

Neighborhood Planning and Revitalization

Bethune Park Renaissance Daytona Beach, Florida

Overview

The Daytona Beach Housing Authority and its development team, led by TCG Development Services, LLC, collaborated with the residents, the City of Daytona Beach, Volusia County, the Daytona Beach/Halifax business community, and community stakeholders to develop a comprehensive plan for transforming the Bethune Village and Halifax Park public housing complexes and revitalizing the entire Westside neighborhood, as a mixed-income, mixed-tenure, mixed-use community. The program includes:

■ **\$167 Million redevelopment, 778 new units to replace 399 obsolete 1940s public housing units.** The plan uses a HOPE VI grant from the U.S. Department of Housing and Urban Development to leverage a \$167 million redevelopment—demolishing 399 severely distressed barracks-style public housing units on 35 acres and creating 778 new single family detached and

semi-detached homes on site, in the surrounding neighborhood, and in the greater Daytona Beach area. The revitalization will directly impact over 1,760 acres and have a dramatic physical, social and economic impact on the City as well as the Daytona Beach metro region.

■ **Collaborative plan to increase affordable housing and housing choices.** The public housing revitalization plan is an integral part of ongoing community redevelopment efforts, including the Westside Redevelopment Area Plan, and the Volusia County Homeownership Program. It will increase the supply of affordable housing and offer greater housing choices to current and future residents in mixed-income neighborhoods.

■ **Residential redevelopment integrated with \$10 million commercial and economic revitalization.** Part of one

commerce will serve the neighborhood as well as provide jobs and business opportunities to the residents of the community.



Perspective of Adams Street with houses facing the street and neighborhood park adjacent to the new community center.

public housing site, which fronts on International Speedway Boulevard, a major thoroughfare, is proposed for commercial development as part of the City's Westside commercial redevelopment effort and will complement the existing neighborhood retail. The neighborhood plan also incorporates a grocery store. This

■ **3,500 job commitments and \$9 million matching funds for resident services.** The business community has committed over 3,500 career jobs for neighborhood residents, and over \$9 million in matching funds have been committed by non-profit and supportive agencies for resident services, such as job training, education, health care, childcare, homeownership counseling, and housing rehabilitation.