

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

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

<b>A.</b>	<b>PHA Information.</b>
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**A.1** **PHA Name:** Housing Authority of the City of Daytona Beach **PHA Code:** FL007

**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): \_\_\_\_\_

**The Five-Year Period of the Plan (i.e. 2019-2023):** 2020-2024

**PHA Plan Submission Type:**  5-Year Plan Submission  Revised 5-Year Plan Submission

**Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years. <b>See Attached B.1</b>
<b>B.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. <b>See Attached B.2</b>
<b>B.3</b>	<b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>See Attached B.3</b>
<b>B.4</b>	<b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. <b>See Attached B.4</b>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. See Attachment C.1
<b>C.2</b>	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the 5-Year PHA Plan?  Y   N <input type="checkbox"/> <input type="checkbox"/>  (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
<b>C.3</b>	<b>Certification by State or Local Officials.</b>  <a href="#">Form HUD-50077-SL</a> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<b>Required Submission for HUD FO Review.</b>  (a) Did the public challenge any elements of the Plan?  Y   N <input type="checkbox"/> <input type="checkbox"/>  (b) If yes, include Challenged Elements.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1**

**Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

<p><b>Fair Housing Goal:</b></p> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p>Per instructions for preparation of form: Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.</p>
<p><b>Fair Housing Goal:</b></p> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p>Per instructions for preparation of form: Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.</p>
<p><b>Fair Housing Goal:</b></p> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p>Per instructions for preparation of form: Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.</p>

## Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

### B. Plan Elements.

**B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

### C. Other Document and/or Certification Requirements.

**C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

#### C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit 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 § 903.17(b), 24 CFR § 903.19)

#### C.3 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.

#### C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

### D. Affirmatively Furthering Fair Housing.

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

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

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

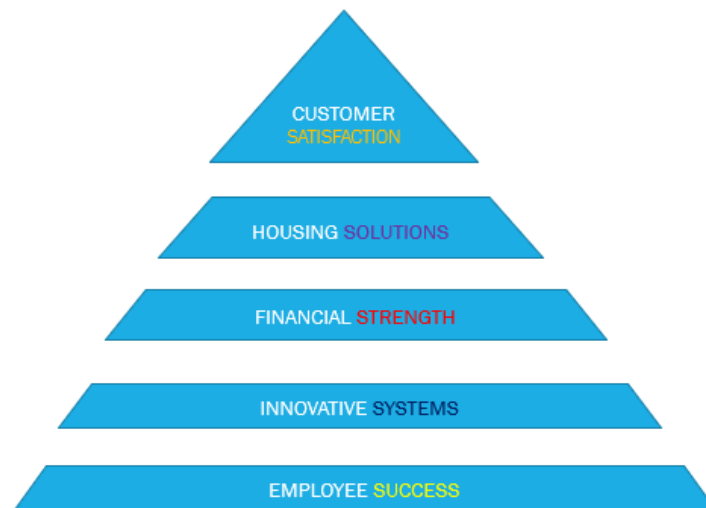
## **Attachment B.1 Mission**

Our vision is to be the premier housing change agent in Daytona Beach

Lead the advancement and sustainability of housing solutions that empower families to self-sufficiency

## **Attachment B.2 Goals and Objectives**

The HACDB's Corporate Objectives include specific corporate measures for five key focus areas, which include: Customer Satisfaction, Housing Solutions, Financial Strength, Innovative Systems and Employee Success



Corporate Objective #1 Customer Satisfaction-Enhance customer service by creating communities that provide a class A environment and better facilitate a family's transition to self-sufficiency.

Corporate Objective #2 Housing Solutions-Acquire additional land assets and redevelop existing assets to provide more housing opportunities.

Corporate Objective #3 Financial Strength-Increase the amount of non-restricted funds as a percent of total assets.

Corporate Objective #4 Innovative Systems-Reorganize the Authority in a way that more efficiently reflects asset management principles.

Corporate Objective #5 Employee Success-Implement a performance management system for employees that links employee work plans to the corporate strategic plan.

## **Attachment B.3 Progress Report**

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

Enhancing Operational Efficiency

Through HUD's Rental Assistance Demonstration Program (RAD) the 300 units for persons with disabilities and the elderly were converted to Project Based Vouchers. As part of this conversion this development is now being managed by a third party. The majority of the staff at this site were acquired by the new management company, while the rest were moved to other sites. This shift in staffing has allowed for the agency to reorganize how the developments are being staffed in a move toward greater efficiency.

#### Coordinating with Community Partners

The ongoing COVID-19 pandemic has limited the in-person services being provided by our community partners. With the RAD conversion of Windsor and Maley the existing community partnerships are being honored and expanded upon as part of the agreement.

#### Improving Facilities

The RAD conversion of Windsor and Maley includes extensive renovation of the properties in order to not only update the units but improve the amenities at the buildings. The RAD conversion of the Family Sites has been put on hold so the entire portfolio can be reevaluated for transformation into Class A rental housing.

### **Goal 2 Investigate redevelopment alternative, identify professional support and quantify sources of funding**

#### Redevelopment Alternatives

The HACDB has undertaken an extensive assessment of existing developments, vacant properties and properties in our community that are for sale and is working on formulating a development plan to move the agency into improved quality of housing and an increase in low-income units in our community.

#### Professional Support

HACDB currently has a contract for developer partner for RAD development. The conversion of Windsor and Maley is complete and planning is being undertaken to decide the development future of the agency.

#### Sources of Funding

The Housing Authority has identified the following sources of funding to assist with the development process:

- Capital Funds
- Developer Fees from the RAD conversion of Windsor and Maley
- Excess Operating Funds
- Hope VI Proceeds

### **Goal 3 HACDB is updating its homeownership plan to increase access to homeownership**

The Housing Authority has incorporated its model policies such as a development of a down payment assistance program up to \$15,000 with internal procedures to its current HCV

Homeownership Program. A section 32 and or 8y application may be submitted as part of the final plan for expenditure of Capital Funds. The HACDB is continuing to work with local organizations to impact homeownership outcomes. The HACDB has issued down payment assistance to four homeowners since the inception of the down payment assistance program in the amount of \$57,700. The HACDB Family Self-Sufficiency Program (FSS) continues to work with clients to aid in preparing them for Homeownership prior to them graduating from the FSS Program.

**Goal 4 HACDB will strive to provide its staff with initiative and customer driven attitudes by team spirit, flexibility in meeting job responsibilities and personal career goals**

The HACDB continues to provide staff from each department opportunities to attend various national trainings, including Novogradac, NAHRO, PHADA and Nan McKay. HACDB Chief Operating Officer and Director of Development team members were provided training through National Development Council (NDC) on Rental Housing Development Finance. HACDB has also utilized HTVN, HUD Exchange, and in-house trainings. HACDB provided a fair housing training, conducted by the HUD Fair Housing office at an event for all staff. HACDB has engaged staff and commissioners in the planning and implementation of a performance management system that will directly link employee performance with the goals of the HACDB. HACDB has also developed and initiated corporate measurables (corporate score card) with five focus areas which include: Customer Satisfaction, Housing Solutions, Financial Strength, Innovative Systems and Employee Success. This process has built a great sense of team work and comradery as staff work together in developing departmental and individual goals.

**Goal 5 HACDB will increase opportunities for the residents to become self-sufficient**

The HACDB through its Resident Opportunities and Self-Sufficiency (ROSS) and Family Self-Sufficiency (FSS) programs, continue to provide residents with education, job training and other self-sufficiency services. HACDB also maintains two Neighborhood Network Centers that provide computer technology, computer literacy, education, and job skills training to youth, adults, and seniors. The HACDB has been awarded additional funding that directly services residents of the City of Daytona Beach. The LEAD Center facilitated by the HACDB, a program funded through CareerSourceFV, serves 16–24-year-old Out of School Youth (OSY) successfully graduated 6 participants this year after participants obtained their GED and an industry recognized credentials. The LEAD Center was recognized by receiving a 2021 NAHRO Merit Award.

The HACDB continues to support and give guidance to elected Resident Council Officers in our three public housing communities. The HACDB will continue to work with a 3<sup>rd</sup> party organization, The League of Women Voters of Volusia County, to conduct meetings, nominations, elections and installation of officers for each property. The HACDB continues to support the Resident Council Officers by providing: officer training, support in establishment of by-laws, meeting and office space for residents and/or officers, guidance and support with Sunbiz registration and account establishment for fundraising.



The HACDB is at the conclusion of its HUD-funded ROSS grant and may hire on a full time Resident Services Coordinator to provide services to its residents.

The HACDB was awarded \$921,126 by the U.S. Department of Housing and Urban Development (HUD) for the Older Adult Home Modification Program (OAHMP) grant which assists in the undertaking of a comprehensive program that makes safety and functional home modifications to meet the needs of low-income elderly homeowners that allow them to age in place.

#### **Attachment B.4 Violence Against Women Act (VAWA) Goals.**

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

Maintaining compliance with all applicable legal requirements imposed by VAWA;

Ensuring 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, or stalking, who are assisted by the Housing Authority of the City of Daytona Beach; and taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the Housing Authority of the City of Daytona Beach.

#### **Attachment C.1 Significant Amendment or Modification**

The HACDB's Definition of Substantial Deviation to the 5-Year Plan is as follows:

- Change to mission statement
- Substantive changes to goals and objectives that impact resident and community programs.

#### **Attachment C.2 Resident Advisory Board (RAB) Comments**

Comments and responses shall be added following the 2/23/2022 RAB meeting.

#### **Attachment C.3 Certification by State or Local Officials**

See Attachment C.2

#### **Attachment C.4 Required Submission for HUD FO Review**

Shall be addressed following the 45-day public commentary period and public meeting 4/12/2022