

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, 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-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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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> PHA Code: <u>FL007</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>479</u> Number of Housing Choice Vouchers (HCVs) <u>1819</u> Total Combined Units/Vouchers <u>2298</u> 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 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; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </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:																							
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): See Attachment B.1</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See Attachment B.1</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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 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. See Attached B.2</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attached B.3</p>

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The 2020-2024 5-Year Capital Fund was approved 4/7/2021</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: See Attached B.5</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input 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. See Attached C.1</p>
C.2	<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. See Attached C.2</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attached C.3</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements. See Attached C.4</p>
C.5	<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>

D.	Affirmatively Furthering Fair Housing (AFFH).					
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>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> <table border="1" data-bbox="180 661 1455 1113"> <tr> <td data-bbox="180 661 1455 703">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 703 1455 1113"> <p><i>Describe fair housing strategies and actions to achieve the goal</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> </td> </tr> </table> <table border="1" data-bbox="180 1138 1455 1554"> <tr> <td data-bbox="180 1138 1455 1180">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1180 1455 1554"> <p><i>Describe fair housing strategies and actions to achieve the goal</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> </td> </tr> </table> <table border="1" data-bbox="180 1579 1455 1619"> <tr> <td data-bbox="180 1579 1455 1619">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</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>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</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>	Fair Housing Goal:
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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. (24 CFR §903.4)

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. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([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\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of ([24 CFR §903.7\(l\)](#)). Provide 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 subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention (VAWA). 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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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\(b\)](#))

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:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

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:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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. Approval of the PHA Plan does not constitute approval of these activities. 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, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **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 under the Voluntary or Mandatory Conversion programs. 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))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. 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 Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

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 and Notice PIH-2017-03. \(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 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.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 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\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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](#))

C.2 Certification by State of 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.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA

fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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.

C.5 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. Include dates in the description and most recent revisions of these documents as attachments. 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)

D. Affirmatively Furthering Fair Housing (AFFH).

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.

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 7.52 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.

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 Statement of Housing Needs and Strategy for Addressing Housing Needs

The following are the housing needs of those persons currently on our program waiting lists.

Section 8 tenant-based assistance	# of families	% of total families
Waiting list total	2025	
Families with children	1033	51.0%
Elderly families	125	6.2%
Families with Disabilities	448	22.1%
Race/ethnicity (White)	510	25.2%
Race/ethnicity (Black)	1542	76.2%
Race/ethnicity (Asian/Other)	128	6.3%
Race/ethnicity (Hispanic)	270	13.3%

Caroline Village- PH	# of families	% of total families
Waiting list total	311	
Families with children	161	51.8%
Elderly families	34	10.9%
Families with Disabilities	81	26.1%
Race/ethnicity (White)	116	37.3%
Race/ethnicity (Black)	172	55.3%
Race/ethnicity (Asian/Other)	6	1.9%
Race/ethnicity (Hispanic)	57	18.3%

Characteristics by Bedroom Size (PH Only)	# of families	% of total families
1 BR	0	0.0%
2 BR	217	69.8%
3 BR	50	16.1%
4 BR	44	14.2%
5 BR	0	0.0%
5+ BR	0	0.0%

Palmetto Park-PH	# of families	% of total families
Waiting list total	366	
Families with children	198	54.1%
Elderly families	43	11.8%
Families with Disabilities	94	25.7%
Race/ethnicity (White)	120	32.8%
Race/ethnicity (Black)	219	59.8%
Race/ethnicity (Asian/Other)	10	2.7%
Race/ethnicity (Hispanic)	66	18.0%

Characteristics by Bedroom Size (PH Only)		
1 BR	0	0.0%
2 BR	235	64.2%
3 BR	104	28.4%
4 BR	27	7.4%
5 BR	0	0.0%
5+ BR	0	0.0%

Northwood Village-PH	# of families	% of total families
Waiting list total	651	
Families with children	290	44.6%
Elderly families	58	8.9%
Families with Disabilities	179	27.5%
Race/ethnicity (White)	178	27.3%
Race/ethnicity (Black)	437	67.1%
Race/ethnicity (Asian/Other)	9	1.4%
Race/ethnicity (Hispanic)	82	12.6%

Characteristics by Bedroom Size (PH Only)		
1 BR	305	46.9%
2 BR	209	32.1%
3 BR	137	21.0%
4 BR	0	0.0%
5 BR	0	0.0%
5+ BR	0	0.0%

Walnut Oak-PH	# of families	% of total families
Waiting list total	594	
Families with children	287	48.3%
Elderly families	56	9.4%
Families with Disabilities	178	30.0%
Race/ethnicity (White)	165	27.8%
Race/ethnicity (Black)	405	68.2%
Race/ethnicity (Asian/Other)	9	1.5%
Race/ethnicity (Hispanic)	73	12.3%

Characteristics by Bedroom Size (PH Only)		
1 BR	245	41.3%

2 BR	200	33.7%
3 BR	149	25.1%
4 BR	0	0.0%
5 BR	0	0.0%
5+ BR	0	0.0%

Northwood II-PH	# of families	% of total families
Waiting list total	697	
Families with children	327	46.9%
Elderly families	61	8.8%
Families with Disabilities	194	27.8%
Race/ethnicity (White)	182	26.1%
Race/ethnicity (Black)	485	69.6%
Race/ethnicity (Asian/Other)	9	1.3%
Race/ethnicity (Hispanic)	80	11.5%

Characteristics by Bedroom Size (PH Only)		
1 BR	0	0.0%
2 BR	543	77.9%
3 BR	154	22.1%
4 BR	0	0.0%
5 BR	0	0.0%
5+ BR	0	0.0%

HACDB's Annual Plan is in alignment with the City of Daytona Beach's Consolidated Plan. HACDB has a coordinated relationship with the City of Daytona Beach. The following programs have been put in place to address housing needs within our jurisdiction

Homelessness

The HACDB has established local preferences for both their Public Housing and HCV programs for the homeless.

The City of Daytona Beach has the highest homeless population within Volusia County and a primary hub for shelter and services.

The Mainstream funding has provided significant support in reducing homelessness among non-elderly disabled persons. We continue to administer the VASH program which serves homeless veterans.

Affordable Housing will be required for the immediate future 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. The VF Continuum is a partner in the Mainstream Grant awarded to HACDB.

HACDB was the recipient of 31 Emergency Housing Vouchers from HUD through the American Rescue Plan Act providing assistance to persons who are who are homeless, at-risk of

homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Elderly and Persons with Disabilities

Through the HUD Rental Assistance Demonstration (RAD) Program the HACDB has converted the 300 public housing units at Windsor and Maley, designated for Elderly and persons with disabilities, to Project Based Vouchers. Due to this change the Elderly/Disabled preference for this development has been eliminated from the Public Housing program. The development is currently undergoing renovation. A site-based HCV waitlist for WM at the River has been established for this site and occupancy shall continue as provided in the HUD approved designated housing plan.

Workforce Housing

In response to the data presented by the Consolidated Plan of the City of Daytona Beach a Public Housing local preference has been established for applicants that work or have a verified offer of work in Daytona Beach or Volusia County.

Involuntary Displacement

Due to the extreme weather conditions that Florida is susceptible to and planned development activities across the agency both the HCV and Public Housing programs of the HACDB have preferences for persons displaced due to the following displacement activities:

- Residents due to modernization, rehabilitation, or demolition/disposition, or loss of funding, are displaced from a HACDB housing program.
- Victims of federally-declared natural disasters who are displaced and HACDB receives verification from a 3rd party city, state, or federal agency of displacement.

Attachment B.1 Deconcentration and other Policies and Govern Eligibility, Selection and Admissions

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:

- 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 will not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the deconcentration policy.

Attachment B.1 Financial Resources

HACDB administers a state contract with Career Source FV that provides non-federal funds.

Attachment B.1 Rent Determination

Effective April 2020, the HACDB proactively adjusted participant rents in response to COVID-19. HACDB subsequently instituted the use of the Equifax Work Number system to periodically validate participant income which remains unstable and shall reserve the right to continue this function in response to the impacts of COVID-19.

Attachment B.1 Operation and Management

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

Description of change: HACDB has elected to outsource its HQS inspections. McCright and Associates are conducting inspections for the HCV program. HACDB has reviewed HOTMA regulations and has extended the McCright service contract to include the 298 RAD Units.

Programs to which this provision applies: Public Housing Program

HACDB has elected to use its tenant transfer policy in regards to the site-based waiting list for housed resident families. Site-Based waiting list included in this provision are:

Palmetto Park

Caroline Village

Northwood Village

Walnut Oak

Northwood II

Programs to which this provision applies: Housing Choice Voucher

Description of change HACDB was the recipient of 31 Emergency Housing Vouchers from HUD through the American Rescue Plan Act providing assistance to persons who are who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. We have updated our Admin Plan for these new vouchers.

Attachment B.1 Safety and Crime Prevention

HACDB has established the goal in their Strategic Plan to decrease crime in our communities we own and manage by 5% annually. HACDB is exploring the possibilities of entering into an agreement with the Daytona Police Department to provide additional police patrols to our family sites. HACDB is also examining the current camera system in place at the family sites to see

what safety improvements may be accomplished through upgrading and expanding the current program.

Attachment B.1 Asset Management

HACDB will explore options to “re-amp” its current AMP-2 Caroline Village project for purposes of managing its properties with an asset management model. The goal of this process would be to improve operational efficiency and effectiveness of managing public housing assets; to better preserve and protect each asset; and to provide appropriate mechanisms for monitoring performance at the property level.

Attachment B.2 Mixed Finance Modernization or Development

As part of the new strategic plan being implemented by HACDB an Asset Management Policy is being formulated. As the result of this all existing developments, properties and vacant lots shall be assessed and a plan created to ensure the ongoing health and limit liability for the agency.

1. The HACDB has not reached its Faircloth limit. There are currently has 321 units of public housing that can still be developed. The agency currently has nearly 20 acres of vacant land that they would like to develop as public housing or as homeownership opportunities for qualified low-income families. The HACDB intends to work with HUD to help satisfy the affordable housing need within Daytona Beach to come up with a plan to develop new or acquire existing multifamily properties utilizing various funding sources possibly including Capital Funds, RHF funds, other available state and local funding sources along with other applicable funding. This development may include properties already owned by HACDB or those yet to be acquired. The HACDB will continue to seek and maintain partnerships with low-income housing partners working in the community to develop new housing opportunities for low-income households.
2. HACDB has established an affiliate that will support development for development activities. HACDB will partner with local nonprofit and municipal organizations in the construction of affordable homes for sale or lease including infill housing.
3. HACDB will work with local organizations to increase homeownership opportunities which may include the transfer of lots currently owned by the housing authority.
4. HACDB will utilize capital and other funding sources to purchase vacant land in the City of Daytona Beach for Development of Housing.
5. HACDB will conduct an analysis of existing lots and may sell or otherwise dispose of lots that are non-buildable or otherwise inconsistent with the housing authority mission.
6. HACDB is currently evaluating several vacant parcels of land within the local jurisdiction for acquisition for mixed-finance development of low-income housing. Due diligence for the possible development of an acquisition proposal to HUD is currently being undertaken on the following parcels of land in the following neighborhoods: Mason and Nova, Derbyshire and Brentwood and Bill France and Mason.
7. HACDB is currently undertaking predevelopment due diligence the vacant multi-acre parcels the agency owns with the intention of submitting a development proposal to HUD for Multifamily Housing. The following parcels may be part of this evaluation: Loomis, Pine Haven, Villages of Halifax and Vernon Street.
8. As part of the new strategic plan the HACDB will be seeking to establish a MOU with the City of Daytona Beach for an Affordable Housing Master Plan.
9. HACDB is currently evaluating it's LIHTC properties developed under Hope VI that have reached the term of the right of first refusal to see if this option is in the best interest of the agency. The properties are as follows: Villages at Halifax, Lakeside Villages and Pine Haven.

Attachment B.2 Demolition and or Disposition

Should the plan for development of the vacant properties currently owned by the HACDB not be in the best interest of the agency the land shall be disposed of in order to fund future agency activities including low-income housing development. In some cases, vacant land may be

deemed unusable due to various issues including environmental. The HACDB may elect to submit an application to the SAC for these properties.

HACDB may determine it is in the best interest of the agency to demolish some or all units at Palmetto Park and Caroline Village as part of the development process to reduce density, improve safety, increase opportunities within the neighborhood, vehicular egress and parking. HACDB may apply to the Florida Housing Finance Corp for tax credits and bonding opportunities.

RAD Section 18 Blend

CHAP – AMP 2 – Daytona Family: In accordance with PIH Notice 2021-07 up to 40% of the 307 units may be partially disposed of through Section 18 RAD Blend. The HACDB may request Tenant Protection Vouchers (TPV’s) for the units disposed of through Section 18.

CHAP Application – AMP 20 – Daytona Family: Daytona Family: In accordance with PIH Notice 2021-07 up to 40% of the 28 units may be partially disposed of through Section 18 RAD Blend. The HACDB may request Tenant Protection Vouchers (TPV’s) for the units disposed of through Section 18.

As part of the redevelopment process HACDB is exploring disposition and/or demolition through Section 18, RAD Transfer of Assistance or RAD conversion.

The following removals are currently anticipated as part of this process.

Development Name	Development Number	Number of Units	Activity Demo/Dispo	Date for Submission	Timeline for Activity
Palmetto Park	FL007-6 & FL007-7	130	TBD	TBD	TBD
Caroline Village	FL007-010	100	TBD	TBD	TBD
Northwood / Walnut Oak	FL007-015	77 Units	TBD	TBD	TBD
Lakeside Village	FL007-18	50 Units	TBD	TBD	TBD
Villages at Halifax	FL007-17	31 Units	TBD	TBD	TBD
Pine Haven	FL007-19	63 Units	TBD	TBD	TBD

Vacant Property Disposition

The HACDB may seek to dispose of the following parcels of vacant land within the City of Daytona Beach. Application to the SAC office for Section 18 disposal may be required.

County Appraiser Alternative Key	Address	Acres
3493541	353 ROSE AVE	0.0861
3493630	ROSE AVE	0.0861
3495021	ROSE AVE	0.1722
3495004	ROSE AVE	0.1722
3494997	ROSE AVE	0.0861

3494989	ROSE AVE	0.0861
6982791	335 N KEECH ST	0.1389
6982881	368 LAURA ST	0.1389
6982805	333 N KEECH ST	0.1768
6982911	380 LAURA ST	0.1505
6982899	372 LAURA ST	0.1389
6982945	392 LAURA ST	0.2285
6982775	339 N KEECH ST	0.1389
6982732	347 N KEECH ST	0.1389
6982821	344 LAURA ST	0.1389
6982783	337 N KEECH ST	0.1389
6982929	384 LAURA ST	0
6982830	348 LAURA ST	0.1389
6982953	396 LAURA ST	0.3123
6982902	376 LAURA ST	0.1389
6982741	345 N KEECH ST	0.1389
6982694	357 N KEECH ST	0.2778
6982724	349 N KEECH ST	0.1389
6982856	356 LAURA ST	0.1389
6982678	361 N KEECH ST	0.1768
6982848	352 LAURA ST	0.1389
6982872	364 LAURA ST	0.1389
6982813	340 LAURA ST	0.1722
6982716	351 N KEECH ST	0.1389
6982767	341 N KEECH ST	0.1389
6982937	388 LAURA ST	0.2154
6982759	343 N KEECH ST	0.1389
6982686	359 N KEECH ST	0.1389
6982708	353 N KEECH ST	0.1389
6982864	360 LAURA ST	0.1389
6982988	389 LAURA ST	0.1008

6983135	872 PINEHAVEN DR	0.1263
6983054	361 LAURA ST	0.1515
6983178	354 ROSE AVE	0.1389
6983208	360 ROSE AVE	0.1389
6983038	369 LAURA ST	0.1515
6983071	353 LAURA ST	0.1598
6983046	365 LAURA ST	0.2039
6983101	884 PINEHAVEN DR	0.1263
6983216	362 ROSE AVE	0.1793
6982996	385 LAURA ST	0.1528
6983020	373 LAURA ST	0.1515
6983003	381 LAURA ST	0.2389
6982961	397 LAURA ST	0.1937
6983089	349 LAURA ST	0.1515
6983119	880 PINEHAVEN DR	0.1263
6983160	860 PINEHAVEN DR	0.1309
6983062	357 LAURA ST	0.157
6982970	393 LAURA ST	0.1528
6983186	356 ROSE AVE	0.1389
6983127	876 PINEHAVEN DR	0.1331
6983143	868 PINEHAVEN DR	0.1263
6983151	864 PINEHAVEN DR	0.1263
6983194	358 ROSE AVE	0.1389
6983011	377 LAURA ST	0.1414
6983097	888 PINEHAVEN DR	0.2107
6982651	GEORGE W ENGRAM BLVD	0
3510798	SOUTH ST	0.0643

6930171	705 VERNON ST	0.4306
6930163	709 VERNON ST	0.2404
6930155	713 VERNON ST	0.2283
6930147	717 VERNON ST	0.1973
6930139	721 VERNON ST	0.2007
6930121	720 VERNON ST	0.3954
3510828	729 LOOMIS AVE	9.12
6894701	OAK ST	0.1263
6894809	PROGRESS RD	0.1469
6894663	OAK ST	0.1263
6894655	OAK ST	0.1263
6894795	PROGRESS RD	0.1469
6894736	OAK ST	0.155
6894710	OAK ST	0.1263
6894752	PROGRESS RD	0.1469
6894817	PROGRESS RD	0.1469
6894841	OAK ST	0.1446
6894728	OAK ST	0.1263
6894744	PROGRESS RD	0.1529
6894647	OAK ST	0.1607
6894761	PROGRESS RD	0.1469
6894787	PROGRESS RD	0.1469
6894671	OAK ST	0.1263
6894833	OAK ST	0.1508
6894825	PROGRESS RD	0.155
6894680	OAK ST	0.1377
6894698	OAK ST	0.1331
6894779	PROGRESS RD	0.1469
4753575	BUSINESS PARK BLVD	2.82
4753591	BUSINESS PARK BLVD	2.01
3523849	WHITEHALL ST	0.2663
3528727	SCHOOL ST	0.1148
3519817	LIVE OAK AVE	0.1363

Attachment B.2 Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program

HACDB has closed on the RAD CHAP for AMP 1 and is in the process of reevaluating the RAD CHAP for AMPs 2 and 20.

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 3rd 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.5 Most Recent Fiscal Year Audit

The following were the findings in the 2020 Fiscal Year Audit:

- Housing Choice Voucher Program – Tenant Files - Material Weakness in Internal Control, Material Noncompliance
- Housing Choice Voucher Program - Waiting List - Material Weakness in Internal Control, Material Noncompliance

Attachment C.1 Resident Advisory Board Comments

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

Attachment C.2 Certification by State or Local Officials

See Attachment C.2

Attachment C.3 Civil Rights Certification

Shall be attached following board review and approval April 15, 2022

Attachment C.4 Challenged Elements

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