

Northwood Village RAD Meeting

June 25, 2020

I. Welcome - Terril Bates started the meeting by sharing a PowerPoint video.

II. PowerPoint Presentation - 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. There will be massive renovations and redevelopments in the hundreds of millions of dollars with the goal of providing a safer, more comfortable community for the resident.

Ms. Bates stated that the video presentation was made to give out information. Due to the coronavirus pandemic, large community gatherings are not permitted. She shared the housing authority website, which is dbhafl.org, and the YouTube channel which is where information will be shared to keep residents informed.

The Rental Assistance Demonstration is referred to as RAD. The housing authority owns public housing property that was built as early as 1959.

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 developer partners, which was done in April 2019. The top three of the 15 proposals that were received were presented to the board of commissioners. BGC Advantage was the developer partner that was selected.

RAD allows the housing authority to partner with a private developer, and together they prepare improvement plans. RAD 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 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 their 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 discussed Section 3, which is a HUD regulation that requires the housing authority to ensure that when projects are being done, residents have the opportunity for job training. 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 increase access to financing to address capital needs. It is also preserving the availability of affordable housing assistance, either through a physical unit or voucher.

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 a right of return to a unit in the project.

She also stated that residents will not be rescreened. If relocation is necessary, the housing authority will provide residents with resident notices, moving assistance, and benefits and assistance.

Ms. Rodriguez discussed the RAD process. She then 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. 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 Todae Charles, who is the asset manager of operations of BGC Advantage.

Ms. Charles advised the residents to start collecting documentation, 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 30 participants on the call. She informed the residents that the presentations that were being done by vice presidents,

CEOs, COOs, and directors are being made by women and minorities.

Ms. Bates asked the residents if they have any questions. She also asked the residents to connect with Ms. Smith-Wells before ending the call so that there is a record of attendance for incentives.

Resident Anna S. asked if this presentation is for all communities or specific ones. Ms. Bates stated that it's for all of the housing authority communities, including Palmetto Park, Northwoods, Caroline Village, Maley, and Windsor.

She then asked if there will be a voucher for everyone. Ms. Bates stated that vouchers get assigned to apartment after the transition has been made. The resident will no longer live in public housing, but in what HUD calls project-based voucher properties. After the resident has been in the unit for one year, the resident is eligible for a tenant-based voucher that would allow the resident to move.

Anna S. asked if it includes with housing or after. Ms. Bates stated it would start one year after the new lease and newly renovated unit begins.

Latoya W. asked if it will be Section 8 the year after the move or if it's for another housing authority unit. Ms. Bates stated that after the transition, the resident is no

longer public or affordable housing or residents. The financial structure of the property is Section 8 project based.

There is a Section 8 voucher, but it's tied to unit or apartment that resident will live in. After one year of living in the apartment under the new lease, resident may be eligible for a voucher that allows the resident to move out of the property into private property. After that time, the resident would apply for the voucher and as a voucher became available, the resident would be eligible for it.

Erica asked about people that have already been in housing more than five years. Ms. Bates stated that the length of time that a resident has lived in affordable housing does not impact anything at all.

A resident asked a question about where they would go until the transition is over. Ms. Bates stated the resident continues to live in the unit they are in currently.

However, if the resident must relocate, there are incentives for residents to stay with friends or family or the resident would stay in vacant units at the property or at one of the other properties.

Ms. Bates stated that the resident does not have to make any arrangements. The housing authority will provide the information and take care of everything.

Resident Stella H. asked how things will affect payment for rent. Ms. Bates stated that rent continues to be based on 30 percent of income. She stated that the residents who may have some impact on payment for rent are residents who are paying flat rent.

Ms. Bates reminded the residents that the housing authority proactively did rent adjustments back in March. She stated that as residents are returning to work, it's very important to make interim reports so that rent can be accurately adjusted.

Resident Jennifer S. stated she did not have any questions and that she is looking forward to being in the program.

Stella H. stated she lives in Northwood and her fiancé lives in Windsor. She asked how that will impact the rent.

Ms. Bates stated that rent is based on income. Residents need to report any change in family composition to the housing authority.

Resident Erica asked if there will be more apartments being built to be able to move into another apartment since the ones are already full. Ms. Bates answered no. She stated that as vacancies come available over the next couple of months, HUD will give permission for the housing authority to stack up vacant units so that there will be temporary housing for residents to move to during renovation or

relocation. There is a plan for new construction units but it's towards the end of the process, which is about three years away.

Resident Erica stated that she didn't understand the response by Ms. Bates. Ms. Bates stated that people move out every month. The housing authority wouldn't put new people in the units. The units would be cleaned out. As people move out, they stay vacant. As renovations begin and needing places for people to go, the housing authority would have accumulated a number of vacant units that will serve as temporary relocation units.

A resident asked if they're allowed to go back to the same apartment after the RAD. Ms. Bates stated that the units will be completely changed, including introducing technology into the units. There is not a guarantee that the resident will be able to return to the same unit.

Residents are guaranteed right of return to the property and to have a unit that is newly renovated and affordable, but no guarantee that it will be the same unit that the resident left.

A resident asked if there is an estimated time as to when the renovations will start. Ms. Bates stated there will be a closing around June 2021. Construction is within a year

of that. Ms. Rodriguez with BGC Advantage confirmed that date.

A resident asked Ms. Bates to clarify that the property will be the same that the residents leave. Ms. Bates stated that residents have the right to return to the same property.

A resident asked if there will be two heartbeats per room with the new program. Ms. Bates stated that the two heartbeats per room are part of the admissions and continued occupancy plan, which is based on a HUD recommendation because of limited funding. Ms. Bates asked Ms. Rodriguez with BGC Advantage to put a note on the question to see what the new house rules reflect about the numbers of people in a unit.

Stella H. asked if her medical needs will be taken into consideration after the renovation. Ms. Bates stated that if the over housing is a result of a reasonable accommodation for a person with disabilities, the resident still has the right to have the extra space.

A resident asked if there will be a playground or pool to entertain everyone in the new units. Ms. Rodriguez stated that there will not be a pool, but the communities do have playgrounds and additional amenities for residents. Ms. Bates stated that pools are dangerous and expensive. For

the housing authority, it becomes an insurance issue. She stated it's hard for the housing authority to get insurance when there's a pool in the community.

A resident asked where to go to see the sample RAD houses. The web address is www.bgcadvantage.com.

BGC Advantage told residents to voice their interest in what amenities they may want.

A resident asked what jobs may be available and what the starting incomes will be. Ms. Bates stated that information will be forthcoming. It's called the Section 3 registry and residents can upload their resume. She stated that a list will be available within 60 days of job training opportunities on the Section 3 registry. She stated that the contractors doing the work will be hiring and training people as well.

A resident asked how long the process will take. Ms. Bates stated the process will take between 12 to 24 months.

Resident Cassandra R. asked if there will be an area at Northwood Village for a play park. Ms. Bates stated that BGC Advantage's architectural team has been coming to the site to do surveys on the entire property. They will be looking for where on the Northwoods properties is the best place to design facilities.

Stella H. asked if the lake could be fixed for fishing or other amenities. Ms. Bates asked Kara Lennard to pull a survey to find out who owns or manages the property. Stella H. stated that it's actually a retention pond. Stella H. stated she will get more information on it.

A resident asked about the thin walls. Ms. Bates stated that specifications have not been completed for the properties. She stated that it's good to hear concerns from the residents so that the architect can take them into consideration when preparing specs.

Ms. Bates stated that Northwoods II is new construction, and the walls will not be taken down. However, she stated she will look into something that can be done to help with the noise levels due to the thin walls.

Stella H. told Ms. Bates that she is appreciated, and that she has blessed the residents by being part of the group. She told Ms. Bates that she makes the residents feel that she cares about them.

Ms. Smith-Wells went through each resident to verify names and unit numbers.

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