

**County of Volusia, FL  
2011/12 One-Year Action Plan**

**EXECUTIVE SUMMARY**

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The County of Volusia's 2011/12 One-Year Action Plan (AP) establishes a strategic course of action serving the needs for non-housing community development, affordable housing and homelessness in Volusia County, generally excluding the municipalities of Daytona Beach, Deltona, Oak Hill, Port Orange, and Ponce Inlet. This Executive Summary summarizes the plans of the County so that interested citizens can have a concise overview of the housing and community development activities to be implemented in their communities.

The general priorities that Volusia County has adopted for its five-year strategic plan and one year action plan provides the vision for specific priorities within each of the following categories: Non-Housing Community Development Assistance, Housing Assistance and Homelessness Assistance. The general priorities being employed to allocate investment are:

□ **Non-Housing Community Development Assistance**

- Priority 1 – Infrastructure Improvement
- Priority 2 – Public Facilities Improvements
- Priority 3 – Public Services
- Priority 4 - Clearance/Demolition
- Priority 5 – General Program Administration
- Priority 6- Economic Development
- Priority 7- Property Acquisition

□ **Housing Assistance**

- Priority 1 – Homeowner Rehabilitation
- Priority 2 – Homebuyer Assistance
- Priority 3 – Acquisition/Rehabilitation of Rental Housing/CHDO set aside
- Priority 4 - New Construction of Multi-Family Rental housing
- Priority 5 – Program and housing rehabilitation administration

□ **Homelessness Assistance**

- Priority 1 – Preventive Services
- Priority 2 – Shelter Operating Costs
- Priority 3 – Essential Services
- Priority 4 – Rehabilitation/Renovation

The County expects the following sources of Federal funding, including estimated program income, governed by this Annual Action Plan to be available in FY 2011/12 to address these needs:

HOME Investment Partnership Program (HOME)	\$ 853,968*
Emergency Shelter Grant Program (ESG)	\$ 85,093
Community Development Block Grant (CDBG)	<u>\$ 1,765,785*</u>
<b>Total</b>	<b>\$2,704,846</b>

\*Includes estimated program income of \$20,000 for CDBG and \$20,000 for HOME.

The following tables provide a summarization of Volusia County's FY 2011/12 HOME, ESG and CDBG funded projects.

<b>FY 2011/12 One-Year Action Plan – HOME Program</b>	
<b>Project Title</b>	<b>Budget</b>
Homebuyer Assistance- Existing	\$550,000.00*
CHDO set aside- Acquisition/Rehabilitation of Rental Housing	\$130,572.00
New Construction – Multi-Family Rental Housing	\$75,000.00
CHDO Operating	\$15,000.00
Administration	\$83,396.00
<b>TOTAL</b>	<b>\$853,968.00</b>

\* Includes \$20,000.00 of estimated program income.

<b>FY 2011/12 One-Year Action Plan – ESG Program</b>	
<b>Project Title</b>	<b>Budget</b>
Homeless Facility Essential Services Costs	\$25,527.00
Homeless Facility Operating Costs	\$34,039.00
Homeless Prevention	\$25,527.00
<b>TOTAL</b>	<b>\$85,093.00</b>

**FY 2011/12 One-Year Action Plan – CDBG Program**

<b>Project Title</b>	<i>Budget</i>	<b>Project Title</b>	<i>Budget</i>
<b>Daytona Beach Shores</b>	<b>\$55,865</b>	<b>Orange City</b>	<b>\$55,865</b>
Senior Citizens' Programs	\$55,865	Sidewalk Improvements	\$55,865
<b>DeBary</b>	<b>\$55,865</b>	<b>Ormond Beach</b>	<b>\$96,018</b>
ADA Improvements-Rob Sullivan Park	\$55,865	Street Improvement-Mainland Lighting	\$66,550
<b>DeLand</b>	<b>\$146,646</b>	World Changers	\$15,000
Clearance/Demolition	\$6,968	Public Services- Great Kids Explorer Program	\$5,968
Public Services-Community Resource Coordinator	\$76,649	Volusia/Flagler Coalition for the Homeless- Operating Expenses	\$7,500
Public Services-Back to Basics	\$2,987		
Public Facility Improvements- Chisholm Center Swimming Pool	\$60,042	Public Services- CWC Backpack Program	\$1,000
<b>Edgewater</b>	<b>\$80,306</b>	<b>Pierson</b>	<b>\$55,865</b>
Public Facility Improvement- Turgot YMCA	\$80,306	Public Facility Improvement	\$55,865
<b>Holly Hill</b>	<b>\$80,306</b>	<b>South Daytona</b>	<b>\$64,595</b>
Stormwater Improvements-Glenmeadows	\$80,306	Water/Sewer Improvements-West Nova	\$64,595
<b>Lake Helen</b>	<b>\$55,865</b>	<b>County of Volusia</b>	<b>\$905,113</b>
Street Improvements- S. Summit	\$55,865	<b>Administration</b>	\$349,157
<b>New Smyrna Beach</b>	<b>\$113,476</b>	Homebuyer Assistance	\$100,000*
Park Improvements- Pettis Park	\$6,000	<b>Housing Administration</b>	\$50,000
Public Services- Senior Services	\$20,000	Public Services- Homeless Services	\$31,162
Public Services- Babe James Community Center	\$8,995	Public Facility Improvement	\$374,794
Clearance/Demolition	\$33,481		
Public Services- Park Safety Ranger	\$25,000		
Code Enforcement	\$20,000		
		<b>TOTAL</b>	<b>\$1,765,785*</b>

\*Budget includes \$20,000 in estimated program income

## Objectives and Outcomes

Table 3A below summarizes the objectives and outcomes that Volusia County has identified in the Action Plan for the upcoming year.

<b>TABLE 3A – Summary of Specific Annual Objectives – FY 2011/12</b>						
Spec. Obj. #	Outcome/Objective Specific Annual Objective	Source of Funds	Performance Indicators	Expected Number	Actual Number	Percent Complete
<b>DH-1 Availability/Accessibility of Decent Housing</b>						
DH 1.1	Rental Housing Acquisition/ Rehabilitation	HOME-CHDO set aside	Number of affordable rental units acquired/made standard	1		
DH 1.2	Homeowner Rehabilitation projects	CDBG	Number of units brought from substandard condition to standard	2		
DH 1.3	New construction Rental Housing	HOME	Number of new safe, affordable housing units constructed.	4		
				<b>ONE-YEAR GOAL      7 housing units</b>		
<b>DH-2 Affordability of Decent Housing</b>						
DH 2.1	Homebuyer Assistance	HOME/CDBG	Number of households receiving purchase assistance	23		
DH 2.2	Homeless Prevention Project	ESG	Number of households receiving emergency financial assistance to prevent homelessness	220		
				<b>ONE-YEAR GOAL      243 Households</b>		

<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>						
	Outcome/Objective Specific Annual Objective	Source of Funds	Performance Indicators	Expected Number	Actual Number	Percent Complete
SL 1.1	6 Public Infrastructure Improvement Projects	CDBG	Number of LMI persons assisted with new, improved, upgraded access to public infrastructure, facilities or services	2,986		
SL 1.2	5 Public Facility Improvement Projects	CDBG		6,528		
SL 1.3	6 Public Service Projects	CDBG		7,941		
SL 1.4	2 Public Service Projects	CDBG	Number of homeless persons assisted with new, improved, upgraded access to facilities or services	4,796		
SL 1.5	2 Public Service Activities	CDBG	Number of elderly persons assisted with new, improved, upgraded access to services	2,010		
SL 1.6	1 Public Facility Projects	CDBG	Number of public facilities with new, improved, upgraded access to services for the disabled	1		
SL 1.9	5 Homeless Projects	ESG	Number of homeless persons assisted with improved access to services	20,426*		
			<b>ONE-YEAR GOAL</b>	<b>44,687 LMI persons</b>		
				<b>1 Public Facility</b>		
<b>SL-2 Sustainability of Suitable Living Environment</b>						
SL 2.1	2 Clearance and Demolition Projects	CDBG	Number of substandard units demolished	8		
SL 2.2	1 Code Enforcement Project	CDBG	Number of persons with improved access to sustainable community	3,969		
			<b>ONE-YEAR GOAL</b>	<b>8 substandard units</b>		
				<b>3,969 LMI persons</b>		

\* Represents a duplicated count as homeless persons receive multiple services throughout the year

## Citizen Participation

The County of Volusia's 2011/12 One-Year Action Plan was prepared based on the analysis contained in the FY 2010-2014 Consolidated Plan, the five-year strategies contained therein, and through public meetings and comments. A public meeting was conducted on June 13, 2011 for residents of the Western region of Volusia County, June 15, 2011 for residents of the Northeastern region of Volusia County, and on June 14, 2011 for residents of the Southeastern region.

The cities of DeLand, Ormond Beach and New Smyrna Beach also held public meetings, as well as open forum meetings, which gave local citizens the opportunity to interact, submit proposals, review old or new program issues or activities, solicit input and formulate recommendations, which were presented to the Community Assistance Division. A draft of the proposed FY 2011/12 Action Plan Executive Summary was advertised in the Sunday, June 5, 2011 edition of The Daytona Beach News Journal, and the final plan was advertised in the July 31, 2011 edition. Copies were available for review and comment. Volusia County complied with the requirements set out in the final rule governing the citizens' participation process. A summary of the public's comments and views that were accepted or not accepted, and public hearing dates and locations are contained in **Appendix II**.

## EVALUATION OF PAST PERFORMANCE

Volusia County annually conducts, prepares and submits to the US Department of Housing and Urban Development (HUD) its one year Consolidated Annual Performance and Evaluation Report (CAPER) in December. The CAPER provides a comprehensive review of past performance of Volusia County and its subrecipients both as to the level of expenditures and accomplishments for the formula grants, CDBG, ESG, HOME and ADDI. In FY 2009/10 Volusia County generally achieved its performance goals. The CAPER is reviewed by the HUD Area Office, and has been accepted by HUD. Volusia County also conducts self-evaluations of performance, and timeliness of expenditures on an on-going basis.

## **FY 2011/12 ONE-YEAR ACTION PLAN**

### **A. Standard Form 424 Applications**

Standard Form 424s for CDBG, HOME and ESG are included in **Appendix I**.

### **B. Federal Resources**

The County of Volusia expects the following Federal formula grant resources to be available to the County of Volusia to address the specific priority needs and objectives identified in the FY 2011/12 One-Year Action Plan:

Community Development Block Grant (CDBG)	\$1,745,785
HOME Investment Partnerships Program (HOME)	\$ 833,968
Emergency Shelter Grant Program (ESG)	<u>\$ 85,093</u>
<b>Total</b>	<b>\$2,664,846</b>

Other federal funding sources, including program income, estimated to be available to support the priority non-housing community development, affordable housing and homeless needs and objectives activities include the following resources:

Supportive Housing Program	\$ 1,281,650
Volusia County Housing Choice Voucher (HCV) Program	\$ 2,200,000
Volusia County HCV Family Self Sufficiency Coordinator	\$ 27,950
Neighborhood Stabilization Program (NSP1) program income	\$ 1,000,000
Neighborhood Stabilization Program 3 (NSP3)	\$ 3,670,516
CDBG program income – estimated	\$ 20,000
HOME program income – estimated	<u>\$ 20,000</u>
<b>Total</b>	<b>\$ 8,220,116</b>

### **C. Other Resources**

Volusia County's Community Assistance Division expects to receive or benefit from the below listed State grant funds and local revenue funding which support the priority community development, housing, and homeless needs and objectives, as follows:

<u>Affordable Housing Needs</u>	
State Housing Initiatives Partnership Program	<u>\$ 575,000</u> est.
<b>Total</b>	<b>\$ 575,000</b>
<u>Homeless Needs</u>	
Emergency Shelter Grant Program Local Match	\$ 85,093
Challenge Grant	<u>\$ 63,397</u>
<b>Total</b>	<b>\$ 148,490</b>
<u>Community Development Needs</u>	
State of Florida- DCA- Disaster Recovery Enhancement	\$ 1,405,497
Children and Families Program	\$ 2,246,352
Community Services Block Grant	\$ 443,481 est.
Low Income Housing Energy Assistance	\$ 3,107,684
Summer Food Service Program	\$ 649,132

Justice Assistance Grant	\$ 224,207
<b>Total</b>	<b>\$ 8,076,353</b>

**1. Matching requirements**

The HOME Program match requirements will be satisfied using the State Housing Initiatives Partnership (SHIP) program income and prior years excess HOME match reported for the homebuyer and homeowner rehabilitation units assisted that have the same income requirements as the HOME program. The ESG Program match requirements will be satisfied through a combination of cash and/or in-kind contributions from local non-profits and from Volusia County’s general revenue fund.

The Federal funds and other resources the region expects to receive will be used as an incentive to leverage private lending institutions to make available additional financial resources to implement priority housing, community development and emergency shelter activities.

**2. Summary of Other Resources**

Challenge Grant

The Florida Department of Children and Families State Office on Homelessness offers the Challenge Grant, which is an annual program that covers the operating costs for services to the homeless population. This grant is awarded to, and distributed by, the Volusia/Flagler County Coalition for the Homeless. The FY2011/12 Challenge Grant award is expected to be \$63,397 and will be available to Coalition members through a competitive process. Funds will be awarded based on priority homeless needs.

Children and Families Program

The County of Volusia provides general fund revenue for agencies providing services for children and community programs. Volusia County Council approves funding based on recommendations of a council appointed Children and Families Advisory Board (CFAB). Volusia County has also tasked the CFAB with identifying the needs of low-income children and families. For FY 2010/11, a total of \$2,246,352 was designated for children and family programs. The amount of funding requested for FY 2011/12 remains at the current level of \$2,246,352.

Community Services Block Grant Program:

Funded by the State of Florida, the Community Services Block Grant serves low-income individuals and families living in Volusia County. The program provides a variety of antipoverty services to promote the self-sufficiency and well being of individuals and families. Emergencies, health, housing, daycare, vocational training, transportation and self-sufficiency are addressed through financial assistance and individual strategies developed for the participants to improve their living and economic conditions. A total of \$443,481 in federal and local funds is estimated to

be available to address the immediate life necessities of low-income individuals and families through financial assistance and individual self-sufficiency plans. This estimate is based on the reported reduction in funding at the federal level, as Volusia County's allocation award had not been received as of the development of this Action Plan.

#### Edward Byrne Anti-Drug Abuse Act Grant:

Edward Byrne Anti-Drug Abuse Act grant funds are provided through the Florida Department of Law Enforcement for projects provided by units of government and non-profit agencies within Volusia County. These projects provide such programs as: adult drug court programs; crime and substance abuse prevention programs for youth; family counseling; outpatient and residential treatment programs for persons with substance abuse and mental health issues. The grant allocation for the 2011/12 fiscal year totals \$224,207.

#### Low-Income Home Energy Assistance Program (LIHEAP)

The LIHEAP is a federally funded grant passed through the State of Florida Department of Community Affairs. The LIHEAP program assists low-income households in meeting the costs of heating and cooling their homes. The funding allocation for FY 2011/12 is \$3,107,684.

#### Neighborhood Stabilization Program 1 and 3 (NSP)

The Neighborhood Stabilization Program 1 and 3 are federally funded grants through the U.S. Department of Housing & Urban Development. The program is used to purchase, rehabilitate and sell foreclosed homes in the local target areas to first-time homebuyers whose incomes do not exceed 120% of the AMI. The funds will also be used to acquire and rehabilitate foreclosed homes for long term affordable rental to households whose incomes do not exceed 50% of the AMI. Volusia County received NSP 1 funding in the amount of \$5,222,831 during fiscal year 2008/09, which was required to be expended for acquisition and rehabilitation within an 18 month time period. Volusia County also received in March 2011 an allocation of NSP3 funds in the amount of \$3,670,516. Program income expected to be generated during fiscal year 2011/12 is estimated at \$1,000,000, and originates from the sale of the rehabilitated NSP1 homes to income eligible households.

#### State of Florida Small Cities CDBG- 2008 Disaster Recovery Program:

Community Assistance in coordination with the Volusia County Public Works Division applied for and was awarded this grant, which was made available as a result of Tropical Storm Faye, which severely impacted the West Volusia area with damage from flooding. Activities planned for this funding include flood improvement projects in Deltona and Orange City as well as storm mitigation for affordable housing units. The total amount of the initial grant is \$4,172,917, which must be expended by June 2012. Volusia County is applying for an additional \$1,405,497 in Disaster Recovery Enhancement Funds for continuing activities under this program.

### State Housing Initiatives Partnership Program (SHIP)

The County of Volusia may receive an additional SHIP allocation, a State of Florida program that provides funds to local governmental entities to address affordable homeownership and rental housing needs for very-low, low- and moderate-income households, for the 2011/12 fiscal year. The amount is currently unknown, but is expected to be \$500,000. Additionally, an estimated \$75,000 in SHIP program income will be received in fiscal year 2011/12 that will be available for housing assistance as provided in Volusia County's LHAP.

### Summer Food Service Program

The Summer Food Service Program is a federally funded program passed through the State Department of Education. The program provides nutritionally balanced meals and snacks to economically disadvantaged children age 18 or younger during the summer months. Volusia County's allocation for FY 2011/12 is expected to be \$649,132.

### Supportive Housing Program (SHP)

The Supportive Housing Program (SHP) is a three (3) year program awarded through HUD that will provide grant funds for activities that include; transitional housing, permanent housing, alternative housing and supportive services. The Volusia/Flagler County Coalition for the Homeless expects to award \$1,281,650 in FY 2011/12 to six local agencies: the STAR Family Shelter; Stuart Marchman Act; Family Renew Community; Haven Recovery Center; the Salvation Army; Family Life Center; and the Domestic Abuse Council. The Volusia/Flagler Coalition for the Homeless plans to fund operational costs for 15 renewal projects and one new Homeless Veterans Project. Haven Recovery Center will add three new units of permanent supportive housing for veterans.

### Volusia County Housing Choice Voucher Program (Section 8)

The Volusia County Housing Choice Voucher Program serves residents of Volusia County and elsewhere and is funded by the HUD Public Housing Program. Rental assistance is provided to participants based on their income eligibility. Safe and sanitary living conditions are ensured through inspection and monitoring of the participant's housing choice. Volusia County estimates that it will be awarded \$2,100,00 for FY 2011/12 to implement this program. Also in FY 2011/12, Volusia County is applying for \$27,950 in federal funds to support the Volusia County Housing Choice Voucher Program Family Self Sufficiency Program Coordinator on a part-time basis.

#### **D. Annual Objectives**

The priority needs, listed below, were developed for the FY 2010-2014 Five-Year Consolidated Plan and identify the County of Volusia's priority community development, housing and homeless needs for the upcoming program year:

##### **□ Non-Housing Community Development Assistance**

- Priority 1 – Infrastructure Improvement
- Priority 2 – Public Facilities Improvements
- Priority 3 – Public Services
- Priority 4 - Clearance/Demolition
- Priority 5 – General Program Administration

##### **□ Housing Assistance**

- Priority 1 – Rehabilitation of homeowner housing
- Priority 2 – Homebuyer assistance
- Priority 3 – Acquisition/rehabilitation of rental housing/CHDO set aside
- Priority 4 – New construction of multi-family rental housing
- Priority 5 – Program and housing administration

##### **□ Homelessness Assistance**

- Priority 1 – Preventive Services
- Priority 2 – Shelter Operating Costs
- Priority 3 - Essential Services

Based on these priority needs, Volusia County proposes to use the CDBG, HOME, and ESG Federal grants to be received by Volusia County in FY 2011/12, to address these needs and objectives:

### Availability/Accessibility of Suitable Living Environment

<b>Non-Housing Community Development</b>	
Priority Number 1	Infrastructure Improvement
Outcome	To provide funding for street improvement activities. To provide funding for water/sewer improvement activities. To provide funding for flood/drainage improvement activities. To provide funding for sidewalk improvement activities.
Funding	
Street Improvement	\$122,415
Water/Sewer Improvements	\$64,595
Flood Improvements	\$80,306
Sidewalk Improvement	\$55,865
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2011- 09/2012
Proposed Accomplishments	Annual Accomplishments
Street Improvement	297 LMI persons
Water/Sewer Improvement	901 LMI persons
Flood/Drainage Improvements	823 LMI persons
Sidewalk Improvement	965 LMI persons

<b>Non-Housing Community Development</b>	
Priority Number 2	Public Facility Improvement
Outcome	To provide funding for general public facility improvements. To provide funding for parks and/or recreation facilities.
Funding	
General Public Facility	\$571,007
Parks/Recreation Facility	\$61,865
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2011- 09/2012
Proposed Accomplishments	Annual Accomplishments
General Public Facility	6,528 LMI persons
Parks/Recreation Facility	2 Public Facilities

### Availability/Accessibility of Suitable Living Environment

<b>Non-Housing Community Development</b>	
Priority Number 3	Public Services
Outcome	To provide funding for general public services programs. To provide funding for senior services programs. To provide funding for youth services programs.
Funding	
General Public Services	\$113,631
Senior Services	\$75,865
Youth Services	\$6,968
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2011- 09/2012
Proposed Accomplishments	Annual Accomplishments
General Public Services	7,886 LMI persons
Senior Services	2,010 persons
Youth Services	55 persons

<b>Non-Housing Community Development</b>	
Priority Number 5	General Program Administration
Outcome	To provide funding for countywide general program administration.
Funding	\$349,157
Geographic Basis for Allocation	Consolidated Plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2011- 09/2012
Proposed Accomplishments	Annual Accomplishments
	1 Activity

## Sustainability of Suitable Living Environment

<b>Non-Housing Community Development</b>	
Priority Number 4	Clearance/Demolition
Outcome	To provide funding for clearance and demolition in the Cities of DeLand and New Smyrna Beach
Funding	\$40,449
Geographic Basis for Allocation	Consolidated Plan activities are carried out countywide and will reduce spot blight.
Funding Resources	CDBG
Time Frame	10/2011- 09/2012
Proposed Accomplishments	Annual Accomplishments
	6 Substandard Structures

<b>Non-Housing Community Development</b>	
Non- Priority Activity	Code Enforcement
Outcome	To provide funding for code enforcement in the City of New Smyrna Beach
Funding	\$20,000
Geographic Basis for Allocation	Consolidated Plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2011- 09/2012
Proposed Accomplishments	Annual Accomplishments
	3,969 LMI persons

### Provide Decent Affordable Housing

Priority Number 1	<b>Rehabilitation of Homeowner Housing</b>
Outcome	Improve accessibility for the purpose of providing decent affordable housing
Funding Amount	\$15,000
Geographic Basis for Allocation	Homeowner rehabilitation will be provided countywide.
Funding Resources	CDBG
Time Frame	10/2011 - 09/2012
Proposed Accomplishments	Annual Accomplishments
	2 units

Priority Number 2	<b>Homebuyer Assistance</b>
Outcome	Improve affordability for the purpose of providing decent affordable housing
Funding Amount	\$650,000.00*
Geographic Basis for Allocation	Homebuyer Assistance will be provided countywide.
Funding Resources	HOME/CDBG
Time Frame	10/2011 - 09/2012
Proposed Accomplishments	Annual Accomplishments
	23 households

\*Includes \$20,000 of estimated HOME program income.

Priority Number 3	<b>Rental Housing Acquisition/Rehabilitation</b>
Outcome	Improve accessibility for the purpose of providing decent affordable housing.
Funding Amount	\$130,572
Geographic Basis for Allocation	Rental Acquisition/Rehabilitation will be provided countywide.
Funding Resources	HOME-CHDO set-aside
Time Frame	10/2011 - 09/2012
Proposed Accomplishments	Annual Accomplishments
	1 rental unit

Priority Number 4	<b>New Construction of Multi-Family Rental Housing.</b>
Outcome	Improve accessibility for the purpose of providing decent affordable housing.
Funding Amount	\$75,000.00
Geographic Basis for Allocation	New Construction will be provided countywide.
Funding Resources	HOME
Time Frame	10/2011 - 09/2012
Proposed Accomplishments	Annual Accomplishments
	4 rental units

Priority Number 5	<b>Program and Housing Rehabilitation Administration</b>
Outcome	To provide funding for countywide rehabilitation.
Funding Amount	\$133,396.00
Geographic Basis for Allocation	Program and housing rehabilitation administration will be provided countywide.
Funding Resources	HOME, CDBG
Time Frame	10/2011 - 09/2012
Proposed Accomplishments	Annual Accomplishments
	10 units

### **Provide Decent Affordable Housing**

<b>Homeless Assistance</b>	
Priority Number 1	Preventive Services
Outcome	To provide funding for countywide homeless prevention activities to include financial assistance to low-income families who have received eviction notices, notices of utility termination or similar assistance to avoid homelessness.
Funding	\$ 51,056 *
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit those that are at risk of homelessness.
Funding Resources	ESG, Local Funds (100% match)
Time Frame	10/2011-09/2012
Proposed Accomplishments	Annual Accomplishment
	220 Persons

\* Includes 100% ESG match.

## Availability/Accessibility of Suitable Living Environment

<b>Homeless Assistance</b>	
Priority Number 2	Shelter Operating Costs
Outcome	To provide funding for shelter operating costs to include financial assistance for shelter and grounds maintenance, utilities, insurance, furnishings and food to agencies countywide to assist those that are homeless.
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit those that are homeless.
Funding Amount	\$ 106,740 *
Funding Resources	ESG, CDBG, Local Funds (100% match)
Time Frame	10/2011 - 09/2012
Proposed Accomplishments	Annual Accomplishment
	13,220 persons**

\* Includes 100% ESG match.

\*\* Represents a duplicated count as homeless persons receive multiple services throughout the year

<b>Homeless Assistance</b>	
Priority Number 3	Essential Services
Outcome	To provide funding for homeless essential services to include outreach, healthcare, counseling/treatment, transportation, and child-care for those at risk of homelessness.
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit those that are at risk of homelessness.
Funding Amount	\$ 51,056 *
Funding Resources	ESG, Local Funds (100% match)
Time Frame	10/2011 - 09/2012
Proposed Accomplishments	Annual Accomplishment
	7,206 persons**

\* Includes 100% ESG match.

\*\* Represents a duplicated count as homeless persons receive multiple services throughout the year

## **E. Activities to be Undertaken**

The activities to be undertaken by the County of Volusia for FY 2011/12 are identified in the Proposed Activities section which follows. The tables (using the CPMP Version 2.0 format) provide a detailed description of the proposed activities to include funding level, project location, proposed accomplishments, anticipated benefits to be realized, objectives, outcomes, and outcome indicators, subrecipient status, and other pertinent data. It is anticipated that a majority of the proposed projects will be completed within the program year with a few overlapping into a future year.

## **F. Outcome Measures**

### **1. CPD Outcome Performance Measurement System**

HUD requires participating jurisdictions to use the national CPD Outcome System (OPMS) that was officially adopted by HUD on March 7, 2006 (Federal Register Vol. 71, No. 44) for the CDBG, HOME, and ESG grants. The purpose of the OPMS is to provide a standardized system for reporting local performance data to HUD. HUD can then aggregate this information and report on the community development, housing and homeless accomplishments nationwide, and determine how well programs are meeting needs in order to improve performance and better target resources. Volusia County has incorporated the CPD Outcome Performance Measurement System (OPMS) into this Action Plan, IDIS reporting, as well as the Consolidated Annual Performance and Evaluation Report (CAPER). All subrecipients of these CDBG, ESG and HOME grants are required to conform their periodic and annual reporting to this performance measurement system.

### **2. Community Development/CDBG Grant**

As part of the Consolidated Planning Process, Volusia County works with its 11 participating municipalities to effectively plan a five-year strategy for community development. Participating municipalities submitted five-year plans for CDBG funding, based on each city's identified priority needs. The plans for each of the jurisdictions are combined into one five year plan for Volusia County that includes the County's long range community development goals.

Additionally, the participating jurisdictions must submit an annual community development plan. The annual plan must list very specific projects that are anticipated to be completed within the fiscal year. The short-term goals included in the annual plan are incorporated into the County's Consolidated Plan One-Year Action Plan which is submitted to the U.S. Department of Housing and Urban Development. Community Assistance works cooperatively with other county divisions to identify and implement priority public infrastructure projects for the unincorporated areas of Volusia County.

In order to determine if the short and long-term community development objectives identified in the Consolidated Plan are being met, Volusia County performs a self-evaluation as part of the CAPER. The self-evaluation allows the County to compare its proposed annual accomplishments against the actual annual accomplishments. This evaluation assists the County in determining if the proposed

five-year goals will be met or it identifies the need, if necessary, to revise its long range goals due to unforeseen community development needs.

In order to enhance the measurement of how federal funds assist in the completion of community development needs countywide, the CDBG participating municipalities will be asked to perform a self-evaluation at the end of the fiscal year which will include an explanation of each jurisdiction's long and short term community development needs and how federal dollars were used to assist in the completion of the goals.

Furthermore, the County continually monitors its timeliness of expenditures requirement. The County maintains close coordination with CDBG subrecipients as well as other internal departments to ensure that funds are being expended in the timeliest manner possible for eligible activities.

### **3. Housing/HOME Grant**

Long-term (multi-year) objectives and outcomes as well as short-term (multi-year) objectives and outcomes are addressed in the Consolidated Five-Year Plan and the Annual Action Plan. Expected outcomes and outcomes measures during each program year of the project/activity are tracked by use of spreadsheets by the implementing organization or by the program administrator. Actual measures of accomplishment during each program year of the project/activity that are tracked by the implementing organization or program administrator are reported in the CAPER. The County also periodically reviews and evaluates the HUD provided monthly and quarterly HOME reports posted on the HOME webpage (HOME Dashboard, Deadline Compliance Status Reports, Performance Snapshots, Open Activities Report and Vacant Unit Report) to help assess its performance and need for change.

Additionally, all HOME-funded activities, including CHDO projects, are tracked and reported on the Integrated Disbursement and Information System (IDIS). Reports are printed and are also a part of the CAPER.

Housing & Grants Administration Activity completes a Local Affordable Housing Assistance Plan (LHAP) every three years as required under the State Housing Initiatives Partnership (SHIP) Program. A new LHAP was completed in May, 2010 for the next 3 year period, and is included as **Appendix V** to this Plan. The plan uses public input to determine housing needs and strategies for meeting identified needs. Volusia County uses tools, such as, the LHAP, SHIP, Annual Report, CAPER and the Consolidated Plan to continually revise and plan strategies to meet the affordable housing needs in the community. These documents serve as valuable planning and performance measuring tools.

#### **4. Homeless/ Emergency Shelter Grant**

In the continuing effort to combat homelessness, two different tracking systems have been established in the County of Volusia. These systems are the Homeless Management Information System (HMIS) and the Emergency Shelter Grant (ESG) monthly and annual reports. Both of these systems can be used in conjunction with each other, with HMIS being accessible by all agencies within the county.

HMIS is a computerized data collection tool specifically designed to capture and store client characteristics on homeless individuals and those on the verge of homelessness, and assess basic needs and bed utilization. This system also provides the capacity to evaluate progress performance enabling comprehensive information to be available to a greater number of service providers for long range coordinated planning and performance measurement.

The Volusia/Flagler Coalition for the Homeless coordinates HMIS in Volusia and Flagler Counties. The County of Volusia actively assists in the program and has mandated that all ESG Program recipients participate. Since 2007, a full time HMIS administrator has assisted the Coalition and participating agencies improve their data gathering mechanism and reporting functions. In FY 2011/12, the HMIS administrator will work with the participating agencies to obtain additional data for the following required HUD reports:

- Annual Performance Report (APR)
- Quarterly Performance Report (QPR)
- Annual Homeless Assessment Report (AHAR)
- CoC Housing Inventory (HIC)

All ESG subrecipients are currently using the HUD mandated requirements for reporting homeless beneficiaries. This required report is completed and submitted to the County of Volusia on a monthly basis. The report demonstrates the number of assisted individuals and families, their ethnic background, and the services received. At the end of the fiscal year the information is entered into the IDIS system for HUD. There is also a required annual written report, which substantiates the numbers submitted and explains obstacles overcome during the year.

## **G. Allocation Priorities and Geographic Distribution**

The County of Volusia entitlement community includes 11 participating municipalities, excluding Daytona Beach, Deltona, and Port Orange, which are separate entitlement communities. The Town of Ponce Inlet chooses not to participate in the program and the City of Oak Hill now participates in the CDBG Small Cities program. The County of Volusia has designated two (2) local target areas, the Spring Hill area of DeLand and Westside New Smyrna Beach. These areas are receiving concentrated assistance from formula grant funding and other State and local resources. Otherwise the CDBG assistance is being directed geographically based on those census tracts and block groups that meet CDBG area benefit requirements. Activities funded under the HOME and ESG programs are also available countywide and are funded based on program eligibility guidelines.

Assistance will also be provided to individuals that have been determined to be eligible because of their income levels, or are presumed to be of low/moderate-income because of their circumstance. Of the CDBG allocation, 78% of the funds are planned for activities that will benefit persons of low- and moderate-income and 13% of these funds are planned for activities located in the local target areas. Data gathered indicates that Hispanic and Black minority populations are concentrated in certain targeted low-income areas of the County entitlement area. However, eligible persons countywide from all racial, ethnic and gender groups are given the opportunity to participate in any of Volusia County's housing activities.

The FY 2011/12 Action Plan Project Map, found on page 23, indicates the general geographic location of the proposed activities that have been developed to meet the above listed priority needs. **Appendix III** includes additional maps that provide further detail of the racial and ethnic concentrations and low-moderate income areas in Volusia County. The locations of the proposed projects, within these special geographic areas, have also been included on these maps as applicable. **Appendix III** includes the following maps:

- ❑ Low/Mod Income Block Groups for Volusia County
- ❑ Black Minority Concentrations for Volusia County
- ❑ Hispanic Minority Concentrations for Volusia County

The basis for assigning priorities for housing, homelessness and community development for the next year were established in the Consolidated Plan process. Other guidance that serves as the basis for assigning housing, homeless and non-community development priorities includes: Countywide and city-sponsored public meetings, input from other governmental and non-profit entities and the recently completed Analysis of Impediments to Fair Housing Choice (AI).

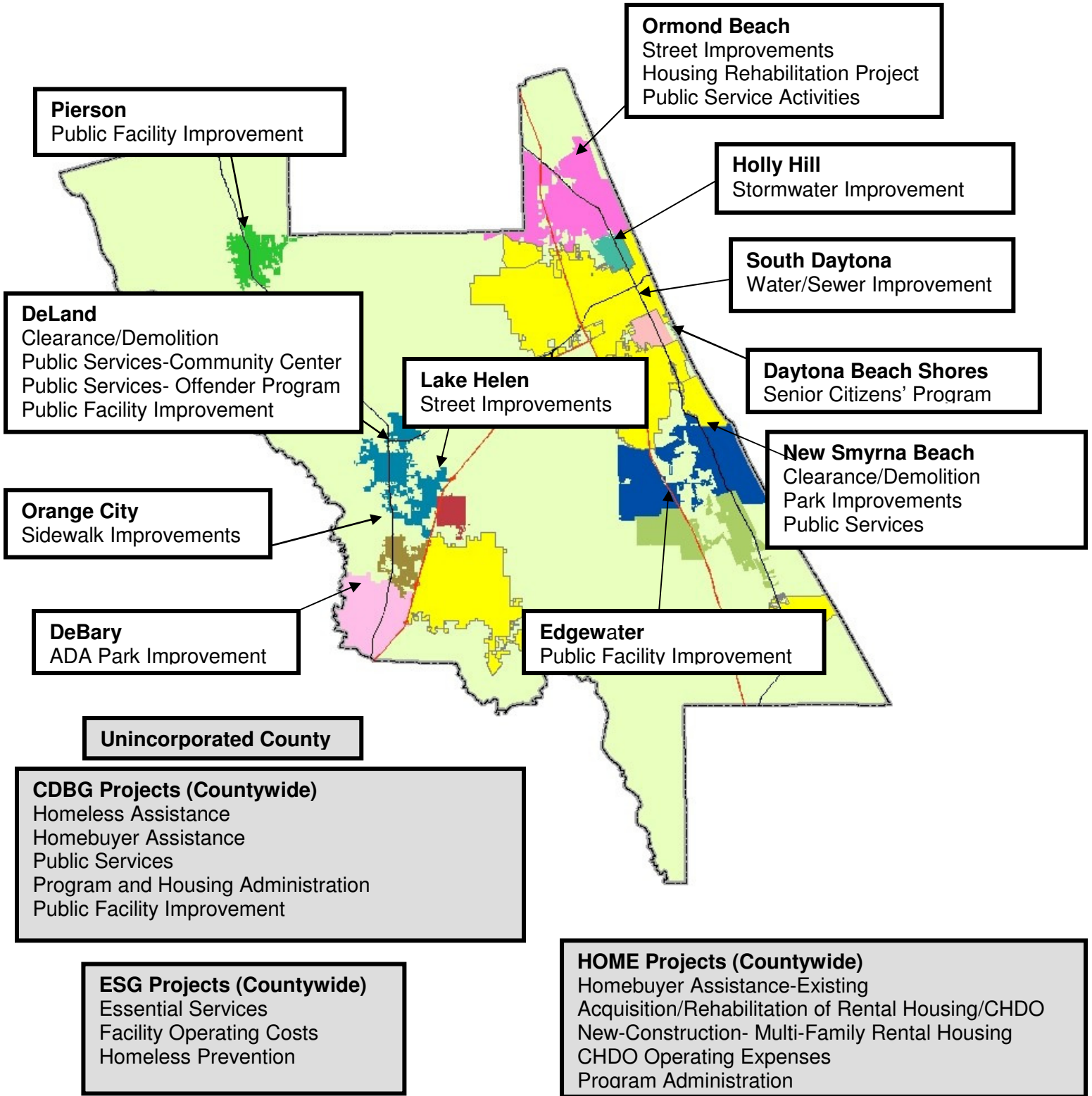
Each participating municipality sets their own priorities based upon the needs of their community and eligibility of activities under the CDBG program. The Cities of DeLand, Ormond Beach, and New Smyrna Beach held public meetings to solicit community input on identifying projects for FY 2011/12. Community Assistance also held public meetings during the development of the Consolidated Plan One-

Year Action Plan. A copy of comments obtained at the public meetings is included in **Appendix II**.

The ESG Program has established a Prioritization Committee that aids Community Assistance in the selection process for recipients of the grant funding for homeless assistance. The committee consists of 4-6 members that are selected on an annual basis. The committee meets annually to review and discuss all applications for the Emergency Shelter Grants Program. The committee then prioritizes the projects and makes recommendations to Community Assistance staff of those they think best meet the priorities and needs outlined in the Volusia/Flagler County Continuum of Care and the Consolidated Plan.

# FY 2011/12 Action Plan Project Map

**CITIES EXCLUDED FROM THIS ACTION PLAN**  
(Daytona Beach, Deltona, Oak Hill,  
Port Orange, Ponce Inlet)



**H. Affordable Housing Goals**

The County continues to expand the supply of affordable owner and rental housing through its homeowner development, homebuyer assistance, and housing rehabilitation programs and through its partnership with non-profit housing providers. Table H-1 (Required HUD Table3B) below summarizes the annual housing goals that Volusia County has identified in the Action Plan for the upcoming year using the anticipated federal formula grant funding (CDBG, HOME and ESG).

**Table H-1**

<b>TABLE 3B – FY 2011/12 ANNUAL HOUSING COMPLETION GOALS</b>				
	<b>Annual Number Units To Be Completed</b>	<i>Resources used during the period</i>		
		<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>				
Homeless households	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Special Needs Housing</b>	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)</b>				
Acquisition of existing units	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Production of new units	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rehabilitation of existing units	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Total Sec. 215 Affordable Rental</b>	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>				
Acquisition of existing units	0	<input type="checkbox"/>	<input type="checkbox"/>	
Production of new units	0	<input type="checkbox"/>	<input type="checkbox"/>	
Rehabilitation of existing units	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Homebuyer Assistance	23	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Total Sec. 215 Affordable Owner</b>	25	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL HOUSING GOALS</b>				
Annual Rental Housing Goal	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	25	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

In addition to the federal formula grant resources, in the upcoming program year Volusia County will be using other federal and state funded resources to support its affordable housing goals for households with low-incomes. Volusia County will use NSP1 program income and NSP3 grant funds to continue to acquire and rehabilitate foreclosed homes in the NSP target areas. These homes will be sold to income eligible first-time homebuyers with homebuyer assistance provided with NSP funds. The County of Volusia will use any balance remaining of prior years' State Housing Initiatives Program (SHIP) allocations, plus estimated SHIP program income and allocations to support its affordable housing goals.

Impediments to the goal of expanding the number of households purchasing affordable housing within Volusia County is the tightening of lending standards and the declining housing market. The median cost of a single-family home in Volusia County has dramatically decreased from its market height in 2006. The declining housing market has created a larger inventory of affordable housing units; however lending standards have become more stringent. These stricter lending standards have resulted in a smaller pool of qualified homebuyer applicants with very-low and low incomes. The declining housing market also impacts the owner occupied rehabilitation since the appraisals are coming in much lower and may not support the investment of rehabilitation funds.

Table H-2 below summarizes the planned homeowner and rental housing units to be provided using these funds to supplement the housing units produced through the other federal and state grant funding sources.

**Table H-2**

	<b>NSP</b>	<b>SHIP</b>	<b>DRG</b>
<b>HOMEOWNERSHIP</b>			
Acquisition of existing units	<input checked="" type="checkbox"/> 27*	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	<input type="checkbox"/> 0	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	<input checked="" type="checkbox"/> 27*	<input checked="" type="checkbox"/> 5	<input type="checkbox"/>
Homeownership Assistance	<input checked="" type="checkbox"/> 27*	<input checked="" type="checkbox"/> 10	<input type="checkbox"/>
<b>Total Homeownership Units</b>	<b>27</b>	<b>15</b>	
<b>RENTAL</b>			
Acquisition of existing units	<input checked="" type="checkbox"/> 2**	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	<input checked="" type="checkbox"/> 2**	<input type="checkbox"/>	<input checked="" type="checkbox"/> 262
Rental Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Rental Units</b>	<b>2</b>	<b>0</b>	<b>262</b>
<b>Combined Homeownership and Rental Units Total</b>	<b>29</b>	<b>15</b>	<b>262</b>

\*NSP funds will be used to acquire, rehabilitate and provide purchase assistance.

\*\* NSP funds will be used to acquire and rehabilitate rental properties.

Volusia County plans to complete a storm mitigation project during FY 2011/12, using State of Florida Disaster Recovery Program funding. This project is expected to improve 262 affordable housing units with various upgrades meant to prevent damage from inclement weather events.

### **I. Homelessness and Other Special Needs Populations**

In the County of Volusia, the Volusia/Flagler Coalition for the Homeless (Coalition) serves at the "hub" for homeless and other special needs populations. The Coalition is comprised of a fifteen (15) member Board of Directors who represent local governments, businesses, non-profits, and other community members that are directly or indirectly affected by homelessness. The Board of Directors is responsible for setting policy and priorities, and is administered by a full time executive director.

The Coalition serves as the leader for the Volusia/Flagler County Continuum of Care (CoC). The CoC is responsible for finding "gaps" in the services offered to the homeless population; and strategically planning and organizing the expansion of housing and supportive services to the homeless population. These "gaps" are missing services that are needed to ensure that clients can successfully exit homelessness. The Coalition's assessment of need (gaps) is as follow:

- the highest Priority is permanent housing for the chronically homeless;
- the second highest Priority is placed on the Homeless Management Information System (HMIS);
- the third Priority is transitional or permanent shelter for individuals;
- the fourth Priority is transitional family shelter; and the
- the fifth Priority is domestic violence victims.

The CoC is also responsible for ensuring that all of the agencies that provide homeless services work together to end homelessness. The Coalition also applies annually for funds through the Supportive Housing Program (SHP), a three (3) year program that provides grant funds for activities that include transitional housing, permanent housing, alternative housing and supportive services to homeless persons; including those with special needs. This additional grant funding is essential for building a successful Continuum of Care that will address all of the homeless populations' needs within Volusia and Flagler Counties.

In 2008, the Coalition published a region-wide Ten Year CoC Plan to end chronic homelessness and move families and individuals to permanent housing consistent with the national objectives of the Department of Housing and Urban Development Supportive Housing Program (HUD SHP). Since that time, the Coalition and the agencies of the Continuum of Care have worked toward and achieved many of the goals set forth in the Plan. The agencies of the Coalition have met the HUD SHP national objectives for increasing permanent housing for chronically homeless individuals and reduced homelessness among families. The Coalition and its member agencies have consistently been awarded the HUD SHP permanent housing bonus available to Continuums of Care that meet the nationally competitive criteria.

Consistent with the Ten Year Plan, the Coalition Board is currently working with Volusia County, city governments, and community stakeholders to expand housing opportunities and services available to people experiencing homelessness. In 2011, the Coalition Board and the West Volusia Task Force have identified potential locations for a service facility in West Volusia and expect to open a new facility in the coming year. Members of the Coalition Board have participated in Flagler County public meetings hosted by the City of Bunnell acknowledging the need for a service center and shelter in Flagler County. Board members and staff are involved in efforts to expand services there in 2012.

The following Chart I-1 illustrates the CoC's Ten Year Plan FY2011/12 goals and action steps with outcomes.

Goal	Action Steps	Outcome
1. Half-way mark of the Ten Year Plan. Review data, policies, and procedures. Re-visit overall plan to evaluate goals. Amended as needed	Regional Chamber of Commerce and Continuum organizations review and amend Plan	Updated Ten Year Plan
2. Publish updated Ten Year Plan	Presentations to local government, stakeholders, community groups, and funding agents	Renewed commitment to prevent and end homelessness from community stakeholders
3. Completion of Salvation Army relocation or rehab of existing facility		<ul style="list-style-type: none"> <li>• Reduce impact of homelessness on downtown</li> <li>• Cost effective service delivery through enhanced collaborative use of facilities</li> <li>• Expand capacity to house and serve clients</li> </ul>
4. Increase PH bed capacity by a minimum of 12 beds, using data from Housing-First pilot		<ul style="list-style-type: none"> <li>• Increase PH bed capacity to meet identified gaps in services for clients</li> <li>• Continuum meets HUD/State goals</li> </ul>
5. Identify Flagler location for service facility	Flagler Committee and Continuum to prepare plan.	Expand service deliver in Flagler County
1. Half-way mark of the Ten Year Plan. Review data, policies, and procedures. Re-visit overall plan to evaluate goals. Amended as needed	Regional Chamber of Commerce and Continuum organizations review and amend Plan	Updated Ten Year Plan

## ***Emergency Shelter***

Emergency shelters are the initial attempt to establish entry into the social service network for homeless individuals and families. Currently there are four (4) emergency shelters serving Volusia and Flagler County that provide 95 beds for families, individuals, youth and the special needs population. The following chart shows the agency and number of available emergency shelter beds.

<b>Agency</b>	<b>Number of Beds</b>
Domestic Abuse Council	25
The Salvation Army	28
Family Life Center- Flagler County	32
Neighborhood Center	10
<b>Total</b>	<b>95</b>

An emergency shelter stay can last up to 25 days and there are a variety of services available throughout the stay. Clients' needs are identified through caseworkers, who refer the individual or family to the appropriate services for their situation. They may be referred to services such as employment and training programs, clothing services, transportation, or medical assistance. They may also be assisted in the preparation of applications for transitional or permanent housing. At the end of an individual or families' stay at an emergency shelter, they will be referred to transitional housing if they are unable to move into permanent housing,

## ***2. Transitional Housing***

Currently there are eight agencies that offer transitional housing within the County of Volusia providing 505 available beds. The following chart shows the agency and the number of available transitional housing beds.

<b>Agency</b>	<b>Number of Beds</b>
Domestic Abuse Council	66
Family Renew Community	106
Neighborhood Center	27
Palmetto Place	72
Family Life Center	25
Haven Recovery Center	101
The Salvation Army	14
Halifax Urban Ministries – Star Center	94
<b>Total</b>	<b>505</b>

The length of stay within a transitional housing facility is between six and 24 months. Throughout this stay, supportive services are offered. These services have been determined to be essential to an individual's/families' success in moving from transitional housing to permanent housing.

### **3. Homeless Prevention**

The best way to solve homelessness is to prevent it. Prevention services are a key component of the homeless strategy in Volusia County. The primary provider of prevention services in Volusia County is the Community Assistance Division's Human Services Activity who provides services to low-income individuals and families in order to prevent homelessness. These clients could be physically disabled, a victim of domestic violence, a substance abuser, elderly, experiencing temporary unemployment, or might be experiencing an emergency circumstance and are unable to take care of their basic needs. The services include, but are not limited to, the following:

- a) Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices;
- b) Security deposits of first months rent to permit a homeless family to move into its own apartment;
- c) Mediation programs for landlord disputes;
- d) Legal services programs for the representation of indigent tenants eviction proceedings;
- e) Payments to prevent foreclosure on a home;
- f) Medical supply and prescription assistance; and
- g) Other innovative programs and activities designed to prevent incidence of homelessness.

All of the programs discussed are designed to prevent individuals and families from becoming homeless and to promote independent living. In FY 2011/12, Human Services plans to prevent 220 households from becoming homeless.

In FY 09/10, Volusia County received Homeless Prevention and Rapid Re-Housing (HPRP) funds in the amount of \$805,614 through the American Recovery and Reinvestment Act of 2009. Volusia County through its Community Assistance Division is currently implementing the HPRP the program to provide services to individuals and families that are:

- "At risk" of becoming homeless and need temporary assistance, and
- Experiencing homelessness (residing in emergency or transitional shelters or on the street) and need assistance in order to obtain housing and retain it.

The Volusia County HPRP framework targets housing for two eligible populations: the "at risk" of becoming homeless (Homelessness Prevention) and those who are homeless (Rapid Re-housing).

The Homelessness Prevention funds provided assistance to 193 individuals and families who were in housing but at risk of becoming homeless and needed temporary assistance. Funds in the amount of \$267,867, the total award, have been spent. Approximately 35% of the total HPRP funds were allocated to provide assistance and housing relocation and stabilization services:

- Case management
- Short and medium term rental assistance
- Security and utility deposits
- Utility payments
- Moving costs assistance
- Motel/hotel vouchers

The Rapid Re-housing unit assisted 119 individuals and families who were experiencing homelessness (residing in emergency or transitional shelters or on the street) and needed temporary assistance in order to obtain and retain housing. Approximately 65% of the HPRP funds were allocated to provide assistance and housing relocation and stabilization services. Rapid Re-housing funds in the amount of \$285,175.38 have been expended through May 25, 2011:

- Case management
- Short and medium term rental assistance
- Security and utility deposits
- Utility payments
- Moving costs assistance
- Motel/hotel vouchers

To discourage dependence on HPRP assistance, a monthly sliding scale for rental assistance has been implemented after the third month of assistance where participants will pay a percent of their rent. After each third month increment, the participant's portion of rent increases, until a participant may pay up to 95 percent of his or her rent by the end of the fifteenth to eighteenth month of rental assistance. Additionally, on-going case management for each participant will encourage independence through the establishment of an individual plan focused on creating housing stability and linking participants to community resources and mainstream benefits.

#### **4. Discharge Coordination**

In 2007, a discharge committee was established by the Coalition to take the primary responsibility for discharge coordination in the County of Volusia. A discharged individual is someone who has completed his or her stay at a hospital, jail, and treatment facility or in the foster care system. The committee is responsible for assisting with the planning and development of recuperative or transitional care facilities for discharged individuals who are without housing. The group also develops the policy and protocol to ensure that the institutions and agencies providing residential care or treatment, secure all available entitlements for their residents prior to discharge.

During FY 2011/12, the discharge committee participated in teleconferences with the State Office on Homelessness and discussed discharge planning models and protocol. A universal referral form developed by the committee is being used to enable clients, especially veterans, who do not have a suitable place to live to be referred for help instead of being discharged to the street. Discharge agreements that establish a protocol when clients are homeless have been created, signed and implemented by ten agencies that provide health care or mental health services or are a correctional facility. Specific planning for clients discharged from hospitals is priority for the committee. The focus for FY2011/12 is on the medical and mental health treatment population. Outreach to regional health care and mental health institutions is in progress to increase coordination of efforts and improve outcomes for the population. The committee is currently updating and promoting awareness of discharge agreements for this population.

Chart I-2 below demonstrates the current status of the committee in formalizing discharge planning:

**Chart I-2**

<b>Continuum of Care (CoC) Discharge Planning Policy Status</b>				
Publicly Funded System(s) of Care/Institutions in CoC Geographic Area	Initial Discussion	Protocol in Development	Formal Protocol Finalized	Protocol Implemented
Foster Care	Yes	Yes	No	No
Health Care	Yes	Yes	No	No
Mental Health	Yes	Yes	No	No
Correctional	Yes	Yes	No	No

Source: CoC Discharge Committee Report

## **5. Chronic homelessness**

As illustrated in Chart I-3 below, the current point in time count of chronic homeless individuals is at 202 as of January 2011. This was an increase of 10 chronically homeless individuals since 2010. While the number of chronically homeless increased in the point in time survey from 2010 to 2011, the Volusia County School District noted a count of more than 1,500 registered homeless children attending school, an increase of 388 children from the previous year.

**Chart I-3**

<b>Number of Chronic Homeless Individuals, Volusia County</b>	
Time Period	Point in Time Count
2009	147
2010	157
2011	202

Source: 2009, 2010, and 2011 Point in Time Surveys

The numbers of people experiencing homelessness has increased in 2009, 2010, and 2011 as a result of the economic downturn. The numbers of chronically homeless in Volusia County have increased in part because some housing that was available to chronically homeless individuals is being used to house families that have fallen into homelessness. In addition, individuals who were formerly able to obtain part-time or temporary employment that afforded housing in motels or inexpensive apartments are no longer able to find employment.

Volusia County’s strategy for ending chronic homelessness includes utilizing the Coalition for the Homeless as the lead agency in this endeavor. The goals for this strategy include:

1. Increase case management;
2. Utilize HMIS to identify, track, and provide assistance;
3. Create additional permanent supportive housing;
4. Connect eligible clients with mainstream benefits; and
5. Find shelter for clients when possible.

Creating new permanent housing for homeless residents is a priority for the Coalition and the Continuum of Care. Of the seven agencies funded through the HUD SHP, three have expansion of permanent housing as priority goals of the agency strategic plan. The Coalition is meeting HUD’s national objectives for increasing permanent housing for the homeless.

Chart I-4 demonstrates the number of permanent beds currently available and how many will become available by the end of FY 2011.

**Chart I-4**

<b>Number of Permanent Beds for Housing Of the Chronically Homeless, Volusia County</b>			
Time Period	Permanent beds January	Permanent Beds Net Change	End of Year TOTAL
2007	90	6	96
2008	96	11	107
2009	107	6	113
2010	113	6	119
2011	119	6	125

## **6. *Non-Homeless Special Needs***

Of the categories of non-homeless special needs populations, Volusia County has identified the disabled, alcohol/drug addicted and HIV/AIDS populations as having the higher priority for funding in Volusia County. Table 1B, located in Appendix IV, summarizes the Non-Homeless Special Needs and Priorities that are identified in the Consolidated Plan.

The County supports the special needs population by providing funding to some agencies that serve these populations and by serving this population directly through existing programs. The County encourages the CHDOs to address the housing needs of these populations through rental acquisition and rehabilitation. Additional funds are made available primarily through the ESGP, Justice Assistance Grant Program and the Supportive Housing Program.

Traditionally, the Edward Byrne Memorial Justice Assistance Grant (JAG) is received annually from the Florida Department of Law Enforcement for projects implemented by units of local government, law enforcement and non-profit agencies within Volusia County. These funds are utilized in programs that affect homeless prevention or the homeless population. Funds provide services such as family counseling, drug treatment programs, or after-school programs for children of all ages. These programs are offered to participants of all socio-economic status that are persons experiencing alcohol and other substance abuse issues. The anticipated allocation for FY2011/12 is \$224,207.

### **J. *Needs of Public Housing***

There are three public housing authorities and one public housing agency in Volusia County. The DeLand Housing Authority (DHA), the New Smyrna Beach Housing Authority (NSHA) and the Ormond Beach Housing Authority (OBHA) offer public housing and the Housing Choice Voucher Program to eligible residents, while the County of Volusia offers only the Housing Choice Voucher Program. The DHA, NSHA and OBHA receive federal funds for capital improvements to modernize and repair the public housing facilities. None of the public housing agencies in Volusia County have been designated as "troubled" agencies. The Housing Authority of Daytona Beach operates within a separate entitlement area and therefore is not discussed in this Action Plan.

#### **1. *DeLand Housing Authority***

The DeLand Housing Authority (HA) serves extremely low-income, low-income and moderately low-income families through a Housing Choice Voucher (Section 8) program. In response to our survey, the DHA reports that they have 749 Housing Choice Vouchers. Their waiting list for vouchers consists of 471 families. In 2007, a total of 200 public housing units were demolished to address revitalization and restoration needs. These units were replaced with relocation vouchers, so the overall number of public housing units was retained. The DeLand Housing Authority plans to construct 250 new public housing units and estimated the cost of that project to exceed \$6,000,000. Volusia County has provided leverage funds to the DeLand Housing Authority, through its developer, Picerne Affordable Development,

LLC for the construction of the Laurel Villas project. Laurel Villas is part of the phased reconstruction of the public housing units. It will provide 120 row house-type units in 18 buildings. Sixty units will be two-bedroom units and 60 units will be three-bedroom units. This project is underway and the developer estimates to complete construction by January 2012.

## **2. New Smyrna Beach Housing Authority**

The New Smyrna Beach Housing Authority, in response to our survey, reports that they have 126 public housing units and an additional 253 Housing Choice Vouchers, and are serving 379 households with their program. Their waiting list consists of 133 families, with 55 families on the public housing unit list and 78 families awaiting housing choice vouchers. The NSBHA plans to undertake the following capital improvements to the public housing units for the upcoming year:

- Upgrade electrical service to each unit,
- Install central HVAC systems,
- Install site lighting and landscaping,
- Renovate kitchen and bathrooms.

## **3. Ormond Beach Housing Authority**

The Ormond Beach Housing Authority, in response to our survey, reports that they have 41 public housing units and an additional 194 Housing Choice Vouchers, and can serve 235 households with their program. Their waiting list consists of 208 families, with 102 families on the public housing unit list and 106 families awaiting housing choice vouchers. The OBHA plans to undertake the following capital improvements to the public housing units on an as needed basis in the upcoming year:

- Replace vinyl flooring,
- Replace bath sinks and plumbing fixtures,
- Replace kitchen appliances.

They intend to use capital funds available to complete these repairs. If funding was available they would also like to upgrade their playgrounds and landscaping, and provide better security lighting to deter crime.

## **4. Volusia County Public Housing Agency**

The Volusia County Section 8/Housing Choice Voucher Program is implemented through the Community Assistance Division and serves extremely low-, low-, and moderately low-income families through rental assistance. The Volusia County Section 8 office reports that they have 322 Housing Choice Vouchers, currently serving 247 families. Their waiting list for vouchers consists of approximately 1500 families. The Section 8 Program's strategy in serving this population is to provide the maximum number of rental units to eligible participants and increase the number of affordable housing units by applying for additional Section 8 Vouchers when available, including special vouchers for re-uniting families with children in foster care. In addition, the Section 8 Program meets HUD's targeting requirement for those at or below 30% of median area income.

To improve the living environment of the targeted population, the Section 8 Program will also brief prospective program participants about available units outside of poverty stricken and minority concentration areas. In order to improve operations and management, the Volusia County Section 8 Program is modernizing its computer system to increase efficiency. A Family Self Sufficiency Coordinator works with Section 8 families that have enrolled in the Family Self Sufficiency program. Participants in the program are provided support services to assist them to overcome the barriers to gainful employment while receiving the appropriate training and skills necessary to becoming self-sufficient. The Housing Choice Voucher Program has developed a homeownership program that is available to successful participants of the Family Self-Sufficiency Program, which includes elderly and disabled participants. They currently have one successful participant in this homeownership program, which will pay a portion of the mortgage for up to 15 years if the household still is income eligible. The scale of what the participant/homeowner pays for the mortgage is based on the Section 8 guidelines, and the participant is still required to follow the same regulations as the Housing Choice Voucher Program.

### **K. Anti-Poverty Strategy**

This section provides a review of the jurisdiction's strategies and programs for reducing the number of poverty level families in Volusia County. The 2009 American Community Survey reported that out of an estimated total population of 495,890 people in Volusia County, 15.1% were below the poverty level. The poverty level in Volusia County is slightly higher than the 14.9% poverty level statewide reported in that same survey.

The County of Volusia Community Assistance Division activity pursues programs to reduce poverty for residents through two Family Self-Sufficiency programs and emphasis on Section 3 employment requirements in all capital projects activities. The Volusia County Economic Development Department provides services geared toward increasing the standard of living for residents.

### **Family Self-Sufficiency Programs**

#### *Community Services Block Grant*

Volusia County, through the Human Services Activity of the Community Assistance Division, uses Community Services Block Grant (CSBG) program funds to assist low-income individuals and families to become more self-sufficient. A Family Self-Sufficiency Program was implemented to provide participants with available resources and in some cases financial assistance to promote their progression to independence and improved economic situation. Each participant receives personal counseling and an individualized strategy to overcome those obstacles that inhibit their self-sufficiency. The participant is referred to local agencies that will assist the participant and if necessary, specific needs that require financial assistance are dealt with directly, such as vocational training at a local college, tuition, books, daycare, transportation, etc. The Human Services Activity conducts case management for families enrolled in this program that includes maintaining frequent contact with the participants to ensure their success in attaining their individual goals.

### *Housing Choice Voucher Program- Section 8*

Households that are currently being served by the Volusia County Housing Choice Voucher Program-Section 8, also have a family self-sufficiency program that is tailored to their unique needs, as public housing assistance residents. A Family Self-Sufficiency Coordinator works with the Section 8 families and provides case management to assist in working toward the goal of economic independence. Successful participants in the Section 8 program are eligible for the homeownership program, a major step in achieving self-sufficiency.

### **Section 3**

As required by Section 3 of the Housing and Urban Development Act of 1968, economic opportunities generated by HUD funding for housing and community development projects, to the greatest extent feasible, be given to low and very low income persons. According to HUD, a Section 3 resident is (1) A public housing resident, or an individual who resides in the area and is a (2) Low-income person, which means a person whose income is less than 80% of the median income for the area

As part of the procurement process in awarding contracts for capital projects and housing rehabilitation, the Community Assistance Division emphasizes Section 3 for all activities. Community Assistance actively promotes the hiring of Section 3 contractors and subcontractors in its procurement procedures. A workshop for contractors selected for housing activities was held during FY 2010/11 to provide information on Section 3 requirements in hiring and sub-contracting. Additional training will be provided on an as needed basis.

Training is provided to participating cities implementing CDBG activities during the annual training to reinforce Section 3 requirements in the bid process. Information on Section 3 is also provided to contractors at the pre-bid and pre-construction meetings for all CDBG funded capital improvement projects, in an effort to create job opportunities for persons in the community that might not have been available otherwise.

### **Economic Development**

Volusia County's Division of Economic Development is actively supporting several new initiatives aimed to meet its core mission of supporting local businesses, business retention, and recruitment of new businesses to the area. These initiatives include partnering with local private and public entities to improve support for start-up enterprises through a new business incubator. Additional support for businesses will be provided through an entrepreneurial academy which is expected to be up and running for FY 2011/12. The academy is designed to assist businesses that have already grown past the start-up phase, to enhance the opportunity to expand and create new jobs.

The Division of Economic Development supports the efforts of other economic development enterprises, including Team Volusia and the CEO Business Alliance to recruit new business to Volusia County. Support is also planned for the GrowFL Economic Gardening program, which is administered through the University of Central Florida, and provides second-stage companies with the professional resources and skills needed to continue their growth.

The Economic Development Division continues to work to create jobs new to Volusia County, through the support of existing businesses as well as recruiting potential industries interested in doing business within our county.

#### **L. Lead-Based Paint Hazard Reduction**

This section outlines the actions being taken to evaluate and reduce lead-based paint hazards in the jurisdiction and how the actions are integrated into the County's existing housing programs.

The County of Volusia is committed to testing for and abating or stabilizing lead in each pre-1979 housing unit assisted with federal grant funds in any of the housing programs implemented by the Community Assistance Division. The following specific actions are being implemented to reduce the hazards of lead-based paint in Volusia County's housing stock

The County of Volusia is seeking the services of professional consultants to provide lead-based paint testing, risk assessments, hazard screening, clearance activities, and consultation, and is in the process of awarding a contract to an agency to provide these services. The lead-based paint hazards will be addressed in all housing activities require testing and/or abatement, and will include but will not be limited to:

- Performing visual assessments for deteriorated paint surfaces in all types of residential units; perform risk assessments and work "write-ups" to reduce the lead hazard(s); and perform final Housing Quality Standards after all clearance has been completed.
- Instructing rehabilitation contractors to work with lead safely in accordance with HUD and/or EPA standards.
- Performing risk assessments on single family and multifamily dwelling units to determine the existence, nature, severity and location of lead paint hazards.
- Performing paint testing and lead or hazard screening, testing on a limited number of surfaces.
- Performing a clearance examination of the work site. A clearance report shall be required on each project completed in accordance with HUD specifications.

- Ordering laboratory analysis for lead when necessary, using the fastest turnaround time possible for laboratory results.
- The inspection/risk assessment report will be completed within 10 business days from the date the report is ordered.

The contract will require that the consultant be on the job site, ready to begin the risk assessment within 72 hours of notification of the need for service.

It is the intention that these consulting services will ensure comprehensive and timely assessment and evaluation of lead-paint hazards for all housing and non-housing community development activities where required.

In addition, the County Housing Activity and Section 8 Office notifies and educates their clients/residents about the hazards, precautions and symptoms of lead-based paint poisoning, as well as, where healthcare may be obtained.

The Volusia County Health Department, Office of Epidemiology and Communicable Disease Control, also has a lead poisoning prevention program. This program consists of Lead poisoning prevention services, such as screening, surveillance and case management.

#### **M. Other Actions**

##### **1. Underserved Needs**

The primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has impacted both private foundations and public agencies. Non-profit agencies have seen declines in giving in recent years. The United Way of Volusia reported in May 2011 that contributions decreased for the 5<sup>th</sup> straight year, and agencies that partner with the United Way would see a decrease of between 4 to 11 percent from the 2010 level of support. A decrease in overall funding, at all levels of government, prevent public agencies from being able to make up the difference to the shortfall for these non-profits.

While the housing boom that marked the previous fiscal years peaked in 2008, the ability of extremely low-, low- , and moderate-income households to afford decent, safe and affordable housing has not diminished. The median sales price of existing houses as of the first quarter of 2011 in Volusia County was \$110,000, a price that is still out of reach for many households that earn less than 80% of the area median income. The potential loss and reduction of the SHIP program at the local level as a down-payment assistance program translates directly to a reduction in services to households in these income groups.

Additionally, the CDBG program provides supplemental funding for the homeless population as well as public service funding for youth, and the elderly. Volusia County also receives federal and state grants and local revenue, which help support

efforts to address the underserved needs of the low-income populations countywide in Volusia County. These sources of funding include the following resources:

#### Children and Families Program

The County of Volusia provides general fund revenue for agencies providing services for children and community programs. Volusia County Council approves funding based on recommendations of a council appointed Children and Families Advisory Board (CFAB). Volusia County has also tasked the CFAB with identifying the needs of low-income children and families. For FY 2011/12, a total of \$2,246,352 is being requested for children and family programs, which is the same funding level from the prior year.

#### Community Services Block Grant Program (CSBG)

Funded by the State of Florida, the Community Services Block Grant serves low-income individuals and families living in Volusia County. The program provides a variety of antipoverty services to promote the self-sufficiency and well being of individuals and families. Emergencies, health, housing, daycare, vocational training, transportation and self-sufficiency are addressed through financial assistance and individual strategies developed for the participants to improve their living and economic conditions. A total of \$443,48 is estimated to be available in federal and local funds for FY 2011/12 to address the immediate life necessities of low-income individuals and families through financial assistance and individual self-sufficiency plans.

#### Low-Income Home Energy Assistance Program (LIHEAP)

The LIHEAP is a federally funded grant passed through the State of Florida Department of Community Affairs. The LIHEAP program assists low-income households in meeting the costs of heating and cooling their homes. The funding allocation for FY 2011/12 is \$3,107,684.

#### Summer Food Service Program

The Summer Food Service Program is a federally funded program passed through the State Department of Education. The program provides nutritionally balanced meals and snacks to economically disadvantaged children age 18 or younger during the summer months. Volusia County's allocation for FY 2011/12 is \$649,132.

## **2. Foster and Maintain Affordable Housing**

Volusia County continues to support the purposes of the National Affordable Housing Act (NAHA) through the many affordable housing programs implemented by the County, and through partnerships with governmental entities, and for-profit and non-profit organizations. The Volusia County Community Assistance Division, in cooperation with its Affordable Housing Partners, assists families become homeowners through its Homebuyer Assistance Program. Additionally, the Housing & Grants Administration activity administers the Homeowner Rehabilitation Program

to assist very-low and low-income homeowners in retaining their home by providing substantial and regular rehabilitation.

Volusia County annually supports the development of Low Income Housing Tax Credit projects in the County, primarily by committing funds to provide local government support to help finance worthwhile LIHTC projects during each Universal Cycle of the Florida Housing Finance Corporation (FHFC). One LIHTC project received a loan commitment from Volusia County during the 2011 FHFC Universal Cycle, contingent on receiving LIHTC financing through the FHFC. The project is an 84 unit project for elderly residents that will be located in the City of DeBary. The LIHTC process in the State of Florida is extremely competitive, and therefore whether this project will receive an LIHTC allocation and move forward with construction is unknown at this time.

### **3. Removing Barriers to Affordable Housing**

This section provides a general description of the jurisdiction's public policies and strategies that are in place and which serve to remove barriers to affordable housing. The County of Volusia adopted by ordinance an Affordable Housing focusing on decreasing regulatory barriers, which may be present in the County's Building Code and Zoning Law. On February 19, 2009, the Volusia County Council reaffirmed its support for affordable housing incentives by approving the plan for expedited permitting for affordable housing, and the process for review of regulatory policies that impact the cost of affordable housing. The Affordable Housing Incentive Plan provides several mechanisms and recommendations to the County's Land Development Code to alleviate regulatory and public policy affordable housing barriers. The mechanisms approved included the following:

- ❑ *Expedited permit processing:* An affordable housing ombudsman has been established in the Growth & Resource Management development to improve project design and problem resolution, and speed up permit approval.
- ❑ *Density Bonuses:* A fundamental objective in providing affordable housing is increased density. When more units can be developed, project costs for site development and construction of infrastructure are spread accordingly and decrease per unit. The provision for allowing density bonuses for affordable housing project as part of a planned unit development (PUD) is contained in the County's Comprehensive Plan.

As required by state law, the County's Comprehensive Plan includes a Housing Element. The first goal of the Housing Element is to "ensure sanitary, affordable, and safe housing for county residents in a quantity adequate to accommodate reasonable growth in county population". Likewise, participating municipalities also have adopted their own Comprehensive Plans that include Housing Elements. The Housing Elements of several of the larger cities in the Volusia Urban County (DeLand, Ormond Beach, and New Smyrna Beach. The Housing Elements contain goals and objectives to provide for the varied housing needs of their residents, including the provision of affordable housing for low to moderate income households. This is consistent with the County's Comprehensive Plan.

Additionally, the State of Florida requires the County to review its approach to reduce regulatory barriers and provide incentives for the production of affordable housing every three years as part of the process of submitting a local housing assistance plan (LHAP) for SHIP funding. The next required review is to be completed by December 2012. Volusia County's most recent LHAP has been incorporated by reference and a copy is contained as **Appendix V**.

#### **4. Fair Housing Plan**

The most recent Analysis of Impediments was completed and the final report was issued by Volusia County on June 19, 2008, and adopted by the County Council on November 6, 2008. The 2008 Analysis of Impediments to Fair Housing Choice for the Volusia County Urban County uncovered several issues that can be considered to be barriers to affirmatively furthering fair housing and impediments to fair housing choice. These are as follows:

- A. **Lack of an adequate fair housing service delivery system.** The study revealed that experts and stakeholders in the housing system have a lack of knowledge of where to refer people who have indicated that they felt a victim of an unfair housing practice (fair housing complaint system). There is a limited use of the existing capacity for conducting fair housing outreach and education activities, as well as a lack of testing and enforcement capacity and activities.
- B. **Lack of public awareness of fair housing rights and fair housing services.** The study revealed that experts and stakeholders in the housing system, and by extension the public, have an incomplete understanding or misunderstanding of who or what groups are protected by fair housing laws, as well as a lack of knowledge of what actions constitute violations of fair housing laws.
- C. **High home mortgage loan denial rates for selected minorities, particularly for blacks and Hispanics.** The study of mortgage data showed trends of high denial rates for minorities in sub-prime mortgage lending markets, and low levels of loan originations in minority areas.
- D. **Some unlawful discrimination in rental markets.** The study found some evidence that discriminatory rental terms and conditions, and failure of property owners to make reasonable accommodations for renters are occurring.
- E. **Significant confusion about whether an issue presents a fair housing concern; is a failure to provide sufficient affordable housing; or is an issue of the landlord/tenant law.** The study revealed that experts and stakeholders in the housing system have a lack of understanding of the differences between these housing concerns, which would reflect a similar misunderstanding in the broader community.

Volusia County, through its Community Assistance Division, has adopted an action plan to address the following identified impediments:

1. Develop a fair housing delivery system in Volusia County.
2. Select the Fair Housing Continuum, a fair housing entity, which will assist the County with outreach and education, and arrange for on-site fair housing training for County staff, and participating municipalities.
3. In cooperation with the Fair Housing Continuum, design a simple set of instructions for a uniform fair housing referral system.
4. Acquire and distribute fair housing materials in English and Spanish to social service agencies, residential rental property agencies, fair-housing based organizations, Hispanic advocate and services agencies, and other entities
5. Conduct outreach and education, especially to minority populations, particularly the Hispanic community, to raise public awareness of fair housing.
6. Enhance first-time homebuyer training program to promote outreach and education related to credit for prospective homebuyers.
7. Incorporate more formalized elements of fair housing planning in the consolidated plan, particularly promoting fair housing planning to participating municipalities, other county departments and non-profit agencies.

These actions are being incorporated into each of the housing activities provided through the Community Assistance Division. Additionally, Volusia County **continues** to promote fair housing through the homebuyer and homeowner education courses provided in connection with federally and state funded affordable housing programs administered by Volusia County.

## **5. Develop Institutional Structure**

The County of Volusia, through its Community Assistance Division, will continue to be the primary entity responsible for the delivery of services and management of non-housing community development and housing assistance programs. The implementation of housing assistance programs is primarily carried out through the County's Housing and Grant Administration Activity using CDBG and HOME funding in coordination with its affordable housing partner non-profit agencies and for-profit businesses, and Community Housing Development Organizations (CHDOs). Housing and Grants Administration includes services and development/rehabilitation programs designed to improve the housing conditions for residents countywide. The private sector is provided with incentives for developing affordable rental housing through tax credits provided by the federal tax credit program and with financial support through the County Bond Financing. Tax credits provide a developer with an additional state subsidy for low-income apartment construction. The Community Assistance Division has and will continue to provide SHIP and/or HOME funding to supplement viable LIHTC projects in order to increase the affordable rental housing stock in Volusia County.

In relation to homelessness, the County of Volusia coordinates with homeless service providers through the Volusia/Flagler Coalition for the Homeless. This partnership allows for a comprehensive assessment of homeless needs and allows area service providers the ability to collaborate and provide better services to the homeless. Halifax Urban Ministries plans to expand services to the homeless population beyond meeting their immediate needs of food, clothing and health services. They plan to open a day center in space made available by the Volusia/Flagler Coalition for the Homeless. The day center is a corroborative effort in partnership with Haven Recovery Center and Stuart Marchman Act. Homeless persons will be able to access job training and placement services, GED classes, and mental health services on a walk in basis.

## **6. Actions to Enhance Coordination**

The County of Volusia will continue to coordinate with other governmental agencies, non-profit organizations (including faith based organizations), private enterprises and individuals to provide increased opportunities for target income residents.

To enhance coordination between public and private housing and social services agencies, the County will undertake and participate in the following actions:

Volusia County Affordable Housing Advisory Committee: The Community Assistance Division provides staff support to the Volusia County Affordable Housing Advisory Committee (AHAC) which is required by the SHIP program. The AHAC's mission is to review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of Volusia County and to recommend specific actions or initiatives to encourage affordable housing while protecting the ability of the property to appreciate in value, and other affordable housing issues as directed.

Volusia County Affordable Housing Partnership: The Community Assistance Division has created a partnership with for-profit and not-for-profit affordable housing professionals throughout Volusia County. The Affordable Housing Partners provide access to the federal and state homebuyer assistance programs for new construction or the purchase of an existing home, to qualified very-low, low- and moderate-income households. The Partners meet on a periodic basis to receive training on policy and procedures relevant to the low-income homebuyers they serve, and to provide feedback to the Housing Activity on issues of mutual concern. Volusia County advertises at least once a year, or as SHIP funding becomes available, for eligible affordable housing professionals to join the partnership.

Volusia County Human Services Advisory Board: The Community Assistance Division provides staff support to the Volusia County Human Services Advisory Board, a regulatory requirement for the Community Services Block Grant. The Board meets on a quarterly basis to review performance of the programs funded through this grant and provide input in developing programs and projects designed to serve low-income areas.

The Children and Families Advisory Board: The Children and Families Advisory Board mission is to promote healthy children and develop strong families. The board was established to assess and evaluate needs, develop strategies to meet those needs, advertise funding availability and make funding recommendations to county council. The board monitors program compliance and makes recommendations to the county council on children and family matters. The board meets at least quarterly and consists of nine members appointed by county council representing each district.

The Volusia/Flagler County Coalition for the Homeless: The County of Volusia and The Volusia/Flagler County Coalition for the Homeless have created a partnership to enhance coordination of homeless services countywide. The Coalition holds the central leadership position with all agencies offering homeless services and coordinates the Volusia/Flagler County Continuum of Care. The county advises and offers funding opportunities for these organizations.

One Voice for Volusia: The Community Assistance Division is an active member of One Voice for Volusia. One Voice for Volusia is a coalition that connects non-profit, government and community-based organizations along with local businesses to promote system and community improvements for the benefit of youth and families in Volusia County.

Substance Abuse Policy Advisory Board: The Substance Abuse Policy Advisory Board (SAPAB) was established to advise county council on matters relating to preventing and treating substance abuse as well as reviewing, advising, and determining funding allocations for all projects within the Florida Department of Law Enforcement Justice Assistance Program. The eighteen-member board meets quarterly and is comprised of participants from various offices in the county that deal with substance abuse issues and policy.

## **7. Public housing residents' involvement in management and participation in homeownership**

There are four public housing agencies in the Volusia County Urban County. The DeLand Housing Authority (DHA), the New Smyrna Beach Housing Authority (NSHA) and the Ormond Beach Housing Authority (OBHA) offer public housing and the Housing Choice Voucher Program to eligible residents, while the County of Volusia offers only the Housing Choice Voucher Program.

The DHA currently does not have public housing residents, and all residents have received relocation vouchers. They are in the process of constructing the first phase of their re-building of the public housing units.

For the upcoming year, the OBHA plans to be active with the resident advisory committee to encourage public housing residents to become more involved in management and participate in the family self-sufficiency program. The OBHA partners with local Habitat for Humanity affiliates to develop homeownership options.

The new board and management of the New Smyrna Beach Housing Authority plans to establish an active resident council. They are also exploring starting a Section 8 homeownership program.

The Volusia County Housing Choice Voucher Program has implemented a homeownership program. The option is offered to successful participants of the Family Self-Sufficiency Program. HOME Investment Partnership Program funds are available for homebuyer assistance for the Section 8 client.

## **N. Monitoring**

The Housing and Grants Administration Activity reviews all proposals submitted for grant funding to ensure that the long-term priorities defined in the Five-Year Consolidated Plan will be met. Additionally, the projects are reviewed to determine if the designated minority and low/moderate concentration areas will be served. Furthermore, the County continually monitors its timeliness of expenditures requirement. The County maintains close coordination with CDBG subrecipients as well as other internal County departments to ensure that funds are being expended in the timeliest manner possible for eligible activities.

The Community Assistance Division's Housing and Grant Administration Activity annually conducts formal monitoring of its CDBG, ESG, and HOME grant programs. The monitoring visits consist of reviewing programmatic procedures to ensure that each grant's program regulations defined in the Code of Federal Regulations and the scope of work described in the Subrecipient or CHDO Agreement is met. General financial and accounting procedures are also reviewed in accordance with applicable OMB circulars.

The Community Assistance Division's Grants Administration Activity provides ongoing desk and on-site field monitoring of CDBG capital projects to ensure timely compliance with the requirements of the Davis-Bacon Act, Section 3, the Minority Business Enterprise (MBE), and Women Business Enterprise (WBE) regulations.

On-site inspections of HOME assisted rental properties that are within the period of affordability will be conducted by Volusia County Housing Activity inspectors during the month of March, or by inspectors with Public Housing Agencies if the unit is being rented to a Section 8 tenant, on a periodic schedule as required by the HOME rule as part of the monitoring process.

If a finding or concern is identified as a result of the monitoring, technical assistance is provided in order for the agency to correct the deficiency. If deficiencies persist, funds reimbursement may be suspended and/or the subrecipient could jeopardize future funding opportunities.

## **O. Program Specific Requirements**

### **1. CDBG Program Specific Requirements**

The strategic plan for meeting the priority needs of the County of Volusia, as identified in the FY 2010-14 Five-Year Consolidated Plan, are detailed in the project

level tables in the Proposed Projects section that follows and Table 3A, found on pages 4 and 5. These include the specific objectives and outcomes, funding amount, locations and proposed accomplishments for meeting each of the non-housing community development priorities.

**A) Float-funded activities**

Volusia County does not plan to carry out any CDBG float-funded activities in the upcoming program year.

**B) CDBG funds for activities that benefit persons of low- and moderate-income**

The total amount of CDBG funds that are planned for activities that will benefit persons of low- and moderate-income is \$1,376,179. This amount equals 78% of the CDBG allocation and program income. See the tables in the following Proposed Projects section for a detailed description of the amount, geographic location, and activity description of all CDBG funded activities.

**2. HOME Program Specific Requirements**

**A) Homeownership Activities Resale/Recapture Provisions**

The County of Volusia plans to provide homebuyer assistance through the HOME program. When providing opportunities for homeownership through a homebuyer assistance program, the County of Volusia follows recapture guidelines to ensure compliance with federal rules and regulations.

**Homebuyer Recapture Guidelines**

It is the County of Volusia's policy to recapture the HOME homebuyer subsidy when the property is sold, transferred or refinanced without the consent of the County during the applicable HOME mandated affordability period based on the amount of HOME assistance. The County of Volusia's recapture guidelines require the return of all or a portion of the direct HOME subsidy if the recipient decides to sell, transfer or refinance the house within the affordability period at whatever price the market will bear. In the event of foreclosure or deed in lieu of foreclosure of a HOME assisted unit, the recapture of HOME funds will be the net proceeds as defined by HUD. Recaptured funds and program income will be used for any HOME-eligible activity. The affordability period requirement is enforced by the use of a mortgage that is recorded on the HOME-assisted property.

**B) HOME Tenant-Based Rental Assistance**

Volusia County does not intend to use any entitlement HOME funds for Tenant-Based Rental Assistance (TBRA).

### **C) Other Forms of Investment**

Volusia County does not plan to use any other forms of investment.

### **D) Affirmative Marketing**

During FY 2010/2011 Volusia County did not assist with HOME funds any housing project with five or more units. However, the County of Volusia continues to comply with its established affirmative marketing procedures. Volusia County Council adopted an Affirmative Marketing Policy on February 2, 2006. This Policy can be found in **Appendix VI**.

The County of Volusia, Community Services Department, Community Assistance Division is responsible for implementing the Affirmative Marketing Policy and evaluating its effectiveness as required by the HOME program. This responsibility includes, but is not limited to the following:

- 1) Inform the community about its Affirmative Marketing Policy through periodic updates with its affordable housing partners, through training workshops with its HOME Subrecipients and HOME/CHDO applicants, advertisements in the local newspapers of general circulation and other media outlets targeted to special groups and area, and by posting the Policy on the County website.
- 2) Display the HUD Equal Housing Opportunity logo or slogan on all graphic presentations by the County concerning the HOME Program including but not limited to press releases and advertisements.
- 3) Provide the Beneficiary copies of the brochure "Fair Housing, Equal Opportunity for All" provided by HUD or a similar document at the time they receive (or apply for) HOME funding. The Beneficiary shall provide initial homeowners, tenants, and rental property owners with copies.
- 4) Provide general information and telephone reference numbers to persons contacting Community Assistance with questions regarding Affirmative Marketing, Federal Fair Housing, tenant's rights, affordable housing, special needs housing and correction of substandard conditions in tenant-occupied dwellings.

Each Beneficiary of a project that has five (5) or more HOME assisted units, shall at a minimum:

- 1) Consider factors such as price or rent of housing, the racial/ethnic characteristics of the neighborhood in which housing is to be located, the population within the housing market area, public transportation routes, etc., to determine which group(s) **of the existing population are believed to be the least** likely to apply without special outreach. The Beneficiary may use census data, neighborhood surveys, and information from local government agencies, real estate associations and community-based organizations as acceptable sources to gather this information.

- 2) Describe the marketing plan to be used in the initial sales/rental phase as well as the ongoing marketing phase, to attract all segments of the eligible population, especially those groups designated as least likely to apply. This shall include the type of commercial media to be used, identity of the circulation or audiences of the media identified in the plan, and other community contacts and organizations used to reach populations needing special outreach.
- 3) Post and/or distribute information on the project to any such special needs groups that are being targeted for residence in the units.

### **E) Minority/Women's Business Outreach**

The Volusia County Council has established a goal of 10 percent of use of disadvantaged, minority and women-owned businesses (Disadvantaged Business Enterprises) as part of the County's vendor pool. The County's Purchasing and Contracts Division has contracted with a consultant to review and advise the County on its plan for recruiting and using DBEs in all areas of the County, including affordable housing programs.

Additionally, all HOME subrecipient and CHDO agreements governing the use of HOME funds provide requirements that the subrecipient/CHDO must use reasonable efforts to use minority and women's enterprises in connection with the HOME-funded activity.

### **F) Refinancing**

Volusia County does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

### **G) Minority Homeownership**

Volusia County contracts with Community Housing Development Organizations (CHDOs) and the Volusia County Extension Service to provide homeownership counseling (including credit counseling, pre-application counseling and homebuyer education classes) to approximately 60 individuals on a monthly basis, of which approximately 20% are racial and ethnic minority households. Volusia County estimates that 10 racial or ethnic minority, income eligible households are expected to become homeowners during FY 2011/12, with assistance from HOME, CDBG, SHIP and other resources.

## H) Median Area Purchase Price

Volusia County uses the 203(b) mortgage amounts (single-family FHA mortgage limit) published by HUD and effective January 1, 2011 to determine the median area purchase price for homebuyer assistance or rehabilitation value of owner-occupied single-family properties. These limits are as provided in the table below:

Volusia County FHA Limits			
1-Unit	2-Unit	3-Unit	4-Unit
\$230,177	\$259,252	\$314,979	\$384,936

## P. Conclusion

This 2011/12 One-Year Action Plan outlines how Volusia County plans to utilize Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) funds to meet priority needs identified in the Consolidated Plan for FY 2010-2014, including: non-housing community development; housing assistance and homelessness assistance. The plan also illustrates the federal, state, and local resources which will be used to address these priority needs, and describes the activities planned to meet these objectives and outcomes as described in the executive summary.