

The Housing Authority of the City of Daytona Beach

Resident Advisory Board Meeting
Wednesday, February 17, 2021
12:00 PM
Via ZOOM



FY 2022

Annual Plan

July 1, 2021 – June 30, 2022



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Introduction

What Is the PHA Plan?

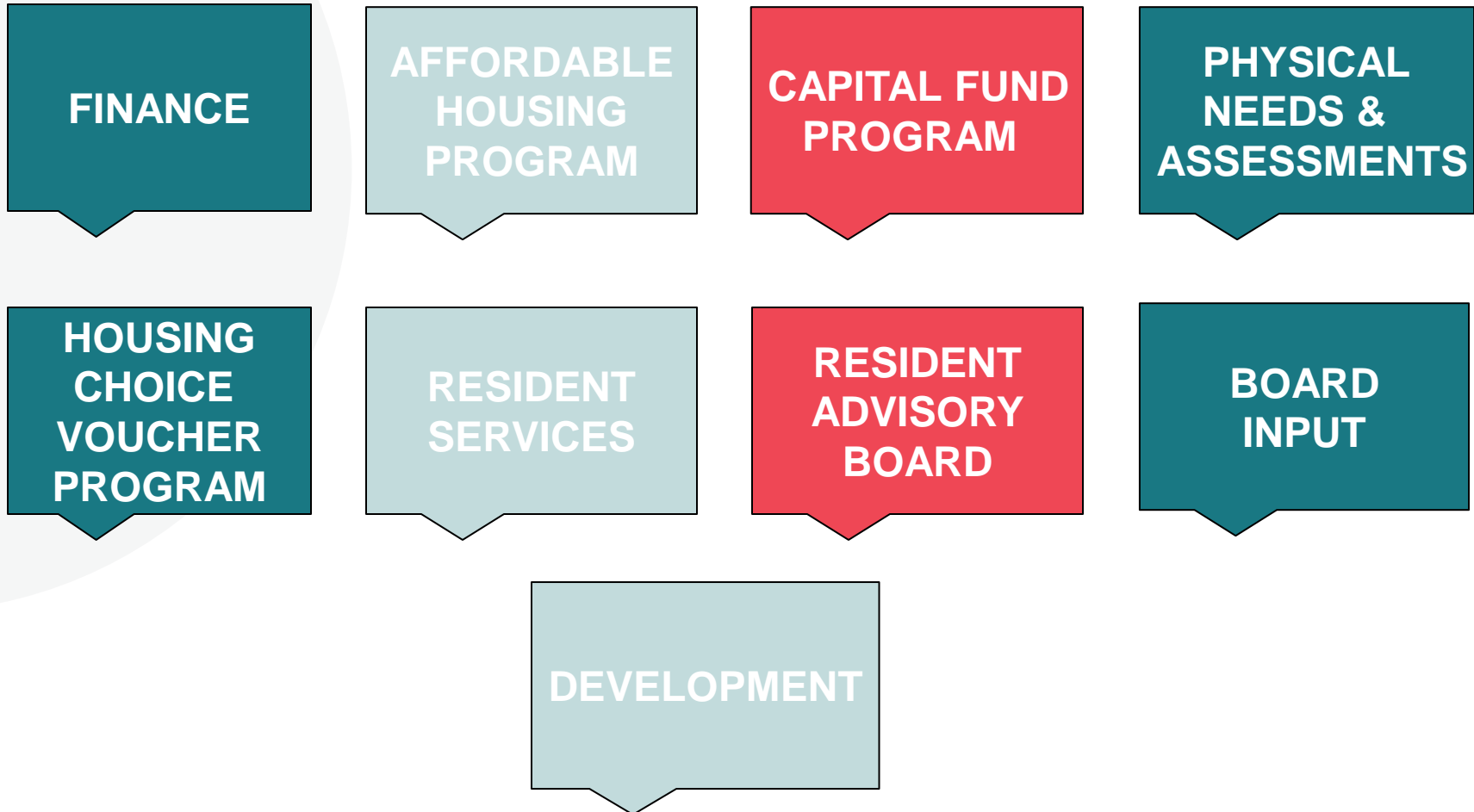
The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year.

Components of the PHA Plan

The PHA Plan consists of either one or two elements:

1. A Five Year Plan that describes the mission of the agency and its goals and objectives.
2. An Annual Plan that covers policies and procedures of the agency.

Annual Plan Framework



Finance



➤ **CURRENT ASSETS – \$13,718,313**

Represents cash, receivables, prepaid expenses and inventory.

➤ **CAPITAL ASSETS – \$16,842,763**

Represents fixed assets such as land and building, net of accumulated depreciation.

➤ **NOTES RECEIVABLE & OTHER NONCURRENT ASSETS – \$24,931,761**

Represents outstanding loans (Principal and Interest) due from partners utilized in the financing and development of LIHTC properties.

➤ **CURRENT LIABILITIES – \$628,220**

Represents short term obligations to vendors, owners and creditors due within one year.

➤ **NONCURRENT LIABILITIES – \$220,805**

Represents liabilities not due for more than a year and include credit lines, long-term borrowings, long-term leases, and certain deferred-tax liabilities.

Note: Finance report will be updated once the FY20 audit has been presented.

Finance



	<u>Net Position</u>		
	2019	2018	Total Change
Current assets	\$ 13,718,313	\$ 13,717,314	\$ 999
Capital assets, net	16,842,763	18,062,602	(1,219,839)
Notes receivable	24,931,761	23,768,064	1,163,697
Other noncurrent assets	165,694	92,645	73,049
Total Assets	55,658,531	55,640,625	17,906
Current liabilities	628,220	588,909	39,311
Noncurrent liabilities	220,805	162,423	58,382
Total Liabilities	849,025	751,332	97,693
Net investment in capital assets	16,842,763	18,062,602	(1,219,839)
Restricted net position	29,860,093	29,057,216	802,877
Unrestricted net position	8,106,650	7,769,475	337,175
Total Net Position	\$ 54,809,506	\$ 54,889,293	\$ (79,787)

Note: Finance report will be updated once the FY20 audit has been presented.

Finance



➤ **OPERATING REVENUES – \$14,209,308**

Represents HUD grants, tenant rental receipts and other miscellaneous income. Revenue decreased (\$364,003) or (2.50%) year-over-year.

➤ **OPERATING EXPENSES – \$15,910,264**

Represents the general expenses to maintain and operate the capital assets including staffing, benefits, and training. It also includes Housing Assistance Payments of \$7,777,297. Expenses increased \$387,709 or 2.50% year-over-year.

➤ **NONOPERATING REVENUE – \$1,271,229**

Represents other income such as mortgage interest income loans, return on cash investments and sale of fixed assets.

➤ **CAPITAL CONTRIBUTIONS – \$336,056**

Represents additional capital grant funds from HUD to maintain capital assets. The Authority is dependent upon HUD for its LIPH, HCV, FSS and Capital Fund Programs; therefore, the Authority is affected by the Federal Budget.

➤ **TOTAL NET POSITION– \$54,809,506**

The Change in Net Position, which represents the profit (loss) for the fiscal year, or revenue minus expenses, was (\$93,671).

Note: Finance report will be updated once the FY20 audit has been presented.

Finance



Changes in Net Position

	<u>2019</u>	<u>2018</u>	<u>Total Change</u>
Operating Revenues			
HUD grant funding	\$ 11,995,169	\$ 12,358,224	\$ (363,055)
Tenant revenue, net	1,867,243	1,842,899	24,344
Other operating revenue	346,896	372,188	(25,292)
Total Operating Revenues	<u>14,209,308</u>	<u>14,573,311</u>	<u>(364,003)</u>
Operating Expenses			
Administrative	2,222,316	2,192,755	29,561
Tenant Services	4,969	4,602	367
Utilities	924,368	990,193	(65,825)
Maintenance	1,531,500	1,300,362	231,138
Protective Services	193,328	181,806	11,522
General	1,624,802	1,535,040	89,762
Depreciation	1,631,684	1,695,675	(63,991)
Housing assistance payments	7,777,297	7,622,122	155,175
Total Operating Expenses	<u>15,910,264</u>	<u>15,522,555</u>	<u>387,709</u>
Operating Income (Loss)	<u>(1,700,956)</u>	<u>(949,244)</u>	<u>(751,712)</u>
Nonoperating Revenues (Expenses)	<u>1,271,229</u>	<u>1,212,915</u>	<u>58,314</u>
Capital contributions			
HUD capital grants	336,056	135,346	200,710
Change in net position	(93,671)	399,017	(492,688)
Total net position - beginning	54,889,293	54,490,276	399,017
Prior period adjustment	13,884	-	13,884
Total net position - ending	<u>\$ 54,809,506</u>	<u>\$ 54,889,293</u>	<u>\$ (79,787)</u>

All Balances as of June 30, 2019. Source DBHA Audit Report for the Year Ended 06/30/2019.

Housing Choice Voucher



Process Improvements

- Update of HCV Homeownership process-32114 Project
- Streamline Recertification Process and Implementation
- Leasing Plan to Improve Program Utilization
- Ongoing Staff Training and Development
- Centralized Database(SharePoint)
- Establishing Department Performance Standards

Process Efficiencies

- Resident Portal Yardi
- Landlord Single Point of Contact

Housing Choice Voucher



Addressing Performance Indicators

- Quality Control / File Review Process
- Monthly SEMAP Audits
- Special Program Utilization
- Landlord Engagement/Expanding Housing Opportunities

Decreasing Homelessness in Daytona Beach

- Continued administration of 73 Mainstream awards
- Administering Additional Mainstream award serving 75 households who are non elderly, disabled effective March 1, 2021

Resident Services



- HACDB aspires to expand services and job opportunities to assist residents with self sufficiency needs, employability skills, training, and education, and health and mental illness services through coordination and service linkages. HACDB will continue to promote self-sufficiency.
- Through HACDB's Family Self-Sufficiency (FSS) and Resident Opportunities for Self-Sufficiency (ROSS) Programs, residents will receive education, job training, and other self-sufficiency services. HACDB will leverage community resources which support resident activities in the areas of education, financial stability, health and job readiness.
- HACDB will continue to maintain three Neighborhood Network Centers that provide computer technology, computer literacy, education, and job skills to youth, adults, and seniors. The resident computer labs allow residents internet access.

Resident Services



- The HACDB will continue to promote resident services and activities for school aged children. Programs include: Girls on the Run, STEAMsport whose focus is on technology and science. HACDB will continue to provide the Summer BreakSpot through the Florida Department of Agriculture and Consumer Services. This program provides nutritious meals at no cost to children 18 and under while school is out for the summer.
- HACDB and the Neighborhood Network Career Center's will seek opportunities to recognize our residents when they have been successful in areas such as but not limited to: Section 3 employment, educational achievements, extracurricular activity achievements, graduations, personal career achievements etc.
- HACDB will continue to seek opportunities through partnerships with local organizations such as SMA Healthcare. This partnership has provided for an on-site case manager.
- HACDB will continue to support Resident Council Officers and activities at each of its housing properties by providing: training, meeting space, office space and guidance.



Family Self-Sufficiency

- The FSS Program enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

ROSS

- Coordinate Services for linkages/referrals to public and private service providers for: Health Care, Bus service, RX coverage, SNAP Applications, Nutrition classes, Blood Pressure checks, Financial Literacy, Education Exploration, Employment Opportunities to educate families to be self-sufficient.

Development (Rental Assistance Demonstration)



- RAD is a HUD program that allows Public Housing Authorities to transfer funding platforms
- As part of the agreement with HUD to convert our public housing units to Housing Choice Voucher units needed renovations are undertake
- HACDB has entered into two Commitments with HUD called CHAPs for the following properties:
 - The WM on the River: Windsor and Maley
 - Daytona Family: Palmetto Park, Caroline Village, Northwood I and Walnut Oak
- We have executed a Master Developer agreement with BGC Advantage and are working toward closing yet this year

Development (Rental Assistance Demonstration Cont.)



- It is the intention of HACDB to seek CHAPs for the remainder of the Public Housing Units

- Northwood II

Reviewing RAD options for the public housing units in these properties

- Pine Haven
- Villages at Halifax
- Lakeside Village



Development (other activities)

- Faircloth Development
 - As a result of previous redevelopment there are 300 Public Housing units that we may develop
- Vacant Land
 - HACDB owns several acres of vacant land within the City of Daytona Beach
 - These properties are being reviewed for their potential for additional development opportunities for our community
 - Working with HUD, land that cannot be developed according to the requirements may be sold
- Homeownership
 - HACDB is continuing to work toward building homes in our community for sale to qualified low-income families
- Additional Housing Opportunities
 - Working with our community partners we will support efforts to develop workforce housing and housing for at risk populations including homeless, persons with disabilities and the elderly

Development (Compliance)



- HUD mandates protections for program participants who are impacted by development activities
 - HACDB will abide by all HUD relocation requirements for our participants
- Section 3 is a HUD requirement that training, employment, contracting and other economic opportunities be provided to our participants and other low-income persons in our community.
 - Updates to the HACDB Section 3 plan will be presented to the Board of Commissioners

Affordable Housing/Asset Management



- Conduct Regular Monthly Community Meetings (via ZOOM)
- Continue Contract with Once Voice For Volusia
- Conduct RAD Resident Needs Assessments
- Entered into a temporary agreement with Daytona Beach Police Department to provide additional police patrols to our elderly and disabled sites during COVID-19 pandemic
- Provided PPE and weekly groceries to residents during COVID-19 pandemic
- Designated property manager and assistant property manager onsite in each community
- Recertification and interim request processing made available online
- Designated technology center throughout affordable housing properties
- Hired an elevator consultant to improve operational conditions at Windsor and Maley

COVID-19



- Administering HUD CARES Funds in response to COVID-19
- PPE to residents and staff
- Improve digital capacity for customers and staff
- Incentives offered to landlords
- Improved office design
- Implemented the use of digital platforms and communication
- Provided weekly meals to public housing
- Implemented safety protocols such as temperature checks
- Telework
- Onsite testing
- Laptops for FSS student participants
- Hired Additional Staff
- Administered the City of Daytona Beach Rental Assistance Program

QUESTIONS?????

**Your feedback is vital to the
success of our programs**