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5-Year PHA Plan (for All PHAs)

A. PHA Information.

A.1	PHA Name:	DANIA BEACH HOUSING AUTHORITY	PHA Code :	FL116	CY:	2025	ID:	1644
	The Five-Year Period of the Plan (i.e. 2019-2023):	2025-2029	* PHA Plan for Fiscal Year Beginning (MM/YYYY):	01/2025	Status:	Submitted	Version:	1
	PHA Plan Submission Type:	5-Year Plan Submission	Revised 5-Year Plan 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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

* How the public can access this PHA Plan

The annual, five year and administrative plans are available at Dania Beach Housing Authority's office located at 1101 West Dania Beach Blvd, Ste 100, Dania Beach, FL 33004, They will also be included on the web site at www.daniabeachhousing.org



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

B. Plan Elements. Required for all PHAs completing this form.

*** B.1 Mission.**

State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.

The mission of the agency is to continue to develop LIHTC properties as resources allow. The agency also will continue to apply for additional vouchers as they become available. The long term goal for the agency is to use resulting development funds to create a robust FSS program including home ownership assistance. Our plans also include increasing housing opportunities for specific populations such as the elderly and disabled. Our mission also includes working with property owners and landlords to encourage them to participate in the program.



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*** B.2 Goals and Objectives.**

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

1. Develop one or two more developments of LIHTC properties within Broward County.
2. Obtain additional vouchers, mainstream, VASH and HCV as they become available.
3. Monitor and add new resource agencies to the library to share with program participants for assistance with housing, training, and home ownership programs.
4. Improve service delivery to our clients by changing or updating software and providing easier processes for participation in the program.



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*** B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. **DBHA completed development on Saratoga Crossings III, adding another 75 units of new housing. Fifteen of the units are PBV units for the elderly. Twelve are PBCA units for persons with mental illness.**
2. **DBHA currently has real estate under contract to development another new housing complex in excess of ninety units and includes 8 PBV for veterans in the city of Sunrise, FL.**
3. **The agency applied for and received 10 VASH vouchers and 79 Mainstream vouchers.**
4. **Changed our program management software. The new software has portals for both the landlords and participants to provide easier processes for annual recertifications, interim changes, inspections, rent increase requests, etc.**



[Add/Delete/View Progress](#)

*** B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The agency's goals include having VAWA materials presented at all participant briefings. The staff advises anyone who reports any incidents of their rights and provides the appropriate forms to complete in order to improve their situation. Our policies outline the process, forms and availability of resources and options for victims and their families. We also provide a list of resources that include agencies like Women in Distress, Kids in Distress, Local Law Enforcement, Legal Aid, etc.



[Add/Delete/View VAWA G](#)

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification.

Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

A significant criteria for amending the annual or five year plan is there is any material change to the mission, goals or objectives. For instance, if the Board of Commissioners votes to not serve a vulnarable community such as the elderly or disabled, we would update our plan. Any significant change to the Administrative plan, payment policy or other procedural changes that impact the mission, goals, or objectives of the annual and five year plan would also result in an amendment to the plan(s).



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C.2 Resident Advisory Board (RAB) Comments.



* (a) Did the RAB(s) have comments to the 5-Year PHA Plan?

Y

N



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(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

HUD-50077-SL

C.4 Required Submission for HUD FO Review.

* (a) Did the public challenge any elements of the Plan? Y N ?

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(b) If yes, include Challenged Elements.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.






Go

Actions

Edit	Fair Housing Goal	Description of Strategies and Actions	Last Updated	Last Updt Dt
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User

	Increasing fair housing choice	The agency has maintained payment standards between 100 and 110% to ensure the participants have fair housing choice in every community within the county. As a result, our clients are now living in a...	Anne Castro	10/30/2024 10:41AM
	Decreasing disparities in access to opportunity	In the past, payment standards would only allow participants to live in a few cities, lower income cities, with poor housing stock. With SAFMR payment standards, the participants have a choice to liv...	Anne Castro	10/30/2024 10:43AM
	Ensuring equal opportunity in housing	The agency has constructed over 250 units of LIHTC. The units are ADA accessible and many of the units are specifically for the elderly and disabled.	Anne Castro	10/30/2024 10:44AM

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Additional Documentation

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