

Housing Authority of the City of Daytona Beach

October 25, 2024, Special Board Meeting 10:00 a.m.

I. Call to Order - Meeting called to order at 10:01 AM by Vice Chair Sandy Murphy.

II. Roll Call - Commissioners Murphy, Sally Jass, and Irma Browne Jamison attended. Not present: Kelvin Daniels and Kim Brown-Crawford. Attorney Ric Gilmore joined via Microsoft Teams.

III. Invocation - Invocation by CEO Charles Woodyard.

IV. Recognition of Visitors - None.

V. Public Comments (limited to 3 minutes each) - None.

XI. Business Action Items - Resolution 2025-10 Board

Authorization to submit Amendment 2 to the 2025 Annual Plan to HUD to make required regulatory changes to the Mainstream

Waiting List - Director of Development and Business Management Kara Lennard told the Board that HUD issued a PIH [Public and Indian Housing] Notice in August of this year mandating that the Agency had to make changes to how the Agency administered the Mainstream Vouchers for the Housing Choice Voucher Program. She explained that Mainstream Vouchers are for people with disabilities who are non-elderly. Lennard said that the reason the Board is having to have this public meeting and Board approval is because, according to the Agency's Annual Plan, it's

a significant amendment if the Agency has to make changes to waiting-list preferences. She said that as this resulted in the Agency making changes to its waiting list preferences, it had to be done as a public hearing. She said that once the resolution is approved by the Board, it will be sent to the HUD Field Office for review and approval. Lennard said it was mandated, under this PIH Notice, that the Agency had to have the changes made to the policy within 120 days, and that's why the Agency has had to work very, very quickly and had to have this Special Board Meeting in order to get this approved in time. Lennard said that one of the mandatory changes is that the Agency would not be able to apply a residency preference to the Mainstream Voucher Program. She said that the Agency's Housing Choice Voucher Program had a residency preference, so the Agency had to work on updating the Annual Plan and then the policy for the Admin Plan for the Housing Choice Voucher Program in order to remove that preference for those particular vouchers. Lennard said that it also made changes to the search term for the Mainstream Vouchers. She said that when people are given vouchers, they have a certain number of days to search for housing under that voucher. This, she said, extended the amount of time because people with disabilities can sometimes have a more difficult job finding appropriate housing to meet their needs. Lennard said that the other part of it talked about

extensions to the search term, with the extension being for a minimum of 90 days, so giving them plenty of time to find appropriate housing. Lennard said that the Agency is required to approve the first extension request, and that the Agency needs to remind the voucher holders of the expiration date. Lennard said that there's additional language that had to be put in the Admin Plan having to do with things that the Housing Authority will do in order to assist the residents in finding appropriate housing. Lennard said that a lot of what was put in there was a listing of the great organizations within the community to assist residents with necessary services. She said those are the updates and the reason that the Board met today. Jamison asked if the changes were based on changes from HUD. Lennard said they were HUD-dictated. Lennard said that even though this is something that the Agency has to do, because it's impacting the Agency's waiting list and people who are on the waiting list, then the Agency had to do this publicly. Murphy asked for the rationale for omitting the residency preference. Lennard said that the whole point of the Mainstream Voucher Program is to try to get people out of assisted living and living independently. She said if the Agency had a residency preference for just Daytona Beach, and a person is living in New Smyrna, because the Agency's vouchers do extend to New Smyrna, it becomes more of an impediment if the Agency says that only people from this small

area get additional points and get ahead in line for vouchers.

Motion by Jamison. 2nd by Jass. Approved unanimously.

XVII. Adjournment - Meeting adjourned at 10:09 AM.