



**PRESS RELEASE  
FOR IMMEDIATE RELEASE**

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**DAYTONA BEACH HOUSING AUTHORITY WELCOMES THE  
VILLAGES OF HALIFAX II  
101 Rip Collins Drive  
Daytona Beach, Florida**

Daytona Beach, Florida - The Daytona Beach Housing Authority (HACDB) is nearing completion of the Villages of Halifax II which when completed will consist of 93 of 1, 2, and 3 bedroom units. The cost of construction is estimated at \$14.6 million.

The property was built using mixed financing from state low income tax credits, Neighborhood Stabilization Program, and the Daytona Beach Housing Authority. Development is being completed in two-stages with the first 13 units in 2013, with occupancy in early 2014. After acquiring additional funding in 2015 the remaining 80 units were funded, and construction began in March of this year. The first residents are expected to move in by December 2016, with full occupancy by February 2017.

The Property will be managed by Picerne who through Management Agreements will handle the daily operations of the property, and the Villages of Halifax I located at 121 Norma Drive, Daytona Beach, FL 32114.

Amenities at Halifax II include energy efficient stoves, refrigerators, dishwashers, washer/dryer connections (in each unit), ceiling fans, and central ac/heat. Additionally, there is a playground, and picnic facility and a state of the art club room with Wi-Fi, internet, and 24-hour emergency Maintenance.

Persons interested in applying for this new development can apply on-site, or by calling Picerne Management Staff Monday- Friday 9-6 at 877-835-8984, or contacting the Daytona Beach Housing Authority at 386 253-5653, or at our website at [www.dbhafi.org](http://www.dbhafi.org)

HACDB is excited to bring this new Affordable Housing Development on line in Daytona Beach to help fulfill our mission of providing safe, decent, sanitary housing to the residents of this great community.

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*About the Daytona Beach Housing Authority (HACDB) provides housing assistance to over 5,000 children, adults and seniors through its Public Housing, Section 8 Housing Choice Voucher and Mixed Income housing programs. HACDB's affordable housing programs include 7 public housing properties, 1,300 vouchers in the Housing Choice and 5 properties in the Mixed Income portfolio. The Housing Authority of the City of Daytona Beach's mission is to improve the quality of life for our residents by providing, affordable, decent, safe, sanitary housing in good repair to the citizens of Volusia County. HACDB seeks to create safe neighborhoods by partnering with individuals and organizations to provide affordable housing, education, and employment opportunities for families of modest means to become self-sufficient and improve their quality of life.*



### Villages of Halifax Rents

	# of Units	Market Rents	Average Sq. Ft
1	12	530	700
2	42	633	1200
3	26	730	1400

Included: 4 504 accessible units  
 8 units for families whose annual income is extremely low income 40% below AMI.

**Tax Credit Assistance Program:** Enacted under the Tax Reform Act of 1986, Sec.42 of the Internal Revenue Code (IRC) allows eligible entities to apply for allocations on a competitive basis for the acquisition, construction, rehabilitation of developments to accelerate the production and preservation of affordable housing. The development must serve the community's housing needs identified for the jurisdiction through the City's five year Consolidated Plan. Normally the housing needs targeted to be served are households with incomes up to 80 of the Area Median Income ("AMI")

**Neighborhood Stabilization Program:** HUD Program directed in mitigating the impact of foreclosures through the purchase and rehabilitation of foreclosed, vacant properties in order to create more affordable housing and renew neighborhoods devastated by the economic crisis.

<b>FY 2016 Income Limits Summary</b>										
FY 2016 Income Limit Area	Volusia Median Income	Explanation	Persons in Family							
			1	2	3	4	5	6	7	8
Volusia County	\$51,400	Volusia Low (50%) Income Limits (\$)	18,300	20,900	23,500	<b>26,100</b>	28,200	30,300	32,400	34,500
		Volusia Low Income Limits (\$)*	11,880	16,020	20,160	<b>24,300</b>	28,200*	30,300*	32,400*	34,500*
		Volusia (80%) Income Limits (\$)	29,250	33,400	37,600	<b>41,750</b>	45,100	48,450	51,800	55,150