

Caroline Village RAD Meeting

June 25, 2020

I. Welcome - Terril Bates told the residents that the upcoming holiday will bring in a lot of visitors. She asked the residents to wear a mask when possible.

Ms. Bates presented a PowerPoint video to the residents discussing improvements that will be made to the communities.

Ms. Bates stated there are 31 participants on the call. She thanked the residents for participating.

II. PowerPoint Presentation - There were some technical issues at the beginning of the video, which were resolved.

Ms. Bates discussed wearing masks, asking residents to wear them during the pandemic. Ms. Bates told the residents that they will be discussing the housing authority's activities involving improvements to the community. The housing authority is expecting to do massive renovations and redevelopments.

Ms. Bates stated that the video presentation was made to give out information. Due to the coronavirus pandemic, large community gatherings are not permitted.

Ms. Bates shared the RAD process, beginning with an application to HUD. HUD then issues a CHAP, which is an

approval for the housing authority to move forward with RAD. There were two CHAPs received: one for the senior properties and one for the family property.

The housing authority then issues requests for proposals for development partners, which was done in April 2019. Fifteen proposals were received and scored. The top three presented concept proposals to the board of commissioners. BGC Advantage was selected as the development partner.

RAD allows the housing authority to partner with a private developer. The developer and the housing authority prepare improvement plans. HUD then approves the plan, which has not been done yet.

The developer then applies for funds to pay for the improvements. The developer's role is to provide a concept for revitalization but also to provide the access and needs to capital to make it happen.

Ms. Bates stated there will be ongoing meetings with the tenants, and two meetings have been conducted. There has also been an initial meeting with the city of Daytona Beach.

The housing authority entered into an agreement with One Voice for Volusia to monitor the RAD meetings and prepare a report of meeting outcomes and observations. The housing

authority is seeking feedback about where communication is not being made effectively.

RAD requires that all current tenants have a right to return or to receive other types of subsidy, such as housing choice voucher. Ms. Bates stated that no tenant who is a tenant in good standing at the time that renovations begin will be without housing at the end of the renovations.

Ms. Bates stated that it's important that residents do not move. Residents have rights that protect access to affordable housing, but those rights can be lost if residents move.

Ms. Bates stated that it's also important that residents not violate lease, such as failure to report income, failure to pay rent, allowing unauthorized persons to live or stay in the unit, or criminal activity.

Ms. Bates told the residents that they will see the development partner, BGC Advantage, around the community doing various assessments.

Ms. Bates discussed Section 3, which is a HUD regulation that requires the housing authority, when projects are being done, residents have the opportunity for job training and employment. Residents should be hearing from the resident services department on an ongoing basis about

opportunities for residents to register for job training and employment opportunities throughout the construction process. There will be an enormous range of jobs available, such as construction jobs to helping senior citizens pack or move.

Ms. Bates introduced BGC Advantage to the residents.

III. BGC Advantage Presentation - Demetria Simpson, the vice president of development for BGC Advantage, presented a PowerPoint presentation to residents.

Ms. Simpson explained that RAD is the Rental Assistance Demonstration Program, which is a HUD initiative that allows housing authorities to move to a more stable funding platform from public housing to project-based rental assistance or project-based voucher and allows housing authorities to see additional funding sources to renovate or replace housing. She stated that as of the end of 2019, more than 100,000 public housing units have converted to RAD.

Ms. Simpson discussed repositioning of public housing, which means facilitating the preservation, rehabilitation, or demolition and new construction of units by increasing access to financing to address capital needs. It is also preserving the availability of affordable housing assistance, either through a physical unit or voucher.

Housing authorities operating public housing will still have access to capital fund financing, operating fund financing, and energy performance contracts.

Ms. Simpson then introduced Joann Rodriguez, who is vice president of asset management and construction at BGC Advantage.

Ms. Rodriguez discussed residents' right to remain and to return. She stated that when relocation is necessary, residents have the right to return to a unit in the project. No resident will be permanently, involuntarily displaced.

She also stated that residents will not be rescreened. A conversion under RAD cannot be the basis for an eviction or loss of rental assistance.

If relocation is necessary, the housing authority will provide residents with resident notices, moving assistance, and benefits and assistance.

Ms. Rodriguez discussed how RAD impacts the residents. She then discussed the RAD process. Ms. Rodriguez discussed RAD opportunities and what happens before and after RAD.

Before RAD, properties are not typically funded at 100 percent in public housing. After RAD, the properties are placed on Section 8 funding platform.

Before RAD, in public housing, housing authorities cannot borrow money to perform necessary repairs. After RAD, the housing authorities and owners can more easily borrow money and perform rehabilitation work.

Before RAD, funding fails to keep up with the deteriorating living conditions of residents. After RAD, the living conditions of residents are improved.

Before RAD, residents cannot choose to move without losing housing assistance. After RAD, residents may receive a tenant-based voucher or similar assistance and move after one year in PBV and two years in PBRA, which is called choice mobility.

BGC Advantage has contracted with a property management company, which is Allied Orion Group.

Ms. Rodriguez stated that residents will be relocated to a temporary or permanent unit during the construction phase. Residents will complete a relocation interview and questionnaire to address any needs or reasonable accommodations. Ms. Rodriguez told the residents to address any needs with their case manager.

All moving expenses will be paid, and movers will pack all items and move items.

Ms. Rodriguez asked the residents to report any suspicious or unsafe behavior to the management.

Ms. Rodriguez introduced Today Charles, who is the asset manager of operations of BGC Advantage.

Ms. Charles encouraged residents to ask questions. She advised the residents to start collecting documents, such as income, assets, and identifying information for tax credit certification. She told the residents not to begin packing, but to declutter and get ready for the move.

Ms. Charles asked residents to submit any questions to rad@dbhafl.org.

IV. Natalie Smith-Wells Presentation - Natalie Smith-Wells, the COO at the Daytona Beach Housing Authority, addressed the residents. She encouraged the residents to stay involved.

V. Question and Answer - Ms. Bates stated there were close to 20 residents on the call. She asked the residents to connect with Ms. Smith-Wells before ending the call so that there is a record of attendance for incentives.

A resident asked for a timeframe of when a move will happen. Ms. Bates stated that there is no exact timeline, but there will be additional meetings as it gets closer to move time. She told the residents there will be surveys so that the housing authority understands what things to consider while going through the transition. Ms. Rodriguez told the residents that there will be a 30-day notification prior to the move.

A resident asked where the residents will be moved. Ms. Bates stated that residents will most likely go to a vacant apartment that's waiting renovation. A resident asked if movers will be available to help. Ms. Bates stated that the housing authority will provide everything, including boxes, help packing, any packing supplies that may be needed.

Resident Gloria G. asked if a storage unit will be provided. Ms. Bates stated that belongings will move with the resident. Ms. Rodriguez told the residents of the friends and family option where if residents temporarily live with friends and family, the housing authority would provide storage.

Through chat, a resident asked if there will be handicap accessible units. Ms. Bates stated that the housing authority will be talking with residents about reasonable accommodations. If a resident is in a wheelchair, the housing authority will find a unit that is accessible.

Ms. Bates asked the residents if the meeting was helpful. A couple of residents commented that it was helpful.

Gloria G. stated that it is a good idea to have Zoom meetings with the residents because a lot of residents don't like to come out to meetings.

A resident stated that the Zoom meeting was easier for her as she's in a wheelchair.

A resident asked if the presentation was for all HUD housing or particular people. Ms. Bates stated it's for the housing that's owned and managed by the housing authority. All the communities, including Caroline Village, Palmetto Park, Northwoods, Maley, Windsor, all communities that are owned by the housing authority are impacted.

eTranscription Solutions, LLC
www.etranscriptionsolutions.org
(404) 644-2665
DBHAFL_062520_Caroline Village_RAD