



DAYTONA BEACH HOUSING AUTHORITY

Rental Assistance Demonstration (RAD) Project

Participant Observation Palmetto Park

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I. INTRODUCTION

One Voice for Volusia is partnering with the Daytona Beach Housing Authority (DBHA) to conduct independent third-party participant observation of the Daytona Beach Housing Authority Rental Assistance Demonstration (RAD) project. An evaluation plays an essential role in the efforts to enhance the quality of communication for residents and the community.

RAD Partnership

The Rental Assistance Demonstration is a co-operative partnership exercise between the Daytona Beach Housing Authority, the developer and the community. Project success will require active participation of all stakeholders and the ongoing feedback provided by this evaluation process will provide an analysis of stakeholder participation, communication and partnership.

Definition

An evaluation is an assessment, as systematic and objective as possible, of an on-going or completed project, program or policy, its design, implementation and results. The aim is to determine the relevance and fulfilment of objectives, developmental efficiency, effectiveness, impact and sustainability. An evaluation should provide information that is credible and useful, enabling the incorporation of lessons learned into the decision-making process.

II. PURPOSE OF EVALUATION

The main purposes of this evaluation are:

- to improve the ongoing implementation of RAD;
- to provide lessons learned for future projects;
- to provide a basis for accountability, including the provision of information to the public.

The Daytona Beach Housing Authority wishes to ensure transparency of all communications regarding the Rental Assistance Demonstration, so residents impacted, families of residents and the community are fully informed throughout process.

III. IMPARTIALITY AND INDEPENDENCE

One Voice for Volusia is impartial and independent from the implementing partners of the RAD project. This independence provides legitimacy to evaluation and reduces the potential for conflict of interest which could arise if the Daytona Beach Housing Authority and/or the developer were solely responsible for evaluating their own activities.

IV. CREDIBILITY

One Voice for Volusia is experienced in evaluation of projects and processes. Transparency of the evaluation process is crucial to credibility and legitimacy. To ensure transparency:

- The evaluation process shall be as open as possible with results made widely available.
- Evaluation reports may include findings and recommendations. Relevant information to support findings will be included in a way that will not compromise sources.

RAD: Key Features

Rents	<ul style="list-style-type: none">• Predictable initial contract rents based on public housing funding• Rents adjusted by Operating Cost Adjustment Factor (OCAF)
Capital Needs	<ul style="list-style-type: none">• Capital Needs Assessment completed• PHA must secure financing and fund Replacement Reserve to address needs
Tenant Rights	<ul style="list-style-type: none">• Resident right of return + prohibition against rescreening• Public housing organizing and procedural rights continue• “Choice-mobility” requirement
Public Stewardship	<ul style="list-style-type: none">• Ownership or control by a public or non-profit• Long-term HAP contract must renew at each expiration• RAD Use Agreement recorded on land

VII. PALMETTO PARK

First Observation of Palmetto Park

Palmetto Park

450 Whitney

February 10, 2020

5:00 PM

Meeting Summary

The meeting was held at 450 Whitney St., Daytona Beach and 31 attendees signed the attendance log. Ms. Terril Bates from the Daytona Beach Housing Authority (DBHA) started the meeting with introductions of attendees who were not residents of Palmetto Park. After introductions, Ms. Bates discussed a summary of the Rental Assistance Demonstration (RAD) and the beginning of the process. Handouts were available for the audience that explained RAD.

- A meeting had been held about a year ago as an introduction to RAD. This meeting was a HUD requirement.
- There were 15 responses from Developer Partners. Of these 15 responses, the top three (3) were selected to produce Concept Proposals.
- Out of the three (3) top developers, BGC Advantage was selected as the developer for the RAD project.
- One Voice for Volusia has been contracted as an independent third party to observe the process, discuss what happens in the meetings and what information was shared. This information will be on the website.

Ms. Bates addressed key factors for the RAD project specifically to the residents:

- Do not move as the residents will lose their rights.
- Remain a tenant.
- Do not violate the lease.
- Follow the rules by:
 - continuing to pay rents and other charges,
 - not participating in criminal activity, and
 - disclosing unauthorized persons living in their units.

Ms. Bates shared that there will be a time available to properly report family size with no repercussions.

Holly Knight, the CEO of BGC Advantage was introduced and continued the discussion of RAD and the implementation. She shared that BGC Advantage is a full-service developer with extensive experience leading similar projects to rebrand public housing to affordable housing. The company will gather input from architects, engineers and residents, looking at assets and people's needs. Ms. Knight stated that BGC Advantage is dedicated to building vibrant communities, including energy efficiencies.

Additional Information Shared:

- As an example, we will use round numbers to explain how the capital fund works. If currently, DBHA receives \$1,000 of capital funds per unit per year and based on HUD information, the backlog of capital needed is currently \$25,000 per unit; there is not sufficient funding to take care of the capital needs. Capital is defined as a major repair project (such as a roof) and not day-to-day maintenance of the unit.
- Residents will be updated on the project and notified of inspections by third parties such as architects, general contractors and other professionals throughout the process to stay informed.
- Depending on the results of the architects and engineers, the upgrades would include the following options: preserving properties, rehabilitation of properties or complete demolition of properties. If units are demolished, they would be rebuilt at the existing or an alternate location.
- The concept of "Repositioning" public housing has a great impact on the community. Examples of enhancements for the community may be the ability to expand affordable housing and the ability of DBHA to borrow money in the future.
- There was discussion of the difference between a tenant voucher program in which a resident could locate their own place and a project-based voucher that was limited to the area considered the project. Choice mobility may be an option if the resident is not satisfied with the changes from RAD.

Addressing Possible Concerns from the Residents:

- RAD would not lead to rent increases as the 30% of adjusted income rule would remain the same. Operating Cost Adjustment Factors (OCAF) do not impact the tenant rent.
- The project would more than likely lower utilities because of the energy efficiencies built into the units.
- Although there is the option to use a "choice" voucher; many do not want to leave because the units are so nice.
- There is a plan to protect residents that includes: no re-screening; tenants right of return; right to organize, and the right to select choice mobility.

Public Housing Asset Repositioning may include the following within the project:

- Section 18,

- RAD,
- RAD/Section 18 Blend,
- Voluntary Conversion, or
- Section 32.

Other Information:

- The contracts and agreements are long term throughout the RAD project.
- There will be a Fair Housing and Equal Opportunity Act review.
- Section 3 includes the Minority Outreach Efforts that are required and there will be the opportunity for jobs at various stages of the RAD project.
- BGC Advantage provided examples of projects, providing both the before and after pictures of several projects. The examples were provided to show the transformation of each project and to convey how each community was unique.
- Board of Commissioner Ivy and Commissioner Brown Crawford shared their support of the project and about the impact to the community and the residents.

The overarching theme throughout the whole presentation was this was an informational meeting initially and there would be more meetings, notices, and resident involvement that will continue throughout the process.

Select Questions and Answers

Question	Answer
How long is the process?	It will be about 1 year to break ground
Why was BGC Advantage chosen?	The procurement process brought the three (3) best to the board, and only one (1) for Windsor & Maley; BGC Advantage was the most comprehensive plan that included remarketing and flood issues. They brought computer models and completed a lot of work for the portfolio. They seemed to be a compassionate company.
Are all units being done?	Roughly 700 units to include Caroline North Woods, Palmetto Park, Windsor & Maley.
Will our section be demolished or rehabilitated?	The level of construction depends on the results of the architects and engineers. The plan will be created as a result of the inspections. What will never happen is that you will not be housed, and that temporary relocation will be no more than one (1) year.

Evaluation of the First Meeting

Speakers were clear, their volume was sufficient, and the pace of the information was comfortable. An interpreter was brought in for one of the attendees to ensure communication to all. Many areas were repeated if needed and/or complex and the presentation materials were clear and concise. Handouts were provided for attendees to take with them because there was a lot of information to share. The attendees seemed interested, listened to the information and asked pertinent questions.

Although this meeting was information only, the time frame of “one year to break ground” helped them to understand that the project was not happening quickly and there were many assurances by the speakers that there would be more meetings, notifications and information sharing throughout the process.