model. Substantial progress is reported by residents in the area of pest reduction. Career Source has agreed to provide scholarships to residents to attend Fiberglass training in 2019. Jobs in boating and vehicle arenas are available in Daytona Beach.

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 and Executive Director continually implement improvements to the organization and update the preventative maintenance program for curb appeal. Over the last two years we have updated the plan and improved our services.

ACCOMPLISHMENTS 7/1/2018 - Present:

Financial Highlights

- The assets of the Authority exceeded its liabilities as of June 30, 2018 by \$ PENDING (net position).
- ~~The assets of the Authority exceeded its liabilities as of June 30, 2017 by \$54,490,305 (net position).~~
- The Authority's cash balances as of June 30, 2017 were \$11,144,338 representing an increase of \$381,478.
- The Authority had revenue from the U.S. Department of Housing and Urban Development ("HUD") of \$13,857,992 which includes funds for capital asset activities and pass-through activity.
- Public housing has maintained occupancy of 99% and 97% for the Elderly and Family AMPs respectively for the fiscal year. In addition, the Low Income Housing Tax Credit developments have 99% of the subsidized units occupied.
- The Authority's lease-up rate for the Housing Choice Voucher program is 97%.
- There was a \$1,441,548 increase in housing assistance payments made to owners in comparison to the 2016 fiscal year. The local HUD Field Office is closely monitoring the unit month's leased and net restricted position.

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- ~~The Authority has initiated maximizing its budget authority and HCV issuance. The Housing Authority submits a monthly recap of its activities in addition to submitting monthly projections and comments on shortfalls.~~
- ~~Increase return on investments — Sweep account~~
- No findings for audited finances.

Capital Asset and Debt Activity

- At the end of fiscal year 2017, the Authority's capital assets had decreased primarily due to the depreciation expense exceeding the net of additions and disposals of fixed assets.
- At the end of the fiscal year 2017 the Authority had no long term debt.

Public Housing program

- ~~Maintained vacancy rate adjusted for modernization at 4% as of 6/30/16~~
- ~~Maintained High Performer designation under PHAS with score of 90% for 2016 under new PHAS scoring system~~
- ~~Performed review of ACOP policies and made changes annually for 2017~~
- ~~Strengthened partnerships with community stakeholders to house homeless families with children, families going through a reunification, and those recovering from substance abuse.~~
- ~~Revised after hour emergency response protocol to respond more efficiently to resident maintenance emergencies.~~
- ~~Set up online banking for remote sites to deposit rental income~~
- ~~Set up direct deposit for tenants receiving utility allowance payments~~
- Emphasis on reorganization to reflect HUD Asset Management model.
- Maintenace redirected to report to Site Manager
- Extensive Training for all site staff
- Work Orders taken by the site staff
- Transitioning of waitlist management to site based management
- Maintenance tools updated
- Two vans purchased
- Efforts to reduce vacancy turn around

Housing Choice Voucher (Section 8) program:

- Extensive Internal and External Training for all HCV staff
- ~~Maintained high performer~~ Standard performer rating HUD with SEMAP score of ~~135~~ 90% in ~~2016~~ 2018. Completed HUD CAP Performance Plan and SEMAP tracking monthly within department.
- ~~Maintained a 9888% utilization~~ utilization rate in FY 2018. Completing various partnerships to increase voucher count thru Move Up initiative for FY 2019 to expend 98% of CML
- Incorporated Landlord fairs for increase lease ups and marketing to local owners
- Maintained VASH vouchers at 218 with a ~~9184~~ 914% utilization rate.
- Performed review of Administrative Plan policies and utilization of bi-annual inspections and bi-annual recertification to reduce caseloads.
- Purge HCV waitlist for quicker turnaround of lease up.

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- Continued to build relationships with local municipalities by sharing information through quarterly and weekly reports and addressing specific issues as they arise
- A quality control tracking system was implemented in 2017 to conduct 1-a Monthly quality control reviews of annuals.

Maintenance and Modernization:

- 5007 Work Orders Completed
- 306 Emergency Work Orders completed in an average of 1 day
- 191 Unit Turnovers completed in 9.44 days
- 60 Pest Control escorts through 3,175 units were completed
- Capital Fund expenditures totaling \$62,349.08 (Capital Site Improvements, Appliances, Equipment)
- Improved maintenance standards for make-ready units
- Decreased resident complaints by at least 40%

Community Partnerships:

ROSS Partners 								
Address	City, State	Zip	phone #	Contact person	Title	Email Address	hours of operation	Provider Services
119 S. Palmetto Avenue	Daytona Beach, FL	32114	850-631-0734	Ann Meres	Case Manager	ann@dsil.org	Monday - Friday 8:30am-5:00pm	Various services for disabled individuals
1220 Willis Avenue	Daytona Beach, FL	32114	386-236-1710	Heather Haroldson	Behavioral Senior Director of case management	hharolds@smabehavioral.org	SMA's Access Center is available 24/7 at 1-800-539-4228	Services to individuals living with addiction, mental illness or both.
640 Dr Mary McLeod Bethune Blvd.	Daytona Beach, FL	32114	615-554-0530	Dr. Vanessa Briscoe	Department Chair, Aging Studies; Assoc. Professor; College of Health Sciences	briscoev@cookman.edu	Monday-Friday 8:00am-4:30pm	Students work in the community for internships
2460 Old Moultrie Road Suite 4	St. Augustine	32086	386-225-8442	Reina Williams	Regional Marketing Manager & Community Liason; South Region	rwilliams@islanddoctors.com	Monday-Friday 8:00am-4:30pm	Promote health improvement to each and every patient
950 Big Tree Road	South Daytona, FL	32119	386) 756-7496 EXT. 4146	Cornell Mack	Operations Manager	cmack@volusia.org	Monday-Saturday from 6 a.m. to 7:30 p.m. GOLD -Limited service is available in Daytona during evening hours 6 p.m. to 11:30 pm.	Volusia Counties public bus system. Provides daily bus passes to DBHA as requested, provides free VOTRAN ID's as requested to DBHA residents.
2381 Mason Ave, Ste. 100	Daytona Beach, FL	32117	386-235-5592	Arndrea Alexander	Community Liason	arndrea.alexander@vitas.com	24 hours a day	Hospice services, grief counseling
1702 Ridgewood Ave # C, 1801 South Nova Road, Suite 110	Daytona Beach, FL	32117	386-677-7377	Eric Gick, RN	Clinical Care Coordinator	egick@hollyhillpharmacy.com	Monday-Saturday 9:00am-5:30pm Closed Sundays	Pharmacy; home delivery
341 West Minnesota Avenue	South Daytona, FL	32119	386-882-3183	Lauren Kristy Mocerino	Community Liason	lmoceri@drschoicehh.com	24 hours a day	Home health services
2287 S. Ridgewood Avenue	South Daytona, FL	32763	386-316-5439	John Croker	ARNP	homedocs@cfi.rr.com	Monday-Friday 8:00am-4:30pm	Primary & Urgent health care in your home
650 Reed Canal Road	Daytona Beach, FL	32119	386-675-1229	Marie Guillory	Marketing Director	marieguillory420@yahoo.com	24 hours a day	Home health services
1185 Dunn Avenue	Daytona Beach, FL	32114	386-254-3800	Phyllis Heath	District Administrator	donna.p.vargas@consulatehc.com	Monday-Friday 8:00am-4:30pm	Nursing home and rehabilitation center
						phyllis.heath@dbshdoe.org	Monday-Friday 8:00am-4:30pm	Service to individuals that are blind or have other vision impairments

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Goal #2

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

HACDB will host a developer/funder forum in April 2019. This will assist in

During the past several years this agency has been successful in completing two Hope VI Grants for three of our oldest developments. We will continually pursue redevelopment opportunities. We have recently gone through the RFQ process, identified a developer and our legal teams that will assist us with these future development opportunities. Additionally, we shall continue meeting regularly with city, county and state organizations to continue partnerships.

Mixed Finance Training sponsored and held June 1, 2017, with featured guest speaker Lucy Blackburn at DBHA, 211 N. Ridgewood Ave., 1st Floor Conference RM, Daytona Beach, FL 32114.

HACDB's collaboration with B-CU to apply for funding for: "Enhancing emotional resilience and nutritional awareness of senior citizens through community-based hydroponic gardening". This funding opportunity is through a grant application is through the Robert Wood Johnson Foundation.

Applied for and received Department of Housing and Urban Development for FY 2016 funding of the Family Self Sufficiency Program in the amount of \$85,850.00.

Successful renewal of commercial leases with rate increases.

Goal #3

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

HACDB is updating it's HCV Homeownership Plan to increase access to homeownership.

These five (5) homes have been built, and sold. The agency has additional property; it will convert to in the upcoming year to this program.

DAYTONA BEACH HOUSING AUTHORITY WELCOMES THE VILLAGES OF HALIFAX II

**101 Rip Collins Drive
Daytona Beach, Florida**



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Mr. Rip Collins

Daytona Beach, Florida—The Daytona Beach Housing Authority (HACDB) completed the Villages of Halifax II, which consists of 93 of 1, 2, and 3 bedroom units. The cost of construction is estimated at \$14.6 million.

The property was built using mixed financing from state low income tax credits, Neighborhood Stabilization Program, and the Daytona Beach Housing Authority. Development is being completed in two stages with the first 13 units in 2013, with occupancy in early 2014. After acquiring additional funding in 2015 the remaining 80 units were funded, and construction began in March 2016. Amenities at Halifax II include energy efficient stoves, refrigerators, dishwashers, washer/dryer connections (in each unit), ceiling fans, and central ac/heat. Additionally, there is a playground, and picnic facility and a state of the art club room with Wi Fi, internet, and 24 hour emergency Maintenance.

HACDB is excited to bring this new Affordable Housing Development on line in Daytona Beach to help fulfill our mission of providing safe, decent, sanitary housing to the residents of this great community.



FSS Housing Choice Voucher Homeownership Program Training

Homeownership training will be offered for all the HCV FSS participants, and elderly and disabled families interested in homeownership, and the homeownership voucher program. The homeownership voucher program is available to is for both the Affordable Housing and any HCV FSS Participants, and including elderly and disabled residents only tenants. The training focused on the Homeownership Voucher information, program guidelines, and homeownership instructions session.

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.

As a continuing process, HACDB reviews customer satisfaction through monitoring of complaints from residents and vendors. We continually train staff on ethics and customers relations. Each staff person is put through a yearly training on Fair Housing, Reasonable Accommodations, Sexual Harassment, and Ethics. This training is completed to improve our customer services, and ensure we have an informed staff.

- Purchase and installed new back up unit for server and online storage of data in the cloud
- Reviewed insurance plans and selected the best product that minimized the premium increase, increase in deductibles and reduction in coverage.

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HACDB has sent staff from each department to various national trainings, including Novogradic, NAHRO and Nan McKay. We have also utilized HTVN and inhouse trainings. An employee committee was formed and meets with the CEO regularly. A number of improvements have been made to increase the staff experience.

Goal #5

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

HACDB aspires to expand services and job opportunities to assist residents with self-sufficiency needs, employability skills, training, and education, and health and mental illness services through coordination and service linkages afforded through the ROSS Service Coordinator Grant and FSS Family Self Sufficiency Program.

Through DBHA’s Resident Opportunities and Self-Sufficiency (ROSS) and Family Self-Sufficiency (FSS) programs, residents are provided education, job training and other self-sufficiency services. DBHA also maintains three Neighborhood Network Centers that provide computer technology, computer literacy, education, job skills training to youth, adults, and seniors.

Neighborhood Network Centers have been developed NNC’s at three our family sites. Soft skills, GED and computer literacy classes are offered and recreational programs, such as the Best Summer Ever Program, and Summer Lunch Programs. A review of the NNC’s outcomes is under way. It is anticipated that HACDB will become more active with Daytona State College, Bethune Cookman and Career Source during the fiscal year.

	MON All Centers Lunch 1pm - 2pm	TUE All Centers Lunch 1pm - 2pm	WED All Centers Lunch 1pm - 2pm	THU All Centers Lunch 1pm - 2pm	FRI All Centers Lunch 1pm - 2pm
Palmetto Park Hours of Operation M-F, 9am-6pm Mr. Pierre Louis Ms. Yvonne Roberts 386.238-4930	Center Administration 9am - 11am Employment Readiness/ Technology Training 11am - 1pm Technology Assistance/Open Lab 2pm - 3pm Academic Assistance 3pm - 6:00 pm	Center Administration 9am - 11am Employment Readiness/ Technology Training 11am - 1pm Technology Assistance/Open Lab 2pm - 3pm Academic Assistance 3pm - 6:00 pm *ROSS-Jacqueline Garcia 11am-12pm	Center Administration 9am - 10am Senior Tech 10am - 11am Employment Readiness/ Technology Training 11am - 1pm Technology Assistance/Open Lab 2pm - 3pm Academic Assistance 3pm - 6:00 pm FSS-Scarlette Antigua 11am - 1:00pm	Center Administration 9am - 11am Employment Readiness/ Technology Training 11am - 1pm Technology Assistance/Open Lab 2pm - 3pm Academic Assistance 3pm - 6:00 pm *Resident Meeting Scarlette Antigua 1st Thursday 11am - 12pm	Center Administration 9am - 11am Employment Readiness/ Technology Training 11am - 1pm Technology Assistance/Open Lab 2pm - 3pm 4:30 - 6:00
Pine Haven Hours of Operation M-F, 1pm-6pm 386.253.1013 **Temporarily Closed**	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm
Northwood Village Hours of Operation M-F, 9am - 6pm 386.547.6183 Ms. Karen King-Powell Mr. Antonio Pruitt	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm	Technology Assistance/Open Lab 1pm - 3pm Academic Assistance 3pm - 6:00 pm

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Child Abuse Prevention:



The Chiles Academy at the Bonner Elementary April, 2017 Ounce of Prevention Truck, parking collaboration.

Poster Judging – What Home Means to Me 4/26/17

On Friday April – 21, 2017 at 4:00 pm a celebration was held in honor of the youth who participated in the Poster Contest “What Home Means to Me.”. Certificates were given to youth. Refreshments were served and pictures were taken of the event. 18 youth participated in the contest. This was held at the Palmetto Park Neighborhood Networks Center.

Father’s Day Initiative – June 17, 2017

This year’s in keeping with the HUD Father’s Day theme of “Building Healthy Families” our Housing Authority participated in the City of Daytona Beach’s 2017 Juneteenth Event. The goal to raise awareness of the important role fathers play in their children’s physical and emotional health was foster by two activities at our housing authority booth. First, The Housing Authority of the City of Daytona Beach (HACDB) held a mini Job Fair; and youth made Father’s Day Card’s and completed rock painting.



- 12 FSS participants completed the Financial Health Debt Management Program and received a gift of \$200.00 to pay off debt.
- Reached the number of 35 FSS participants with escrow (1st time)
- MOU with Head Start Program and Early Learning Training provided.
- Partnered with MidFlorida Partnership for a FSS and First Time Homeownership training
- DBHA hosted a Votran Job Fair for FSS Participants and DBHA residents at Housing Authority
- Four new Community Partners:
 1. HeadStart Program

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2. MidFlorida Housing Partnership
 3. Volusia Volunteers in Medicine
- 35 FSS Participants received Financial Health Money Smart Training
 - Partnered with DBPD for Bike Giveaway for Christmas over 50 bike for DBHA residents
 - 26 FSS participants received Parenting training
 - Completed HUD new FSS Training and PIC mandates for FSS to prepare for funding
 - Cobb & Cole in requesting 332 families throughout all of the Housing Authority's communities received Christmas Food Boxes on a first come first serve basis on December 19, 2017.

Previously the HACDB Mission Statement Read:

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.

As part of the strategic planning process, DBHA developed new mission and vision statements to clearly identify its current role and vision for the communities' future.

VISION

Create and sustain dynamic communities where people thrive.

MISSION

Provide safe, affordable housing and self-sufficiency opportunities for the communities we serve.

~~The HACDB has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies. We are continuing to address public housing vacancies very aggressively and our PHAS/SEMAP scores indicate that other operational issues are being positively addressed. Capital funds have been utilized to provide modernization of our properties and our FY 2018-2019 application will continue this effort.~~

~~HACDB continues to improve living environment by addressing deconcentration, promoting income mixing, and improving security throughout our developments. HACDB created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities. The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment. HACDB has implemented its Community Service program per HUD notification and each adult member of every household has been notified as to their status.~~

2018 Daytona Beach Annual Plan

We are confident that the HACDB will be able to continue to meet and accommodate all our goals and objectives for FY 2018-2019.

Strategic Goals

*This strategic plan contains five goals, driven by our dedication to **E.N.R.I.C.H.** the Daytona Beach community. Each goal contains strategic objectives and specific action items to measure DBHA's success.*

Goal I) Diversify and grow overall revenue and physical resources

Goal II) Create a culture of organizational excellence

Goal III) Develop and maintain a pathway to self-sufficiency and independence for clients

Goal IV) Ensure organizational infrastructure is integrated and aligned to support DBHA's mission

Goal V) Improve communication with internal and external stakeholders

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p>The RAB Meeting was called to order on March 22, 2018 and a Public Hearing on March 29, 2018.</p> <p>No comments were submitted regarding changes for the Annual Plan, ACOP or Admin Plan Policies.</p>
B.7	<p>Certification by State or Local Officials.</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> <p>Attached.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

2018 Daytona Beach Annual Plan

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The most recent HUD-approved 5-Year Action Plan (HUD-50075.2) was approved by HUD on 10/09/15. The approval letter is attached.

2018 Daytona Beach Annual Plan

HOUSING AUTHORITY OF THE CITY OF DAYTONA BEACH

Attachments

- 1 **DECONCENTRATION POLICY**
- 2 **STATEMENT OF FINANCIAL RESOURCES**
- 3 **CAPITAL FUND PROGRAM HUD APPROVAL LETTER -10-9 15**
- 4 **Civil Rights Certification**
- 5 **Certification Of Compliance With PHA Plans And Related Regulations**
- 6 **Certification By State Or Local Official Of PHA Plans Consistency With The Consolidated Plan**
- 7 **Public Ads For Notices Of Hearings**
- 8 **RAB Meeting Summary & Sign-In Sheets**
- 9 **Public Hearing Summary & Sign-In Sheets**
- 10 **ADMISSIONS & CONTINUED OCCUPANCY POLICY (ACOP)**
- 11 **HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**
- 12 **MAINTENANCE PLAN**
- 13 **VAWA**

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2018 Daytona Beach Annual Plan

Attachment 1

HOUSING AUTHORITY OF THE CITY OF DAYTONA BEACH

DECONCENTRATION POLICY

Adopted April 15, 2016

I. INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Housing Authority of the City of Daytona Beach adopt policies and procedures governing the deconcentration of poverty and income mixing as required by section 10(a)(3)(B) of the 1937 Housing Act. It is the Housing Authority of the City of Daytona Beach's (HACDB) policy to provide for deconcentration of poverty and encourage income mixing.

The goal of this policy is lessen the concentration of poverty and to create mixed-income communities and within the HACDB's public housing developments. This will be accomplished through admissions practices designed to bring in higher income residents to lower income developments and lower income residents into higher income developments.

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

HACDB Developments are exempt, as the properties are designed elderly or elderly mixed, or the total unit count is 100 units or less. However, HACDB will review the specified criteria for its developments, to maintain mixed income communities in a non-discriminating manner at all of its communities.

The Deconcentration Policy is intended to work in conjunction with the Authority's annual income targeting requirements. The QHWRA requires that 40 percent of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30 percent of the Area Median Income. This "income targeting" requirement is separate from the Deconcentration Policy, which is comparative in nature.

The HACDB will affirmatively market housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

II. DEFINITIONS

The following definitions are provided in order to clearly and define the affected developments and families under this Deconcentration Policy.

III. ANALYSIS

In order to achieve and maintain deconcentration, the HACDB will comply with the following:

2018 Daytona Beach Annual Plan

- a) Determine the PHA-Wide Established Income Range for all covered developments at least an annual basis.
- b) Determine the average household income for each covered development.
- c) Determine whether each covered development falls above, within, or above the established income range.
- d) Determine, for those developments having average incomes outside the established income range, if there are factors to explain and/or justify the income profile as being consistent with and furthering two sets of goals: the goals of deconcentration and income mixing as specified by the statute; and the local goals and strategies contained in the HACDB Annual Plan.
- e) Where the income profile for a covered development is not explained and/or justified in the HACDB Annual Plan a specific policy to provide for deconcentration and income mixing in applicable covered developments.

Analysis will be completed at least annually, but may be accomplished more frequently to determine the effectiveness of various initiatives employed to achieve deconcentration.

IV. ACTION PLAN

If a covered development has been identified as falling above or below the established income range, the HACDB will define and communicate specific procedures to be employed with the goal of achieving deconcentration. It is the goal of the HACDB to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self-sufficiency, therefore; the Deconcentration Policy shall not be employed to be counterproductive to that goal. In addition, the policy will, under no circumstances, be employed through steering or in any way reducing the choice in residence of the individual family.

In order to deconcentrate a development, the HACDB will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income-targeting goal. To the greatest extent possible, the HACDB will provide incentives to encourage families with incomes below the established income range to accept units in developments with incomes above the established income range or to encourage families with incomes above the established income range to accept units in developments with incomes below the established income range.

The HACDB may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. These may include but are not limited to:

- a) Rent Incentives to select particular developments.
- b) Payment Plans for deposits.
- c) Flexibility in move-in dates.

A family has the sole discretion whether to accept an offer of a unit made under the HACDB's deconcentration policy. HACDB shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the deconcentration policy.

Glossary of Terms

2018 Daytona Beach Annual Plan

Covered Developments: Public housing developments that are of general occupancy or family public housing developments that are not exempt from the deconcentration requirement.

Exempt Developments: Public housing developments that are operated by housing authorities with fewer than 100 units; public housing developments that house only elderly persons or persons with disabilities, or both; public housing developments operated by housing authorities that operate only one general occupancy development; public housing developments approved for demolition or conversion to tenant-based assistance; and public housing developments that include units operated in accordance with a HUD-approved mixed-finance plan using HOPE VI or public housing funds awarded before the effective date of the Deconcentration Final Rule.

PHA-Wide Established Income Range: The average annual household income of all residents of all covered developments.

Development Average Household Income: The average annual household income of all residents of a specific covered development.

Developments Outside the PHA-Wide Established Income Range: A development where the Development Average Household Income is between 85 percent and 115 percent of the PHA-Wide Established Income Range.

2018 Daytona Beach Annual Plan

Attachment 22

~~HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs~~

~~PHA Name: HOUSING AUTHORITY OF THE CITY OF DAYTONA BEACH~~

~~PHA Code: FLO07~~

Statement of Financial Resources

06/30/2017

Financial Resources:		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2016 grants)		
a) Public Housing Operating Fund	3,051,115	3,051,115
b) Public Housing Capital Fund	916,947	0
c) Housing Choice Vouchers Funds	8,747,077	8,747,077
d) Resident Opportunity and Self-Sufficiency Grant	7,982	7,982
e) Community Development Block Grant	0	0
f) HOME	0	0
g) Choice Neighborhood	0	0
h) Other Federal Grants (list below)		
1. Replacement Housing Factor - 2017	0	0
2. Resident Opportunity and Self-Sufficiency Grant	177,972	76,093
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2016 CFP	865,973	117,326
2015 CFP	875,509	571,476
2014 RHF	39,407	0
2015 RHF	452,910	0
2016 RHF	136,816	0
3. Public Housing Dwelling Rental Income		
a) AMP 1 - Elderly	886,453	886,453
b) AMP 2 - Family	688,111	688,111
c) AMP 20 - Northwood II	82,670	82,670
4. Other Income - Non-Dwelling	94,433	94,433
5. Other Income - Management Fees	59,897	59,897
1. Non-federal sources (list below)		
Total Resources	17,083,272	14,382,633

2018 Daytona Beach Annual Plan

Attachment 1

HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

PHA Name: HOUSING AUTHORITY OF THE CITY OF DAYTONA BEACH

PHA Code: FLOO7

Statement of Financial Resources

06/30/2018

Financial Resources:
Planned Sources and Uses

<u>Sources</u>	<u>Planned \$</u>	<u>Planned Uses</u>
<u>1. Federal Grants (FY 2016 grants)</u>		
<u>a) Public Housing Operating Fund</u>	<u>2,668,751</u>	<u>2,668,751</u>
<u>b) Public Housing Capital Fund</u>	<u>1,418,563</u>	<u>1,418,563</u>
<u>c) Housing Choice Vouchers Funds</u>	<u>7,873,698</u>	<u>7,873,698</u>
<u>d) Resident Opportunity and Self-Sufficiency Grant</u>	<u>0</u>	<u>0</u>
<u>e) Community Development Block Grant</u>	<u>0</u>	<u>0</u>
<u>f) HOME</u>	<u>0</u>	<u>0</u>
<u>g) Choice Neighborhood</u>	<u>0</u>	<u>0</u>
<u>h) Other Federal Grants (list below)</u>		
<u>2. Prior Year Federal Grants – (unobligated funds only listed)</u>		
<u>2015 CFP</u>	<u>875,509</u>	<u>871,816</u>
<u>2016 CFP</u>	<u>865,973</u>	<u>839,395</u>
<u>2017 CFP</u>	<u>916,947</u>	<u>109,336</u>
<u>RHF</u>	<u>629,133</u>	<u>629,133</u>
<u>3. Public Housing Dwelling Rental Income</u>		
<u>a) AMP 1 – Elderly</u>	<u>884,765</u>	<u>884,765</u>
<u>b) AMP 2 – Family</u>	<u>1,464,468</u>	<u>1,464,468</u>
<u>c) AMP 20 – Northwood II</u>	<u>107,996</u>	<u>107,996</u>
<u>4. Other Income; i.e Late Charges, Excess Utilities . . .</u>	<u>148,891</u>	<u>148,891</u>
<u>5. ROSS</u>	<u>228,279</u>	<u>74,083</u>
<u>6. Non-federal sources</u>	<u>61,695</u>	<u>61,695</u>
<u>Total Resources</u>	<u>18,144,668</u>	<u>17,152,590</u>

2018 Daytona Beach Annual Plan

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification **Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

PHA Name

PHA Number/HA Code

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

Title

Signature

Date

2018 Daytona Beach Annual Plan

Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 02/29/2016
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PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes 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 2010-25);
 - 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 ~~has~~ **HACDBI** take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.

2018 Daytona Beach Annual Plan

10. 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.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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).

PHA Name	PHA Number/HA Code
Annual PHA Plan for Fiscal Year 20____	
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 Authorized Official	Title
Signature	Date

2018 Daytona Beach Annual Plan

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

OMB No. 2577-0226

Office of Public and Indian Housing
 Expires 2/29/2016

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

I, _____, the Director of Economic and Community Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of Daytona Beach Housing

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

City of Daytona Beach

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated plan or State Consolidated Plan and the AI.

The Housing Authority of the City of Daytona Beach (HACDB) manages an Affordable Housing and Housing Choice Voucher program consisting collectively of 2116 units of assistance.

HACDB's is a permanent housing provider for low to moderate income residents of the City of Daytona Beach through both the Affordable Housing and Housing Choice Voucher (HCV) programs. HACDB as a partner agency of the Homeless Commission supports initiatives to end homelessness,

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	Title
	Director of Economic and Community Development
Signature	Date

NOTICE OF PUBLIC HEARING

The Housing Authority of the City of Daytona Beach hereby provides the following notice:

FY 2019 Annual Plan Public Hearing

Friday, March 29, 2019 at 10:00 A.M
Housing Authority of the City of Daytona Beach
211 N. Ridgewood Avenue
Daytona Beach, Florida 32114

The public hearing will be held for the purpose of receiving comments on the Agency's 2019 Annual Plan as required by the U.S. Department of Housing and Urban Development.

The Annual Plan will be available for review for a 45 day public comment period from February 12, 2019 – March 29, 2019, at the above address and on our website at www.dbhafl.org.

Any person wishing to comment on the Authority's Annual Plan may file his or her written comments with the Chief Executive Officer no later than 5:00 P.M., March 29, 2019.

All comments will be considered in preparing the final plan before submittal to the U.S. Department of Housing and Urban Development.

Reasonable Accommodation: The Housing Authority of the City of Daytona Beach will provide reasonable accommodations under it's program rules, polices, practices or services when such accommodation will permit a person with disabilities to benefit from such accommodation. Disabled persons are asked to notify DBHA staff should an accommodation be required.

2018 Daytona Beach Annual Plan

The Housing Authority of the City of Daytona Beach does not discriminate on the basis of race, color, religion, national origin, ancestry, sexual orientation, age, familial status, or physical or mental disability in the access to its programs for employment, or in its activities, functions or services.

NOTICE OF PUBLIC HEARINGS

The Housing Authority of the City of Daytona Beach hereby provides notice of the following public hearings:

Resident Advisory Board Meeting

Friday, March 22, 2018 2:00 P.M.

Windsor Apartments

524 South Beach Street

Daytona Beach, Florida

Public Hearing

Friday, March 29, 2018: 10:00 A.M.

211 N. Ridgewood Avenue

Daytona Beach, Florida 32114

The hearings will be held for the purpose of receiving comments on the Agency's Annual Plan as required by the U.S. Department of Housing and Urban Development.

The Agency Plan will be available for review for a 45-day comment period—February 12, 2018—March 29, 2018, at the office addresses listed above, and on our website at www.dbhafl.org. Persons requiring special accommodations, regarding this notice may call 253-5653, ext. 306.

Any person wishing to comment on the Authority's Agency Plan may file his or her written comments with the Executive Director no later than 5:00 p.m. March 30, 2018.

All comments will be considered in preparing the final plan before submittal to the U.S. Department of Housing and Urban Development.

NOTICE OF PUBLIC HEARING

The Housing Authority of the City of Daytona Beach hereby provides the following notice:

FY 2019 Resident Advisory Board Meeting

Friday, March 22, 2019 at 2:30 P.M
Windsor Apartments
524 South Beach Street
Daytona Beach, Florida

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The public hearing will be held for the purpose of receiving comments on the Agency's 2019 Annual Plan as required by the U.S. Department of Housing and Urban Development.

The Annual Plan will be available for review for a 45 day public comment period from February 12, 2019 – March 29, 2019, at the above address and on our website at www.dbhafl.org.

Any person wishing to comment on the Authority's Annual Plan may file his or her written comments with the Chief Executive Officer no later than 5:00 P.M., March 29, 2019.

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The Housing Authority of the City of Daytona Beach does not discriminate on the basis of race, color, religion, national origin, ancestry, sexual orientation, age, familial status, or physical or mental disability in the access to its programs for employment, or in its activities, functions or services.

2018 Daytona Beach Annual Plan



"Housing Opportunity for People Everywhere"

211 N. RIDGEWOOD AVENUE, SUITE 300, DAYTONA BEACH, FL 32114

Resident Advisory Board (RAB) Meeting March 22, ~~2018~~2019 2:00-30 pm Windsor Apartments

The meeting was called to order by

Highlights of the changes in the 5 year plan are documented

The Changes will go to the Board of Commissioners in April, ~~2018~~2019 and go into effect July 1, ~~2018~~2019.

The Public Hearing will be held March 29, ~~2018~~2019, at 10:00 am in the Conference Room at 211 N. Ridgewood Avenue. Daytona Beach, Fl. 32214

2018 Daytona Beach Annual Plan



"Housing Opportunity for People Everywhere"

211 N. RIDGEWOOD AVENUE, SUITE 300, DAYTONA BEACH, FL 32114

Public Hearing – March 29, 201~~8~~⁹ 10:00 AM

The Public Hearing was called to order at

Highlights of the changes in the ~~5~~-Annual year plan are documented

2018 Daytona Beach Annual Plan

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to [24 CFR §903.2\(b\)\(2\)](#) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

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- Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))
- Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))
- Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))
- Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))
- Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))
- Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

- B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

- Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for HOPE VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)
- Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)
- Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))
- Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))
- Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

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Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

B.7 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

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C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan.

PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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.

Public reporting burden for this information collection is estimated to average 9.2 hours 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.

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