

**Daytona Beach Housing Authority**

**March 17, 2023 Board Meeting 10:00 a.m.**

**I. Call to Order** - Vice Chair Jass called the meeting to order at 10:01 a.m.

**II. Roll Call** - Commissioners Jass, Jamison, Brown-Crawford, and Murphy were present for roll call. Chair Daniels was absent.

**III. Invocation** - Invocation was led by Ric Gilmore.

**IV. Recognition of Visitors** -

**1. Ron'Qweeshia Dannielle Daughtry - Rest In Peace**

- FSS Coordinator Seletha Bradley-Morris informed the Board that FSS Graduate Ron'Qweeshia Dannielle Daughtry, 27, died unexpectedly on February 17, 2023 and asked for a moment of silence in her honor.

**2. Donetta McFarlane** - Bradley-Morris introduced winter-spring FSS graduate Donetta McFarlane, who spoke and was presented with an oversized check (and a real one), in the amount \$10,137.18, earned during her participation in the program.

**3. Tarnecia O'Berry** - Bradley-Morris introduced winter-spring FSS graduation Tarnecia O'Berry,

who spoke and was presented an oversized check (and a real one), in the amount of \$10,150.39, earned during her participation in the program.

4. **Tatianna Allen** - FSS Graduate Tatianna Allen arrived late due to being at work. Allen apologized to the Board for being late. She was presented with an oversized check (and a real one), in the amount of \$11,197.15, earned during her participation in the program. Ms. Allen thanked the Board.
5. **Merritt NaQuita** - FSS graduate was not present at the meeting.
6. **Cynthia Slater, President of the Daytona Beach branch of the NAACP** - Commissioner Jamison recognized Cynthia Slater. Slater introduced herself.
7. **Andrew "Andy" Holmes - Assistant City Manager for Public Infrastructure and Capital Projects** - Charles Woodyard recognized Andrew Holmes. The discussion with Mr. Holmes took place under the Discussion section of the agenda.

**V. Public Comments** - Cynthia Slater, president of the NAACP in Daytona Beach. She stated she lives on Kettle Circle and has been flooded four times. The new school that's going to

be built will be built right in the back of her house. Ms. Slater stated that the NAACP president and officers of the executive committee have met for the last two years with the school district, city representatives, and the Housing Authority. Ms. Slater stated that the longer it takes for Turie T. to be built, the higher the cost to build the school is going to be.

Ms. Slater believes it will be good for the Board to look at the diagram for the new school and where it's going to be built and how it's going to affect the Loomis area. She stated she's here to assist and be a voice for the community.

Commissioner Brown-Crawford asked Ms. Slater how she felt on putting in a retention pond. Ms. Slater stated that it's a dry space, a dry pond, so it catches the water when it rains. Commissioner Brown-Crawford stated she would like to hear what the residents of the area have to say.

Attorney Gilmore stated the Housing Authority doesn't want to convey the property. However, the Housing Authority can make it a condition that the area is fenced, whether it's dry or wet. The Housing Authority can put whatever conditions that are reasonable that are wanted.

Mr. Woodyard stated there is an example of the same feature in Northwood II. There's a depression and kids play

football in there most of the time, but every now and then, in a big rain, it turns into a little pond. He said that at Northwood Village there's an older pond, right in the middle, that is barely seen because of the trees surrounding it, and that it has a fence around it. Mr. Woodyard recommended that the commissioners visit the features.

Ms. Slater suggested the commissioners visit the site of the school.

Attorney Gilmore stated that the reason why Ms. Slater got longer than three minutes was because she was responding to questions.

#### **VI. Approval of Minutes**

##### **1. Regular Board Meeting - February 17, 2023 -**

**Commissioners Present: Jass, Jamison, Murphy,**

**Daniels. Commissioner Absent: Brown-Crawford -**

Commissioner Murphy made a motion to approve the minutes of February 17, 2023. Commissioner Jamison seconded the motion. Commissioner Brown-Crawford voted present as she was not in attendance at the February 17, 2023, Board meeting. Unanimously approved.

#### **VII. Changes to the Agenda - No changes.**

**VIII. Discussion** - Andrew Holmes, Assistant City Manager for Public Infrastructure and Capital Projects, addressed the Board. He stated that there are some flooding concerns around Kettle Circle and the area where Turie T. Small is going to be. There's going to be a replacement school. Mr. Holmes stated he's very sensitive to the flooding concerns that exist in the neighborhood due to the low elevation of the land. They've been working with the School Board to try to find a collaborative solution to ensure that the construction of the new school doesn't make anything worse in the area.

The City is very interested in the project and wants to partner with the School Board. Mr. Holmes asked the Housing Authority Board for ideas on ways to create compensatory flood storage. The school must be built at a certain elevation so that it won't flood, which requires some dirt on some of the lower areas of the site in order to raise the building up to where it won't flood. Mr. Holmes stated that city regulations require finding a place for the water to go when making efforts to raise the building.

Mr. Holmes stated that he was hoping that the Housing Authority would find a way to partner with the City and the School Board on Housing Authority property that's vacant to

excavate to create some additional space for some of the flood waters when a flood event happens.

Mr. Holmes stated that he would like to partner with the School Board in removing some of the dirt that's on some of the Housing Authority's property to create more space for water when it floods, which would allow the School Board to fill some of their property. Commissioner Brown-Crawford asked if Mr. Holmes is saying a retention pond. Mr. Holmes stated it wouldn't necessarily be a pond, but rather just for flood waters, not for water being there all the time. Commissioner Brown-Crawford asked Mr. Holmes which property he specifically is interested in. Mr. Holmes stated that one of the parcels he looked at, from an engineering perspective, would be a part of Caroline Village as he didn't know if the Housing Authority would fix Caroline Village and continue to use it. Mr. Holmes stated he spoke to Chair Daniels earlier in the week and that Chair Kelvin Daniels isn't thrilled about taking part of Caroline Village. Chair Daniels told Mr. Holmes that there is a vacant parcel on Loomis that's 10 acres and suggested taking a look at the parcel. Mr. Holmes stated that area would work as well. Commissioner Murphy asked Mr. Holmes how much acreage would be needed. Mr. Holmes stated around

three acres. Mr. Holmes stated that the more earth that can be removed, the better the situation will be.

Attorney Gilmore asked Mr. Holmes whether he is talking about an easement or a conveyance. Mr. Holmes told Mr. Gilmore that the City is flexible, whatever works for the Housing Authority is important to the City., so if it's an easement, where the City can go in and do the work and the Housing Authority still owns the property, that's fine with the City. He said that if the Housing Authority would rather not have that kind of facility on property it owns, and the Housing Authority wants to convey it, that's fine, too, Mr. Holmes said.

Attorney Gilmore asked Mr. Holmes if there's a drawback to using Loomis as opposed to Caroline Village. Mr. Holmes stated that Loomis is probably better.

Commissioner Brown-Crawford stated she's opposed to any type of retention ponds and water near kids and that she's not really sure why everybody wants to bring that type of water in the black community. She said that she believes that any type of retention pond needs to go west. She said that any time she has seen a retention pond, it creates a bigger problem in the long run. Assistant City Manager for Public Infrastructure and Capital Projects

Mr. Holmes suggested lowering the land without creating a retention pond. Commissioner Brown-Crawford stated that if the land is lowered, it will flood when rain comes.

Commissioner Brown-Crawford stated she doesn't want to be part of a Board that signs off on lowering the land when it's already low. She said that she doesn't want to put anything in that area that has the name "water" on it.

Mr. Woodyard asked Mr. Holmes to discuss the study that's about to take place with \$3 million, as well as the timeline from an engineering perspective.

Mr. Holmes stated that he believes it's better to have water on a vacant parcel than in somebody's house. He said that the water is going to be there whether the land is lower or higher.

Commissioner Murphy stated that they can't prevent the water from coming, and the best that can be done is guide where it's going to land. She asked if it would be a flood catch versus a pond, which Mr. Holmes stated it is his goal.

Attorney Gilmore asked if the area behind Tuscawilla Park would be an alternative, to which Mr. Holmes stated that it is far enough away from the immediate situation that the engineers haven't looked at the site.



Commissioner Brown-Crawford said it seems like we want to pump all of the water into the black neighborhoods.

Mr. Holmes said that the City is not talking about putting new water in anybody's neighborhood, that it's only water that would already fall there.

Commissioner Jass said that she doesn't foresee how the Board can do something that's perfect and what everybody wants. Commissioner Jamison stated she was concerned about reducing the number of housing that is provided if property is taken from Caroline Village. Mr. Holmes stated he's not advocating for taking the property from Caroline Village. Mr. Holmes stated the City just got approval for the Corps of Engineers to begin a regional study of the Nova Canal corridor, which is a major drainage way through midtown in Daytona Beach. The Corps of Engineers is going to take a look and see if they can find any solutions to some of the flooding.

Mr. Holmes stated there's four ways to avoid having areas flood, some of which are impossible to do, including to make it stop raining. Another one is to try to keep the river from rising so high because the river is where the drainage goes, even the west side drainage ends up in the Halifax River through the Tomoka River. There is only one drainage outlet for the city of Daytona Beach, and that is

the Halifax River. When that river rises, it won't accept more water from land that is low, and that's why Midtown floods. It doesn't flood because we're piping more water there. It falls there and it can't get out until the river goes down.

Mr. Holmes stated that the Corps of Engineers is going to try to find ways to make the Nova Canal corridor a better conveyance of water and get it out faster. Mr. Holmes stated it's a \$3 million project that could take five to 10 years to get something constructed.

Commissioner Brown-Crawford asked Mr. Holmes where the money would come from to fix the problem that the Corps of Engineers finds. Mr. Holmes stated it would be a federally funded fix, that it's multi, hundreds of millions of dollars.

Mr. Holmes said that the City wants to work collaboratively with the Housing Authority and the School Board to bring the valuable resource of a new school and make a positive impact on the community.

Mr. Woodyard stated that in April, the Board will be taking votes on what the Board discussed in the retreat, which was the repositioning of the assets. He said that the Board will be voting on Option 1, with the most votes, and Option 2, with the second-most votes, and that with Caroline

Village, the option with the most votes was that the Housing Authority was going to need to replace that housing somewhere else, and that the Board has viable relocation options. He said that Loomis is another issue. Mr. Woodyard said that whether Loomis is better from an engineering standpoint, that the property is an asset and that the Housing Authority is trying to address a public-purpose issue and that, in connection with Choice Neighborhood Grant, the Housing Authority gets extra points for home ownership, so that he's going to suggest Loomis as a site for home ownership.

**IX. Consent Agenda** - *(Matters included under the consent agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion. If discussion is desired by any member of the Board, then that item will be removed from the consent agenda and considered separately.)*

**X. Real Estate Development** - Mr. Woodyard stated that Brentwood is the latest purchase, and an attorney from Cobb Cole has been hired to do land-entitlement work. He has already met with planning staff. Mr. Woodyard also said that there is a Florida statute that, if a developer is trying to develop affordable housing and needs rezoning, local jurisdictions have the option of not going through

the full-blown community process, just doing an administrative change, which saves the Housing Authority a tremendous amount of money and time for Brentwood. He also said that there's another two-acre lot near the Brentwood property that is for sale. The property is listed for \$285,000.

Mr. Woodyard stated there will be a lot to discuss at next month's meeting. There will be about eight to nine assets to be voted on which direction the Housing Authority wants to go in regard to our assets.

Commissioner Jamison asked Mr. Woodyard how the Housing Authority could better communicate with the City. Mr. Woodyard stated that Executive Assistant Samantha Griffin monitors the City Commission meetings. If there's something that Ms. Griffin believes needs to be brought to Mr. Woodyard's attention, she will insist that Mr. Woodyard go to the Commission meeting.

Commissioner Murphy stated she attends every Commission meeting. If something comes up that would interest the Housing Authority, she shares it with Mr. Woodyard.

Commissioner Murphy stated that Mr. Woodyard presented at the Midtown Redevelopment Board a few days prior.

## **XI. Business Action Items**

1. **Resolution 2023-13 Adopting and authorizing the submission of the Fiscal Year 2024 PHA Annual**

**Plan as required by HUD regulations - Kara**

Lennard presented to the Board. Ms. Lennard stated that HUD requires the Housing Authority to submit for public commentary an Annual Plan each year. There is a form that requires the Housing Authority to say whether changes to the policy are being made or whether there will be new activities planned for the next year.

Ms. Lennard stated that there were not a lot of things handed down from HUD that required sweeping changes to the policies.

Ms. Lennard stated that she met with the Resident Advisory Board, which is one of the requirements of the plan, including residents from Caroline Village.

The major thing that is a change in the plan is there is something called a statement of significant amendment, which means what triggers a need for the Housing Authority to go through the public-commentary period in order to get public feedback, put a notice in the paper in order to make a change.

Ms. Lennard stated that due to Caroline Village becoming a topic of discussion recently, some additional language has been added to the Annual Plan and a significant amendment done to the 2023 Annual Plan. This was done to make sure the language that would be needed is there and ready to go in case the Housing Authority decided to go forward with the SAC application.

Commissioner Brown-Crawford made a motion to approve Resolution 2023-13. Commissioner Jamison seconded the motion. Unanimously approved.

**2. Resolution 2023-14 Approving and authorizing the submission of a Significant Amendment to the 2023 Annual Plan as required by HUD -**

Commissioner Jamison made a motion to approve Resolution 2023-14. Commissioner Brown-Crawford seconded the motion. Unanimously approved.

**XII. Old Business Items -** No old business.

**XIII. Monthly Performance**

**1. Customer Satisfaction -**

**a. Family Self Sufficiency (FSS) Monthly**

**Progress Report -** There are a total of 98 participants for the month of February. The total for the current monthly escrow for FSS

for HCV is \$151,878.05, \$86,449.95 for public housing, which totals \$238,328.

New contracts for HCV totals 48 families that have signed the new contract.

The FSS HCV Coordinator took the certification training. FSS program assessment was done.

HUD only sees one program, not HCV and public housing.

Commissioner Murphy asked what the ROSS program is. ROSS is another program like FSS, but it's for residents in public housing.

Commissioner Jamison stated she's very proud of the recipients of the large checks.

**b. Family Self Sufficiency (FSS) Quarterly Report**

**2. Housing Solutions**

**a. Public Housing Reports - Shirley Roman**

provided the Board with some highlights and updates about the activities for public housing. For the month of February, there were eight repayment agreements signed, totaling \$14,327. Ms. Roman stated that

they're in the process of hiring someone to merge waiting lists.

There were 47 certifications processed.

There are currently eight families remaining in hotels. Commissioner Jass asked what solutions the Housing Authority has for the residents that are still in the hotels. Ms. Roman stated they're in the process of repairing units in Caroline Village. So far, four families have moved back.

There have been six units assigned to the contractor, which is scheduled to begin either today or Monday. Mr. Woodyard stated it includes mold mitigation, which was the main reason everyone was moved out in the first place.

Ms. Roman stated there are 13 families projected to come back to Caroline Village. Commissioner Jass asked when that would take place. Ms. Roman stated it would be before March 31, 2023.

Commissioner Brown-Crawford asked about the families that didn't want to leave the hotels. Mr. Woodyard stated they had until



the end of March. Ms. Roman stated that the Section 8 voucher program is working with the families to get them housed somewhere else. The ones who are in the hotels who can't find anything are the ones coming back to Caroline Village.

Mr. Woodyard stated there was private sector philanthropic assistance with some of the families.

Ms. Roman stated that some of the vacant units had items in them. Her thought is that individuals are breaking into the units and using it. Ms. Roman stated that she has been in contact with the local police department and asked them to increase their patrolling activity.

Commissioner Brown-Crawford asked if there were manned substations, to which Ms. Roman stated that there were. Ms. Roman believes the individuals know the schedule and take advantage of it.

**b. Housing Choice Voucher Report - Venkisha**

Haynes provided the Housing Choice Voucher Program report. Ms. Haynes stated that

they've teamed up with Hummingbird, which is assisting them with file auditing and file setup, which they've been working on for the month of February and the month of March. There are 1,256 vouchers leased.

Ms. Haynes stated in the next 90 days, the HCV department will be auditing all files that are in the building.

There are six families who ported out to another agency to get more assistance or to look for more affordable housing.

### **3. Financial Strength**

**a. January Finance Report** - Dominic Morgese presented the January finance report. Mr. Morgese stated that the Housing Authority is in the process of signing an agreement with the State of Florida, Florida Division of Emergency Management, who are the grantee of the FEMA dollars, with the Housing Authority being the subrecipient. The FEMA dollars at the federal level will flow through the State of Florida Division of Emergency Management to the Housing Authority.

FEMA covers 75 percent of expenditures, and the state covers 12.5 percent of eligible expenditures, with the rest being on the Housing Authority. This is after insurance. The first level of protection is property casualty insurance. FEMA helps with the rest.

The public adjuster came out and did the site inspection. Keys Claims Consultants is doing the insurance public adjusting while Favre is doing the FEMA assistance.

Mr. Morgese stated the roofs are getting replaced on Caroline Village, which is in progress.

Mr. Morgese discussed the LIHTC properties, which includes Lakeside Village, Halifax, Pine Haven, and Halifax II. Mr. Woodyard recommended taking ownership of the properties.

Mr. Morgese stated that the audit report will be available next month.

4. **Innovative Systems** - Nothing to report for this month. Mr. Woodyard thanked the staff for stepping up during the hurricane. Mr. Woodyard

had a project-management software installed to track work that's being done on the leadership team. Mr. Woodyard stated he will discuss it more in April.

5. **Employee Success** - Nothing to report for this month.

**XIV. CEO Comments** - Mr. Woodyard discussed Choice Neighborhood Planning Grant. There was a meeting with the City the past week. It was decided it's better to hire a firm to put applications together.

Mr. Woodyard stated that the date for the design charrette is April 13th at 6:30 in the evening. Mr. Woodyard stated he'll send information out to commissioners, and will also be inviting key stakeholders. There will be a follow-up meeting to the April 13th meeting a few weeks later when there has been a chance to incorporate all comments and feedback. This is being done in conjunction with City staff.

Mr. Woodyard made a presentation to Midtown Advisory Board the past Tuesday, which went well. He stated there are misconceptions about what the Housing Authority does.

**XV. Commissioners Comments** - Commissioner Murphy stated she went to her legal training the week prior, which was helpful. She stated she's very happy to see all the

collaboration because she agrees with Mr. Woodyard in that there are a lot of misconceptions about the Housing Authority and the more that is done to dispel them, the better.

Commissioner Jamison stated she went to the training as well, which she agreed was helpful. She recommends that the Housing Authority develop the toolkit with all the information in it. Commissioner Murphy stated that as she received information, she assembled a toolkit. Commissioner Jamison stated that she was able to interact with other members of other housing authorities.

Commissioner Brown-Crawford commended the staff as she was able to read through most of the retreat packet. She thanked Mr. Woodyard for being at the table with the community leaders.

Commissioner Jass stated that being a resident commissioner, she knows all the negative comments people say. She said it's gratifying to see and hear all the positive things that the Housing Authority is doing.

Commissioner Jass thanked everyone because the Housing Authority is making a positive change.

Mr. Morgese stated that he appreciated the support of the Board.

Attorney Gilmore thanked the commissioners and Mr. Woodyard for participating in the training.

Attorney Gilmore stated that the Tampa Housing Authority unveiled a church that they maintained is being turned into an African American museum. There was a presentation of the film, the Art of Possible. Attorney Gilmore stated he was moved by the viewing of the film. Commissioner Brown-Crawford stated she's trying to show the video because so many people don't know about Mary McLeod Bethune.

Commissioner Brown-Crawford stated that Mary McLeod Bethune was a Housing Authority Board member.

Commissioner Jass stated that Ms. Bethune's great grandson lives in the Windsor.

**XVI. Adjournment** - Vice Chair Jass adjourned the meeting at 12:05 p.m.

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