



PUBLIC NOTICE

The Housing Authority of the City of Daytona Beach hereby provides the following notice:

REVISIONS TO THE FY 2020 ANNUAL PLAN

(Includes updates to the Admission and Occupancy Plan

Public Comment Period

October 15, 2019– November 29, 2019

Reasonable Accommodation: The Housing Authority of the City of Daytona Beach will provide reasonable accommodations under its program rules, policies, practices or services when such accommodation will permit a person with disabilities to benefit from such accommodation. Disabled personas are asked to notify DBHA staff should an accommodation be required.

The Housing Authority of the City of Daytona Beach does not discriminate on the basis of race, color, religion, national origin, ancestry, sexual orientation, age, familial status, or physical or mental disability in the access to its programs for employment or in its activities, functions or services.

The public hearing will be held for the purpose of receiving comments on the Agency's revisions to its 2020 Annual Plan and 5 year plan as required by the U.S. Department of Housing and Urban Development. The Annual Plan and adjoining relevant policies within the Admissions and Occupancy Plan (ACOP) has been modified to reflect revisions regarding the following changes:

I. Annual Plan (Change in Significant Amendment Definition)

As part of the Rental Assistance Demonstration (RAD), The Housing Authority of the City of Daytona Beach is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b) Changes to the Capital Fund Budget produced as a result of each approved RAD
- c) Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- d) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- e) Changes to the financing structure for each approved RAD conversion.

II. Annual Plan (Revision 2- Rental Assistance Demonstration (RAD))

The Housing Authority of the City of Daytona Beach (HACDB) is amending its annual and/or 5-year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the HACDB will be converting to Project Based Vouchers under the guidelines of H 2019-09/PIH 2019-23, Rental Assistance Demonstration REV-4 Final Implementation and any successor Notices. This action will occur only after analysis of the benefits to the community, review and approval by the Board of Commissioners and community engagement regarding the process.

Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (*For conversions to PBV*: Section 1.6 of H 2019-09/PIH 2019-23, REV-4; and H-2016-17/PIH-2016. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the HACDB certifies that it is currently compliant with all fair housing and civil rights requirements, RAD was designed by HUD to assist in addressing the capital needs of public housing by providing (insert PHA name here) with access to private sources of capital to repair and preserve

its affordable housing assets. Upon conversion, the Authority’s Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that HACDB may also borrow funds to address their capital needs. The HACDB will also be contributing Operating Reserves in the amount of \$1,000,000, Capital Funds in the amount of \$1,000,000 towards the conversion, and/or Replacement Housing Factor (RHF) Funds in the amount of \$9,00,000 towards the conversion. The HACDB currently has no debt under Energy Performance Funds.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development #1

Name of Public Housing Project:	PIC Development ID:	Conversion type (i.e., PBV or PBRA):	Transfer of Assistance:
Windsor Apartments	FL007000001 <i>(Building #8)</i>	PBV	Location unknown
Total Units: 150	Pre- RAD Unit Type: Senior	Post-RAD Unit Type Senior	Capital Fund allocation of Development: Annual Capital Fund Grant attributable to the Project- \$561,079.00 (For entire AMP- Maley & Windsor)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	61	TBD	TBD
One Bedroom	76	TBD	TBD
Two Bedroom	13	TBD	TBD

(If performing a Transfer of Assistance):	All policies regarding eligibility, admission, selection, and occupancy of units will be in line with requirements under the RAD conversion process and HUD regulations.
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Development #2

Name of Public Housing Project:	PIC Development ID:	Conversion type (i.e., PBV or PBRA):	Transfer of Assistance:
Maley Apartments	FL007000001 (Building #8)	PBV	Location unknown
Total Units: 150	Pre- RAD Unit Type: Senior/Disabled	Post-RAD Unit Type Senior/Disabled	Capital Fund allocation of Development: Annual Capital Fund Grant attributable to the Project-\$561,079.00 (For entire AMP- Maley & Windsor)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	150	TBD	TOA 80
One Bedroom	0		
Two Bedroom	0		
(If performing a Transfer of Assistance):	All policies regarding eligibility, Admission, selection, and occupancy of units will be in line with requirements under the RAD conversion process and HUD regulations.		

III. Admission & Occupancy Plan Revisions –Residents Rights, Participation, Waiting List and Grievance Procedures

The Housing Authority of the City of Daytona Beach is updating our Annual Plan & Admissions and Occupancy Plan due to the approved RAD conversion of specific site properties to project based vouchers subsidy and is incorporating the Resident Rights, Participation, Waiting List and Grievance Procedures Effective via HUD notice H 2019-09/PIH 2019-23, REV-4 Section 1.6.C & Section 1.6.D, and H-2016-17/PIH-2016-17, as a whole, into the agency's 2020 Plan.

I. IV. Admissions and Occupancy Plan Revisions(Adding Required House Rules: Resident Procedural Rights

The HACDB as part of its RAD conversion process will incorporate required House Rules for each project required for RAD conversion. These House rules are to be incorporated into all of its projects and within HACDB's ACOP. This update will add required House rules under HUD notice H 2019-09/PIH 2019-23, Rental Assistance Demonstration REV-4 Final Implementation for any HACDB's designated RAD converted properties.

Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 CFR § 880.607 and the Multifamily HUD Model Lease

i. *Termination of Tenancy and Assistance.* The termination procedure for RAD conversions to PBRA will additionally require that Project Owners provide adequate written notice of termination of the lease which shall not be less than:

1. A reasonable period of time, but not to exceed 30 days:

a. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or

b. In the event of any drug-related or violent criminal activity or any felony conviction; or

2. Not less than 14 days in the case of nonpayment of rent; and

3. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

ii. *Termination of Assistance.* In all other cases, the requirements at 24 CFR § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply..

b. Grievance Process. In addition to program rules that require that tenants are given notice

of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid

utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Act. RAD will require that:

- i. Residents be provided with written notice of the specific grounds of the Project Owner's proposed adverse action, as well as their right to an informal hearing with the Project Owner;
- ii. Residents will have an opportunity for an informal hearing with an impartial member of the Project Owner's staff within a reasonable period of time;
- iii. Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the Project Owner as the basis for the adverse action. With reasonable notice to the Project Owner, prior to hearing and at the residents' own cost, resident may copy any documents or records related to the proposed adverse action; and
- iv. Project Owners provide the resident with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the Project Owner relied on as the basis for the adverse action.

The Project Owner will be bound by decisions from these hearings, except if the:

- i. Hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing.
- ii. Decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.

If the Project Owner determines that it is not bound by a hearing decision, the PHA must promptly notify the resident in writing of this determination, and of the reasons for the determination.

Family Right to Move. Each family has the option to obtain tenant-based rental assistance (commonly known as a Housing Choice Voucher) from HACDB subject to certain program limitations, at any time after the second year of occupancy. Before providing notice to terminate the lease, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance. After the PHA offers the family the opportunity for tenant-based rental assistance in accordance with HUD requirements and after the family has secured a lease with such tenant-based rental assistance, the family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease.

The Agency Plan will be available for review for a 45 day comment period – October 15, 2019 - November 29, 2019, at the office addresses listed above, and on our website at www.dbhafi.org. Persons requiring special accommodations, regarding this notice may call 253-5653, ext. 306.

Any person wishing to comment on the Authority's Annual Plan may file his or her written comments with the Chief Executive Officer no later than 5:00 p.m., Friday, November 29, 2019. All comments will be considered in preparing the amendment to the plan before submittal to the U.S. Department of Housing and Urban Development.

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NOTICE OF PUBLIC HEARING

RESIDENT ADVISORY BOARD MEETING

The Housing Authority of the City of Daytona Beach hereby provides notice of the following Resident Advisory Board:

Resident Advisory Board Meeting

Friday, October 25, 2019 at 10:00AM
Daytona Beach Housing Authority
211 N. Ridgewood Avenue
Daytona Beach, Florida 32114

The public hearing will be held for the purpose of receiving comments on a change to the Agency's Annual Plan as required by the U.S. Department of Housing and Urban Development.

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NOTICE OF PUBLIC HEARING

The Housing Authority of the City of Daytona Beach hereby provides notice of the following public hearings:

PUBLIC HEARING: HACDB Annual Plan Updates

Friday, November 1, 2019 at 10:00AM

Daytona Beach Housing Authority

211 N. Ridgewood Avenue

Daytona Beach, Florida 32114

The public hearing will be held for the purpose of receiving comments on a change to the Agency's Annual Plan as required by the U.S. Department of Housing and Urban Development.

The Agency Plan will be available for review for a 45 day comment period – October 15, 2019 - November 29, 2019, at the office addresses listed above, and on our website at www.dbhafi.org. Persons requiring special accommodations, regarding this notice may call 253-5653, ext. 306.

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