

**Daytona Beach Housing Authority**

**September 10, 2020 RAD Meeting**

**I. Opening** - Terril Bates greeted everyone and reviewed agenda items with the residents.

**II. Next Steps** - Ms. Bates stated the authority had a call with HUD to review technical documents. There are thousands of documents that go to HUD, to attorneys.

Ms. Bates stated there is nothing for the residents to do, nothing has changed. She advised that the next step in the RAD process is the financing plan that's due to HUD on September 16th. The developer partner is working on the plan, letting HUD know how the housing authority will be able to fund the renovations and the changes to the building.

Ms. Bates reminded the residents that it is important that they not move if they want to have continued rental assistance. She stated that if the residents move out during the RAD process, they will lose protections. She again told the residents that there is nothing for them to do at this time.

The housing authority and the developer, BGC, is responsible for working with residents to provide information, services, and support through the project. Ms.

Bates told the residents that there would never be a time that they don't know what's happening or what needs to happen, unless the residents don't read the information that's provided to them.

Ms. Bates told the residents that if they have questions or if family members have questions, they can send questions to rad@dbhafl.org.

Ms. Bates showed the residents a rendering of what BGC anticipates the buildings will look like on the outside. One rendering shows what the property would look like from the bridge or from an airplane. The plan is to brighten the buildings up a bit. They will place the WM logo at the top. The evening rendering showed what the building will look like once the sun has gone down, when the lights in the apartments are on.

Ms. Bates showed the residents preliminary views of what may be done with the inside, including updated cabinetry, updated flooring, a place to put books or pictures on display, and a pullout table used for dining. The pictures that were shown are not final.

**III. RAD Questions** - Ms. Bates took questions from residents.

The first questions that were presented came from chat. Lori and Lily asked the question, during renovations, will they be moved to another apartment in the same building or

another property if needed to be moved? Ms. Bates said she's not 100 percent sure of what's going to happen. She said once they are able to get reports from general contractors about how they see the scope of work happening, how many units they can work with at one time, the housing authority will have a better idea about how that would take place. She stated that in the best-case scenario, there would be a vacant apartment in the building that the residents would be moved to. However, there's only three vacancies. If there's not enough vacant apartments, alternate decisions would need to be made. She stated a survey will be going out to the residents.

Janet L asked if they will be able to come back to the original apartment. Ms. Bates stated that that is not a guarantee. Residents will go to an apartment that has been renovated.

Vergal J asked when is the anticipating starting date? Ms. Bates stated that she hopes that they'll be able to close in the month of December.

Larry L asked if they'll have assistance moving their belongings if necessary. Ms. Bates stated they will have assistance.

Amalio I asked if there will be Section 8 vouchers involved. Ms. Bates stated that the vouchers are called project-based vouchers, which belong to the property.

Karen R asked if the residents will be placed as close as possible to their original apartment as possible. Ms. Bates said there are no guarantees.

Jackie D asked if there will be a rent increase. Ms. Bates stated there will not be a rate increase. HUD will not allow an increase in rent during the first two years or more. However, rent is based on income.

Stacy H asked if the Maley will get bigger showers. Ms. Bates stated she will have to follow up on the question. It will need to be posed to the architect. Ms. Bates told Stacy that she would find out and get back to her with the answer.

Vergal J asked if the temporary housing will be at alternate sites. Ms. Bates stated that it depends on what the general contractor's schedule is, how many units they need to be working at one time. Once they know more, Ms. Bates said they'll provide better answers to the questions.

Amalio I. asked if residents could apply for a bigger place. Ms. Bates stated that the size of the unit that residents are in is based on family size. She stated HUD rule is two heartbeats per living or sleeping space.

Jody W. asked if the residents have a television, will the mover help to set it back up. Ms. Bates stated that they would receive help.

Larry L. asked if the residents will have any kind of choice, specifically the floor it is on. Ms. Bates said there are no guarantees.

Michelle and Ran asked how they can get a bigger unit. Ms. Bates said that once the renovation is done, they can put in for a transfer.

Amalio I asked how long does the transfer take. Ms. Bates said it will not happen until after the renovation is completed, which will be in a year.

Jody W. asked if renter's insurance is being taken out on the apartment, will renters be able to tell the company they've moved? Ms. Bates said to make a note on the survey. Ms. Bates told the residents that if they don't go back to the same unit, staff will be available to update address with companies that need to be updated.

A question was asked if there will be new windows. Ms. Bates said she would check with the architect. She stated that the answer to the question will be posted on the website.

Robert S in the Maley asked where on the website he can find the meeting.

John H stated he had expensive carpeting in his apartment and spent a lot of money on his cabinets, and he wants to know what will be done with them. Ms. Bates said the movers would help take up the carpet to store it. John H said it was cut to his specific apartment. Ms. Bates told him she could help him in the future.

John H then asked about his cabinets. Ms. Bates said there isn't much that can be done on the cabinets, since the housing authority has to allow the general contractor and developer to improve the units in the scope that is being submitted by the housing authority and getting approved by HUD.

A question was asked about moving. Ms. Bates stated there will be movers to help residents move their belongings. She said the housing authority will provide as much service and support as is possible.

Stacy H. asked how having a dog will impact the transfer. Ms. Bates said that needs to be stated on the assessment sheet. She also stated that the dog needs to be listed on the lease.

Douglas Y. asked if the authority will pay for fees associated with changing the address on licenses. Ms. Bates stated that if residents have to pay to get their address updated on licenses, if there's a reconnection fee for

cable or telephone, the authority will help residents with the fees.

Karen R asked if cats have to be declawed. Ms. Bates stated that she does not believe HUD allows the housing authority to request residents to declaw their cats.

A resident asked if there is a doctor's note requesting a ground floor apartment already in the file, will residents stay on the ground floor according to doctor's orders? Ms. Bates said that would be considered a reasonable accommodation. The housing authority will ask for an updated doctor's note.

One resident asked if there will be a bathtub, swimming pool, or hot tub on the renovated property. Ms. Bates stated they are not anticipating a swimming pool or hot tub. A bathtub will probably not be included because in order to add a bathtub, the structure of the building would need to change.

**IV. Survey** - It was requested that residents fill out the survey and provide it to the housing authority.

**V. Roll Call** - Jackie D, Isaiah R, Jerome B, Lori and Lily, Jody W, Yahuvah I, Amalio I., Robert at Maley, Vergal J, Hubert H at Windsor, Brenda H at Maley, Christine M, Larry L, Stacy H, Deborah W at Windsor, Janet L, Douglas Y at Maley, Michelle and Ran, Lori C, Bea H, Vergal J, David D

at Maley, Sandy D, Carolyn R at Windsor, Jackie D at Maley,  
Karen R. Phone numbers ending in 8821, 6555, 0093, 4904,  
2036, 3312, 4559, 0480, 2070, 4306, 1948, 0342, 2387, 1271,  
9396, 9227, 9847, 6636.

**VI. Questions** - Ms. Bates turned off the recording for the  
residents to ask non-RAD related questions.

Transcription  
DBHAFL\_09102020\_RADMeeting\_Windsor