

Streamlined Annual PHA Plan (HCV Only PHAS)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226 Expires
03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-, income, very low-, income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1 PHA Name: DANIA BEACH HOUSING AUTHORITY PHA Code: FL116

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
 Number of Housing Choice Vouchers (HCVs) 638
 PHA Plan Submission Type: Annual Submission Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.
How the public can access this PHA Plan: A copy of the plan will be provided on our website at www.daniabeachhousing.org or by requesting a copy by mailing a request to 1101 West Dania Beach Blvd, Ste 100, Dania Beach, FL 33004.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

<p>B.</p>	<p>Plan Elements.</p>
<p>B.1</p>	<p>Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> Operation and Management. <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input checked="" type="checkbox"/> Homeownership Programs. <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Operation and Management. DBHA has added the position of Assistant Director and promoted from within. This position is to prepare a long term transitional plan for the agency for when the current Executive Director retires.</p>
<p>B.2</p>	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. Project-Based Vouchers DBHA is seeking a new development in Sunrise and if tax credits are awarded will use 12 - 15 project based vouchers (PBV).</p>
<p>B.3</p>	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The Dania Beach Housing Authority has successfully completed construction of 258 new units of housing using tax credit financing to replace the 39 public housing units. They were able to add Saratoga Crossings III, 75 additional units by rolling over funds from Saratoga 1 and 2. DBHA is currently looking at property in Sunrise, FL, to construct 160 more units of housing with funds from previous development projects. DBHA has also been able to increase the voucher count from 499 to 638 by adding TPI, Mainstream, FUP, and VASH vouchers. The staff count has remained steady and expenses have been kept in line so the agency is living within the budgeted administrative fees. We have not yet established a strong enough base account to implement FSS program as of yet. We need two to three more developments.</p>
<p>B.4</p>	<p>Capital Improvements - Not Applicable</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit?</p>

	<p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>Fair Housing Goal: Promote integration and reduce segregation</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Actions include: 1. Expanding jurisdiction to the entire County. 2. Adoption of SAFMR to provide participants opportunities in communities which were previously unavailable. 3. MOU and use of Mainstream and VASH vouchers. 4. Develop 258 new units of housing to improve the local community and create diversity amongst tenants, both economical and social with elderly and family housing.</p>

Form identification: FL116-DANIA BEACH HOUSING AUTHORITY Form HUD-50075-HCV (Form ID - 389) printed by Anne Castro in HUD Secure Systems/Public Housing Portal at 10/30/2024 10:53AM EST