

## **Daytona RAD Resident Meeting**

**Thursday, August 12, 2021 2:00 P.M. via Zoom**

**I. Start of Meeting** - Natalie Smith-Wells started the meeting.

Ms. Smith-Wells informed the participants that the call is being recorded. Ms. Smith-Wells asked the residents to enter their names and what property they live at into the chat box on Zoom so there is a record of their attendance. Ms. Smith-Wells then introduced Holly Knight of BGC Advantage, who is the Housing Authority's development partner.

**II. Daytona RAD Update from Holly Knight** - Ms. Knight

introduced Jessica Beavers, Katie Socha, and Fannie Brown of BGC Advantage.

Ms. Knight informed the residents that the Daytona RAD Family Project will be combined into financing that makes it one project. It includes Caroline Village, Palmetto Park, Walnut, Northwood Village, and Northwood Village II. It will also include some new construction at a site called Halifax.

Ms. Knight stated that the plan is to keep all the units. There will be some infrastructure work that will help with some of the water drainage issues. The office clubhouse will be demolished, and a new facility will be built. New

family activity items will be brought, such as a playground and walking trails, to the site.

There will be clubhouse renovations at Palmetto Park, along with tearing down two units. Ms. Knight stated that no one will be displaced. She stated that HUD protects the residents. Ms. Knight told the residents not to worry and not to move. There will be temporary relocation, but the RAD families will be able to go back to their locations. Ms. Knight stated that there will be additional lighting brought to the site, as well as additional amenities.

Walnut Oak will have some sewer and plumbing work done. Northwood Village will have exterior amenities enhanced. There will be additional landscaping and lighting at all the sites.

There is a smaller renovation project at Northwood Village II that includes lighting and infrastructure. Additional outside amenities will be added. Ms. Knight stated that due to Northwood Village II being a relatively new development, there won't be an extensive number of renovations as with the other sites.

Ms. Knight discussed Halifax, which is a new site, which will be three bedrooms. There will be 20 units that are part of the location.

There will be enhancements at Caroline Village including the shutters, and different kind of doors. There will be porches added, and the landscape will be enhanced.

Question: How soon will the program start?

Answer: We are working toward a closing to happen at the end of the year, with construction and relocation starting in the first quarter, which would be a January/February timeframe.

Ms. Knight discussed the Caroline Village site plan, including talking about the retention area. She stated that the water will be retained during the storm and then seep through the ground and run off with the rainwater in a slow fashion so that it will help with the flooding. Ms. Knight stated that she can't do anything about the city drainage, which is why the enhancements are being done.

Question: Who is responsible for relocation expenses?

Answer: Relocation expenses, including tape, boxes, and movers, will be totally paid for by the project. There will be assistance provided for disconnecting any services and reconnecting when returning to the permanent location.

Question: Are residents required to return to the same location, or is there an option to go somewhere else?

Answer: Residents have the right to return back to the property that they were originally housed in. Residents

don't have a right to return to the exact unit. Residents may alert the Relocation Team of requests.

Ms. Knight discussed what is happening in the units. She stated that there will be a complete renovation of the kitchen, which includes new cabinets, countertops, sinks, faucets, and lighting. There will also be a total renovation of the bathrooms, which includes new cabinets, lighting, mirrors, and new plumbing fixtures.

Ms. Knight stated that the HVAC will be addressed. There will be all new lighting, which will be energy efficient. There will also be new windows and flooring.

Question: Will mold-related issues be addressed?

Answer: Anything that has mold and mildew will be addressed, along with termites.

Ms. Knight told the residents that the exterior and the interior will be painted. There will also be more handicap-accessible units and the previous handicap units will be made fully handicap.

The units will be smart homes, including being able to access the heating and air from a phone.

Ms. Knight told the residents that there will be road work where resurfacing needs to happen or sidewalks that need to be fixed. The units will be rebranded.

Question: When will everything take place?

Answer: The family construction will start January/February, but it will be done in phases.

Question: Will residents be moving to other locations in HUD?

Answer: There is a chance that residents could be moved to other locations in HUD. For example, if residents live in Palmetto Park, they may be moved to Caroline Village. But the goal is to try to keep families and individuals within the development that they're in.

Question: Will there be renovations on the interior of Northwood Village?

Answer: At Northwood Village, there will be complete renovation of bathrooms and kitchens. There will be new windows and appliances.

Question: Will anything be done with the air conditioning duct systems at Northwood Village?

Answer: Due to Northwood Village air conditioning units being relatively new, some issues can be handled under warranty, so please contact the Housing Authority if there is an issue that needs to be investigated.

Ms. Smith-Wells told the resident that property management is on the Zoom call and asked the resident to reach out with issues. The resident stated that she has had mold twice and she did talk to the property manager about it,

and she hasn't heard anything back about it. The resident doesn't believe the air quality is that good and wondered if it would be changed. Ms. Knight stated that she had not heard about the issue.

Question: Which units in Palmetto Park will be torn down?

Answer: The first two units that are behind the office that will be torn down.

The resident stated that the mark on the slide was her unit. Ms. Knight stated that the mark was off. She clarified which units will be torn down.

Ms. Knight asked the residents to keep an eye out for vandalism.

Question: Will Northwood Village II be included?

Answer: Northwood Village II will have some light rehab due to it being a newer building. The erosion and the pipe issues will be addressed as well as adding some lighting and outdoor amenities.

Question: What is the estimated time for construction to take place?

Answer: It will take around 24 months to complete.

Question: Will the paint be a different color than the standard that is painted in the units now?

Answer: There will be different paint schemes for the neighborhoods for the exterior paint. The interior paint color will be standard.

Ms. Knight stated that the color schemes will be shared later.

Question: Can residents paint their rooms?

Answer: Residents cannot paint their rooms. With HUD and the investors, standards must be met.

Question: Will the walls in Palmetto Park remain concrete?

Answer: Yes.

Question: Where will residents go while the rehab is ongoing?

Answer: The Housing Authority is accumulating vacant units to accommodate residents during renovations. A schedule will be provided later in the year so that the residents will know the plan.

Question: Will there be more storage?

Answer: Not likely.

Ms. Knight stated that she didn't think additional storage would be put in and asked the resident if it was a request to have more storage. The resident stated that it was a request. The resident stated she lives in Northwood Village I. She stated that she has a three-wheel bike that was given to her, but she doesn't want to put it outside for

fear of it being stolen. Ms. Knight stated she will look into it. Other residents stated that they are requesting it as well as they don't have anywhere to put their kids' bikes.

Ms. Smith-Wells asked Ms. Knight to discuss the washers and dryers that will go into the units as some units only have a washer hookup. Ms. Knight stated it depends on the development and the space. Some of the washers and dryers will be stackable, but some will be side-by-side. The handicap units will have all-in-one washer and dryer.

Question: Will the layout inside the units change?

Answer: The layout of the units are not changing.

Ms. Knight discussed with the residents how the project is getting financed because it's different. She informed the residents that they will be receiving a letter soon that will discuss that public housing assistance and Section 8 assistance is starting. Ms. Knight stated that the residents will go from public housing to having a Section 8 voucher. It will be project-based, and it must be used onsite for the first year.

The property will not be public housing property anymore. It will be private property. Ms. Knight stated that the Housing Authority and BGC Advantage and the investor are the owners of the development. She told the residents that

they are living in a tax credit unit and then explained that all the units will have tax credits.

Ms. Knight stated that the Housing Authority is borrowing bonds from the state that will have to be repaid. While borrowing the bonds, tax credits are leveraged. Ms. Knight explained the bonds and tax credit process.

Ms. Knight informed the residents that Gibraltar Construction Company will be the general contractor. The lender is Citibank. HUD will issue a RAD conversion commitment. When that happens, the financing plan will be discussed, and closing will be soon after. Redstone is the investor and is leveraging the tax credits.

Ms. Knight discussed the letters that she mentioned earlier that the residents will receive stating that public housing is ending and announcing the start of the Section 8 voucher. There will be another discussion about relocation after the residents receive the relocation letters. The residents will also have a new lease to sign.

A resident asked to see the layout of the new construction.

Question: What are the floor colors?

Answer: The colors of the floors have not been selected.

Question: Will there be closet doors in Caroline Village since there currently are not closet doors?

Answer: That is something that will need to be researched.

Question: Will the wall from the kitchen, which divides the living room from the kitchen, be removed to open up the unit?

Answer: There are no plans in place for structural changes.

Question: Can residents move after one year with a voucher?

Answer: Yes. After a year, residents can ask the Housing Authority to get on the choice mobility waitlist.

Question: When will the voucher start?

Answer: There will be notification, but the target date is mid to end of December.

Question: What type of flooring will be in the units?

Answer: Luxury vinyl plank, which looks like wood.

A resident stated that she saw an open floor plan in one of the prior meetings. She told Ms. Knight that her walls do not hold up the ceiling. Ms. Knight asked the resident if there is an appliance on the wall. The resident stated that there is no appliance on the wall. Ms. Knight asked if there are cabinets on the wall. The resident stated that there are no cabinets on the wall. Another resident stated that it's just a wall. Ms. Knight stated that she would get back to the residents on the suggestions and wants that they have.

Ms. Smith-Wells told the residents to reach out to [rad@dbhafl.org](mailto:rad@dbhafl.org) if they think of questions after the call is

over. The website is [www.dbhafl.org](http://www.dbhafl.org). Ms. Smith-Wells told the residents that transcripts of the meetings are available on the site.

Ms. Knight told the residents that it takes a lot of time to get everybody's approval, including HUD, the investor, and the city. She asked the residents for their patience.

Ms. Knight thanked the residents for participating as the comments, suggestions, and ideas are helpful.

**III. End of Meeting** - Ms. Smith-Wells called out each resident who was on the call and asked which unit they're in to ensure there's a record of their visit.

Question: What will it mean to go from Public Housing to the Section 8 Housing Choice Voucher Program?

Answer: The platform is changing from Public Housing to Section 8. That means that it is now a project-based voucher, and that the residents must live in the unit with the voucher for at least a year before applying for a choice mobility voucher.

Question: Is the choice mobility voucher confirming that the resident is qualified to be able to move into a house?

Answer: The choice mobility voucher allows the resident to move somewhere else. The project-based voucher sticks with the property. Once the year is up, the choice mobility voucher allows residents to move somewhere else.

Question: Are the qualifications the same?

Answer: Everything will stay the same on the transition and the 30 percent stays the same. The voucher will automatically happen when the closing occurs.

Ms. Smith-Wells continued calling out residents until everyone on the call were accounted for, and then ended the meeting.

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