



# Five-Year Consolidated Plan 2020-2024

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## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **Introduction**

The Consolidated Plan consists of the information required in 24 Code of Federal Regulations (CFR) Part 91, Consolidated Submissions for Community Planning and Development Programs. The Consolidated Plan serves as a planning document, application for Federal Funds, strategic plan in carrying out U.S. Department of Housing and Urban Development (HUD) programs, and Action Plan that provides the basis for assessing performance.

Volusia County's Five-Year Consolidated Plan covers the time period from October 1, 2020 through September 30, 2025. The Plan establishes a strategic course of action for housing and community development in Volusia County (excluding the Cities of Daytona Beach, Deltona, Oak Hill, Ponce Inlet and Port Orange). Using the latest available data, this five-year planning document identifies priority housing, homeless, special populations, public housing, and community development needs. The plan also considers market conditions for a wide range of housing characteristics, including the number of available housing units, cost and condition of housing, homeless facilities and services, special needs facilities and services, and barriers to affordable housing. The plan establishes general strategies for addressing those needs, and integrates the application, planning, and citizen participation requirements for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds administered through the Volusia County Community Assistance Division.

The Volusia County Community Assistance Division is responsible for administering the CDBG, HOME, and ESG programs. CDBG, HOME, and ESG activities will be included in this Consolidated Plan. The Volusia County Council is the entity responsible for approving the application of grant funds for various activities outlined in the Consolidated Plan and the One-Year Action Plan.

#### **Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Volusia County has identified five priority needs to be addressed during the Consolidated Plan period (2020-2024) that will meet HUD's objectives of providing decent housing, a suitable living environment, or economic opportunity. Priority needs, objectives, outcomes, and indicators projected for the 5-Year period include:

<b>Priority Need Name</b>	<b>1. Increase Access to Affordable Housing</b>
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
<b>Geographic Areas Affected</b>	County Wide
<b>Associated Goals</b>	Housing Rehabilitation Homebuyer Assistance Rental Housing – CHDO Set-Aside and Operations Acquisition of Real Property
<b>Description</b>	Support the provision of decent housing by increasing the availability/accessibility of affordable housing. The County will address the priority need by funding housing rehabilitation and homebuyer assistance programs and providing funds to CHDO organizations and other developers to assist with deferred loans.
<b>Basis for Relative Priority</b>	The County conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>Priority Need Name</b>	<b>2. Increase Access to Public Services</b>
<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Homeless Persons
<b>Geographic Areas Affected</b>	County Wide and Spring Hill Target Area
<b>Associated Goals</b>	Public Service Assistance
<b>Description</b>	Support availability/accessibility to a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The County will assist non-profit organizations in carrying out public service activities assisting low-income persons, youth, elderly, and the homeless.
<b>Basis for Relative Priority</b>	The County conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>Priority Need Name</b>	<b>3. Improve Access to Public Facilities / Infrastructure</b>
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate
<b>Geographic Areas Affected</b>	County Wide and Southeast Volusia – New Smyrna Beach Target Area
<b>Associated Goals</b>	Public Facilities / Infrastructure

<b>Description</b>	Support neighborhood livability and a suitable living environment for residents by revitalizing community streets and sidewalks and making public facility and public infrastructure improvements in the community.
<b>Basis for Relative Priority</b>	The County conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>Priority Need Name</b>	<b>4. Increase Access to Homeless Prevention Services</b>
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Homeless Persons
<b>Geographic Areas Affected</b>	County Wide
<b>Associated Goals</b>	Rapid Re-Housing Homeless Prevention
<b>Description</b>	Prevent homelessness and provide access to a decent living environment by providing funds for affordable rental housing for the homeless and at-risk of becoming homeless.
<b>Basis for Relative Priority</b>	The County conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>Priority Need Name</b>	<b>5. Program Administration</b>
<b>Priority Level</b>	High
<b>Population</b>	N/A
<b>Geographic Areas Affected</b>	County Wide
<b>Associated Goals</b>	Planning and Administration



<b>Description</b>	Management and operation of tasks related to administering and carrying out the HUD CDBG, HOME, and ESG programs.
<b>Basis for Relative Priority</b>	N/A

### Evaluation of past performance

The County regularly monitors and evaluates its past performance to ensure meaningful progress is made toward its goals identified in its previous PY 2015-2019 Consolidated Plan. The table below summarizes progress made on each goal identified in that Consolidated Plan as of publication of the County's PY2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER).

#### CON PLAN GOALS AND ACCOMPLISHMENTS

Goal	Category	Funding Source and Amount Available	Outcome Indicator	Outcome Unit of Measure	Outcome Expected - Strategic Plan	Outcome Actual - Strategic Plan	Percent Complete	Outcome Expected - Program Year	Outcome Actual - Program Year	Percent Complete
Public Infrastructure Improvements	Non-Housing Community Development	CDBG: \$1,098,363	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60,000	39,747	66%	8,149	11,689	143%
Public Facility Improvements	Non-Housing Community Development	CDBG: \$1,685,386	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40,000	146,908	367%	10,852	38,640	356%
Tenant Based Rental Housing	Affordable Housing	HOME: \$58,352	Tenant-based rental assistance	Households Assisted	45	48	107%	0	17	Exceeded expected benefit
Housing - Rehabilitation	Affordable Housing	CDBG: \$106,650 HOME: \$299,999	Homeowner Housing Rehabilitated	Household Housing Unit	25	6	24%	29	4	14%
Housing - Rehabilitation	Affordable Housing	\$0	Rental units rehabilitated	Household Housing Unit	0	13	240%	0	0	0%
Rental Housing - Creation of Rental Units	Affordable Housing	HOME: \$394,235	Rental units constructed	Household Housing Unit	5	12	240%	1	1	100%
Homeowner housing - Creation of Additional Units	Affordable Housing	HOME: \$251,345	Homeowner Housing Added	Household Housing Unit	5	16	320%	4	4	100%
Homeowner Housing - Homebuyer Assistance	Affordable Housing	HOME: \$958,956	Direct Financial Assistance to Homebuyers	Households Assisted	25	57	228%	3	12	400%
Rapid Re-Housing and Administration	Homeless	ESG: \$91,534	Tenant-based assistance/Rapid rehousing	Households Assisted	50	98	196%	5	38	760%

Goal	Category	Funding Source and Amount Available	Outcome Indicator	Outcome Unit of Measure	Outcome Expected - Strategic Plan	Outcome Actual - Strategic Plan	Percent Complete	Outcome Expected - Program Year	Outcome Actual - Program Year	Percent Complete
Homeless Assistance, Homeless Prevention and Administration	Persons at risk of homelessness	ESG: \$73,045	Homelessness Prevention	Households Assisted	0	41	Exceeded expected benefit	5	10	200%
Street Outreach	Homeless	ESG: \$15,000	Homeless Persons	Persons Assisted	0	18	Exceeded expected benefit	0	30	Exceeded expected benefit
Emergency Shelter	Homeless	ESG: \$35,000	Homeless Persons	Overnight Shelter	0	131	Exceeded expected benefit	0	169	Exceeded expected benefit
HMIS	Homeless	ESG: \$2,000	Other	Other						
Emergency Shelter Rehabilitations	Homeless	\$0	Homeless Persons	Overnight Shelter	1,000	405	41%	0	0	0%
Emergency Shelter Rehabilitations	Homeless	\$0	Homeless Persons	Beds Added	0	0	0	0	0	0%
Public Services	Non-Housing Community Development	CDBG: \$49,157	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20,000	23,864	119%	3,955	3,860	98%
Public Services	Non-Housing Community Development	CDBG: \$23,850	Homeless Persons Overnight Shelter	Persons Assisted	15,555	5,455	35%	172	2,138	1243%
Public Housing Modernization	Public Housing	CDBG: \$58,091	Rental units rehabilitated	Household Housing Unit	60	41	68%	11	11	0%
Code Enforcement	Non-Housing Community Development	\$0	Other	Persons Assisted	10,000	980	10%	0	0	0%
CHDO Operation	Affordable Housing	HOME: \$30,367	Other	Other						
Rehabilitation Administration	Affordable Housing	CDBG: \$210,424	Homeowner housing rehabilitated	Household Housing Unit	125	62	51%	25	12	48%
General Program Administration	Non-Housing Community Development	CDBG: \$546,425	Other	Other						
HOME Program Administration	Affordable Housing	HOME: \$115,475	Other	Other						
Unprogrammed Funds		CDBG: \$20,183 HOME: \$132,497								

### Summary of citizen participation process and consultation process

Volusia County recognizes the importance of a robust, comprehensive, and effective citizen participation and stakeholder consultation process. The community insights and ideals gained from this outreach are invaluable resources to the development of an appropriate, comprehensive, and meaningful strategy set forth in this plan.

The Citizen Participation Plan (CP) encourages public participation, emphasizing involvement by low and moderate-income persons, particularly those living in areas targeted for revitalization

and areas where funding is proposed. In addition, it encourages the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities.

Volusia County reached out to nearly 60 stakeholders during this consultation and participatory process. Public meetings and public hearings were held and conducted in accordance with 24 CFR Part 91 and the County's Citizen Participation Plan. Stakeholder input was recorded and incorporated into this Consolidated Plan.

Concurrently, the County solicited public feedback through newspapers, local media outlets, official governmental websites, social media, and an online survey. These meetings were conducted to ensure inclusion of all residents of the region, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the region. The County received a total of ten responses to its Community Needs Survey.

In addition, The County solicited comment during a 30-day public comment period from November 9, 2020 through December 9, 2020. The expedited comment period was in accordance with HUD waivers issued for response to COVID-19. The County also held a public hearing on December 15, 2020 to solicit comments on the Consolidated Plan and the County Council also adopted the Consolidated Plan at this hearing. Proper notices of public comment were published in a newspaper of general circulation, on the County's home website, and social media pages.

The County provides the public with reasonable and timely access to information and records relating to the data or content of all federally required documents and publications. The County also provides full and timely disclosure of program records and information for the preceding five years consistent with applicable Federal, State and local laws regarding personal privacy and confidentiality.

### **Summary of public comments**

Volusia County hosted three public meetings, one public hearing and published an online survey during the citizen participation process for this Consolidated Plan. The majority of participants responding to the survey were residents at 44% and the primary participants at the public meetings were service providers. The following summary represents a broad overview of the comments and input received from those consultations. For further details on comments received, attendance counts, and other details pertaining to the citizen input process, refer to section PR-15.

#### **Housing**

- Affordable Housing

- Housing rehabilitation
  - Rental assistance
  - Purchase assistance
  - New Construction of rental housing
- Senior Housing
  - Increase number of affordable units
  - Modifications for accessibility
- Housing for the disabled
  - Modifications for accessibility
- Housing for Homeless
  - Permanent supportive housing
  - Rapid re-housing
  - Emergency shelters

### **Public Facilities**

- Public infrastructure
  - Streets and sidewalks
  - Water and sewer
- Senior centers
- Storm water management
- Community parks and recreational facilities
- Daycares
- Youth Centers
- Public safety offices
- Public libraries

### **Public Services**

- Services for the disabled
- Senior services
- Mental health services
- Dental services
- Transportation
- Homeless services
  - Rental assistance
  - Outreach
- Youth services

- Drug/alcohol abuse services
- Domestic violence services
- Employment training
- Housing counseling
- Fair housing enforcement

### **Economic Development**

- Financial assistance / Micro-enterprise loans
- Historic preservation
- Technical assistance / training
- Demolition / redevelopment of blighted properties

### **Summary of comments or views not accepted and the reasons for not accepting them**

There were no comments, opinions, or statements rejected during the course of the public comment period, survey collection, stakeholder forums, publicly available meetings, or public hearings.

### **Summary**

This Consolidated Plan consists of four parts including: a housing and community development needs assessment, a market analysis, a Strategic Plan, and the Annual Action Plan. The Strategic Plan is a key component of the Consolidated Plan, as this section outlines the County's objectives and outcomes to meet the needs identified in the assessment section. The Annual Action Plan, one of five annual plans, outlines how federal resources will be allocated. Each year after that an Annual Plan will be completed to communicate how these funds will be allocated to meet the objectives identified in the Consolidated Plan.

The Annual Action Plans will also include a section that evaluates the County's performance towards meeting the objectives outlined in the Consolidated Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	VOLUSIA COUNTY	Community Assistance
HOME Administrator	VOLUSIA COUNTY	Community Assistance
ESG Administrator	VOLUSIA COUNTY	Community Assistance

Table 1 – Responsible Agencies

### Consolidated Plan Public Contact Information

Corry Brown  
Special Projects Coordinator  
Community Assistance  
110 West Rich Avenue  
DeLand, Florida 32720  
Office: (386) 736-5955 ext. 12970  
Email: cabrown@volusia.org

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **Introduction**

In accordance with 24 CFR Part 91 and the Citizen Participation Plan, Volusia County conducted a thorough outreach effort to engage with critical stakeholders. This outreach effort was designed to duly record stakeholder input and develop an informed set of priority needs to help guide the County's investment strategies over the course of this Consolidated Plan. This outreach effort included multiple stakeholder meetings, where organizations from across the community development spectrum, social service providers, lenders and financial institutions, realtors, community leaders, and faith-based organizations were invited to come together to discuss the County's needs.

The County advertised public meetings in newspapers of general circulation, published an online survey, and consulted directly with key stakeholders.

### **Advertisement of Outreach Activities**

To maximize engagement, the County implemented various methods of advertisement for the outreach activities listed above. The County focused its efforts on reaching the broadest audience possible, while also employing methods specific to underserved populations.

The outreach approach included utilizing local and social media outlets. The County broadened outreach by utilizing their organizational websites, social media pages such as Facebook, and delivery of regional media releases. It is important to note that the County made every effort to advertise notices in an alternate language newspaper, however there are no such publications currently serving the County.

Volusia County created a user-friendly informational to advertise the public meetings and the on-line survey. Informationals were distributed through an email campaign to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and persons with a disability. Informationals were also distributed at public offices and public libraries.

### **Direct Agency Consultation**

The County developed a list of nearly 60 stakeholders to provide outreach to during the Consolidated Plan process. Stakeholders were invited to participate in the public meetings, on-line survey, and public hearings. Additionally, the County conducted interviews with pertinent

stakeholders to gather supplemental information for the Consolidated Plan including the CoC, broadband connectivity providers, and emergency management departments.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Volusia County operates the Housing Choice Voucher Program and actively coordinates with the DeLand Housing Authority, Ormond Beach Housing Authority, and the New Smyrna Beach Housing Authority to address a multitude of needs within the County. Chief among these needs is provision of affordable housing opportunities for the County's lowest income residents, ideally housing located in communities with access to job, transportation, and healthcare options. The County supports efforts from the housing authorities, which includes the provision of social services and other supports in health and housing.

The Volusia County Community Assistance Division has developed and managed strong partnerships and relationships to enhance coordination between service providers. Entities participating in the process include multiple providers of services from various disciplines. These include agencies, organizations, groups with expertise in case management, life skills, disabilities, alcohol and/or drug abuse, mental health, housing, public housing, employment assistance, transportation, legal, elderly, food/clothing, and domestic violence.

The County's consultation with these providers involves participating as an active member of several coordinating organizations, as further described in AP-85-Other Actions, which directly or indirectly enhances coordination between public and private housing and social services agencies. This method of coordination not only imparts information to the various groups but also presented opportunities for criticisms, questions, and feedback. The Community Assistance Division provides a forum for information sharing on homebuyer assistance programs between public and private housing agencies through the Affordable Housing Partnership. Community Assistance enhances coordination of services between various housing and social service agencies in requiring collaborative applications for funding through the Children and Family Advisory Board. Community Assistance and the Volusia/Flagler Coalition for the Homeless, the lead agency for the Continuum of Care, have created a partnership to enhance coordination of homeless services countywide. Volusia County also provides funding to various organizations providing health, human, and social services in the community.



**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Volusia County consulted with the Volusia-Flagler County Coalition for the Homeless, the lead agency for the Commission on Homelessness and the CoC responsible for coordinating social service providers, homelessness outreach, and services targeted to persons experiencing homelessness in the County. Consultation with VFCCH was conducted through multiple interactions, including direct engagement with providers working in coordination with VFCCH, one-on-one interaction with, and participation at the community meetings. In addition, a Community Needs Survey was solicited from the lead agency and CoC members. The public meetings and survey focused on the community development, housing, and homeless needs in Volusia County and was conducted to enhance outreach in the development of the Consolidated Plan and Annual Action Plan.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

Volusia County participates in an annual public meeting with the CoC and its members to solicit comments on proposed homelessness activities to be funded with entitlement ESG. Proposed activities and proposed performance standards and outcome evaluations were provided to the CoC and posted on their website for further review and comment by all CoC members. Volusia County considers any feedback received from the CoC and its members when allocating ESG funds, developing performance standards and evaluating outcomes, and in developing funding policies.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

<b>Agency/Group/Organization</b>	1. Volusia County Public Transit System (Votran)
<b>Agency/Group/Organization Type</b>	Regional Organization
<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual webinar due to COVID social distancing restrictions. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on public service, public facility, and transportation needs in the community from a public institution perspective. As an outcome, the County will further understand the transportation needs of the community. The County will continue efforts to coordinate with regional organizations to support public transportation services when possible.
<b>Agency/Group/Organization</b>	2. Florida Department of Health Seminole County
<b>Agency/Group/Organization Type</b>	Services – Health
<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Homeless Special Needs
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual webinar due to COVID social distancing restrictions. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a social services and health services perspective. As an outcome, the County will further understand the need for increased access to health services and operations support for organizations serving the low income and special needs populations. The County will also better understand the needs of those living with HIV and data surrounding the risk of lead poisoning and reported cases of lead-poisoned children. The County will continue efforts to coordinate with health providers and support organizations providing essential services when possible.
<b>Agency/Group/Organization</b>	3. West Volusia Habitat for Humanity

<b>Agency/Group/Organization Type</b>	Housing
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual webinar due to COVID social distancing restrictions. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a housing provider and development perspective. As an outcome, the County will further understand the need for increased access to affordable housing for its residents, with emphasis on owner housing, as well as non-homeless special needs.
<b>Agency/Group/Organization</b>	4. Career Source Flagler Volusia
<b>Agency/Group/Organization Type</b>	Services – Employment
<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy Economic Development
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual webinar due to COVID social distancing restrictions. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a social services perspective. As an outcome, the County will further understand the need for increased resources and capital to improve the quality of life for those living in disadvantaged and underserved areas, the need for increased access to quality employment, and the need for job training. The County will continue efforts to coordinate with service providers to support increased economic opportunities for its low income residents.
<b>Agency/Group/Organization</b>	5. Southeast Volusia Habitat for Humanity
<b>Agency/Group/Organization Type</b>	Housing

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-Homeless Special Needs
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual webinar due to COVID social distancing restrictions. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a housing provider and development perspective. As an outcome, the County will further understand the need for increased access to affordable housing for its residents, with emphasis on owner housing, as well as non-homeless special needs.
<b>Agency/Group/Organization</b>	6. Volusia Flagler County Coalition for the Homeless
<b>Agency/Group/Organization Type</b>	Homeless
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual webinar and phone interview due to COVID social distancing restrictions. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a social services perspective. As an outcome, the County will further understand the housing and supportive service needs of the homeless and at-risk of becoming homeless. The County will continue efforts to coordinate with homeless service organizations and support non-profit organizations providing essential services when possible.
<b>Agency/Group/Organization</b>	7. Deland Housing Authority
<b>Agency/Group/Organization Type</b>	PHA

<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via email and phone interview. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs from a public housing perspective. As an outcome, the County will further understand the housing and supportive service needs of low-income persons. The County will continue to coordinate with the PHA in efforts to provide affordable housing to its low-income residents.
<b>Agency/Group/Organization</b>	8. New Smyrna Beach Housing Authority
<b>Agency/Group/Organization Type</b>	PHA
<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via email and phone interview. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs from a public housing perspective. As an outcome, the County will further understand the housing and supportive service needs of low-income persons. The County will continue to coordinate with the PHA in efforts to provide affordable housing to its low-income residents.
<b>Agency/Group/Organization</b>	9. Ormond Beach Housing Authority
<b>Agency/Group/Organization Type</b>	PHA
<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs

<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via email and phone interview. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs from a public housing perspective. As an outcome, the County will further understand the housing and supportive service needs of low-income persons. The County will continue to coordinate with the PHA in efforts to provide affordable housing to its low-income residents.
<b>Agency/Group/Organization</b>	10. City of DeBary
<b>Agency/Group/Organization Type</b>	Other government – Local
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of DeBary staff was asked to analyze the priority needs in the community relating to public infrastructure, facilities, public services, and the workforce. All comments on the plan and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this annual plan.
<b>Agency/Group/Organization</b>	11. City of Deland
<b>Agency/Group/Organization Type</b>	Other government – Local
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of DeLand held a number of Citizen Advisory Task Force meets available to the public for the purpose of determining community priorities for the five-year plan, and one-year action plan which includes 2020/21 allocation of CDBG funds. All comments on the plan and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this plan.
<b>Agency/Group/Organization</b>	12. City of Edgewater
<b>Agency/Group/Organization Type</b>	Other government - Local

<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Edgewater held a public meeting for the purpose of determining community priorities for the five-year plan, and one-year action plan which includes 2020/21 allocation of CDBG funds. All comments on the plan and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this plan.
<b>Agency/Group/Organization</b>	13. City of Holly Hill
<b>Agency/Group/Organization Type</b>	Other government – Local
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Holly Hill analyzed the community priorities in the development of the five-Year Consolidated plan and for use of its 2020/21 allocation of CDBG funds. All comments on the plan, priorities, proposed use of the CDBG allocation, and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this plan.
<b>Agency/Group/Organization</b>	14. City of Lake Helen
<b>Agency/Group/Organization Type</b>	Other government – Local
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Lake Helen staff was asked to analyze the priority needs in the community relating to public infrastructure, facilities, public services, and the workforce. All comments on the plan and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this plan.
<b>Agency/Group/Organization</b>	15. City of Orange City
<b>Agency/Group/Organization Type</b>	Other government – Local
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy

<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Orange City held a public meeting for the purpose of determining community priorities for the five-year plan, and one-year action plan which includes 2020/21 allocation of CDBG funds. All comments on the plan and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this plan.
<b>Agency/Group/Organization</b>	16. City of Ormond Beach
<b>Agency/Group/Organization Type</b>	Other government – Local
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Ormond Beach held a number of Neighborhood Improvement Advisory Board meetings, which were available to the public, for the purpose of determining community priorities for the five-year plan, and one-year action plan which includes 2020/21 allocation of CDBG funds. All comments on the plan and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this plan.
<b>Agency/Group/Organization</b>	17. City of New Smyrna Beach
<b>Agency/Group/Organization Type</b>	Other government – Local
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of New Smyrna Beach held a number of CDBG Advisory Board meetings, which were available to the public, for the purpose of determining community priorities for the five-year plan, and one-year action plan which includes 2020/21 allocation of CDBG funds. All comments on the plan and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this plan.
<b>Agency/Group/Organization</b>	18. City of South Daytona
<b>Agency/Group/Organization Type</b>	Other government – Local



<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of South Daytona analyzed the community priorities in the development of the five-Year Consolidated plan and for use of its 2020/21 allocation of CDBG funds. All comments on the plan, priorities, proposed use of the CDBG allocation, and other comments related to general community development priorities were provided to the Housing and Grants Activity for inclusion in this plan.
<b>Agency/Group/Organization</b>	19. Volusia County Emergency Management Division
<b>Agency/Group/Organization Type</b>	Agency – Emergency Management
<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted by conducting a review and discussion of resiliency planning documents to address hazard risks and mitigation associated with climate change. Further, this division was consulted by invitation to encourage participation in the community needs survey. As an outcome, the County will further understand climatic effects of climate change that are a threat to Volusia County and its low-income residents. Further, the County will also understand how these threats impact low-income households within the County. The County will continue to coordinate with the Emergency Management Division for resiliency efforts.
<b>Agency/Group/Organization</b>	20. Volusia County Economic Development Division
<b>Agency/Group/Organization Type</b>	Grantee Department
<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis

<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted by conducting a review and discussion of economic planning documents to identify non-housing community development assets. Further, this division was consulted by invitation to encourage participation in the community needs survey. As an outcome, the County will further understand its economic profile and needs. The County will continue to coordinate with the Economic Development Division for efforts aimed at economic growth and prosperity.
<b>Agency/Group/Organization</b>	21. Team Volusia Economic Development Corporation
<b>Agency/Group/Organization Type</b>	Planning Organization
<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted by conducting a review and discussion of economic planning documents to identify non-housing community development assets. Further, this division was consulted by invitation to encourage participation in the community needs survey. As an outcome, the County will further understand its economic profile and needs. The County will continue to coordinate with Team Volusia Economic Development Corporation for efforts aimed at economic growth and prosperity.
<b>Agency/Group/Organization</b>	22. AT&T
<b>Agency/Group/Organization Type</b>	Services – Broadband Internet Service Providers Services – Narrowing the Digital Divide
<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online consultation included a review and analysis of coverage in the Volusia County and surrounding areas. As an outcome, the County will further understand the level of internet service provided to its residents and if there are areas of low-income concentrations within the County that are not provided adequate and affordable internet services. Because internet service providers are private for-profit entities, coordination is challenging but the County will make every effort to close that gap.

**Table 2 – Agencies, groups, organizations who participate**

**Identify any Agency Types not consulted and provide rationale for not consulting.**

The County endeavored to consult with all agency types and does not exclude any agencies from consultation. In addition to the direct consultation with the organizations listed in Table 2, the County invited nearly 60 stakeholders to participate in the public meetings and community survey. Publicly funded institutions including mental health facilities and correctional facilities were consulted through non-profit organizations serving those populations including homeless, mental health, foster care, and youth organizations. These organizations were consulted via public meetings, on-line survey, and interviews.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Local Housing Assistance Plan	Volusia County	The County's Local Housing Assistance Plan (LHAP) includes goals related to homeownership opportunities and rehabilitation which are identified as priority needs in this Consolidated Plan, particularly in terms of expanding the supply of affordable housing.
Comprehensive Plan	Volusia County	The Housing Element of the County's Comprehensive Plan identifies goals in support of affordable housing activities that align with housing needs and priorities of the Consolidated Plan.
PHA's 5-Year Plan	Deland Housing Authority New Smyrna Beach Housing Authority Ormond Beach Housing Authority	The PHA's annual plans include increasing access to affordable housing and supporting services to achieve self-sufficiency as goals which aligns with the County's priorities.
Continuum of Care	Volusia-Flagler County Coalition for the Homeless	The County develops goals for homeless relative to the funding that it provides to support the goals of the VFCCH (CoC).

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).**

Volusia County works closely with the eleven participating local governments in the implementation of the Consolidated Plan for CDBG funded projects. Several of the local participating jurisdictions completed surveys relating to non-housing community development needs. Cities were asked to explain and rank needs in a number of categories and provide justification on how they determined needs. The cities of Daytona Beach, Deltona, Oak Hill, Port Orange, and Pierson are separate entitlement jurisdictions and currently each entitlement jurisdiction undertakes its own planning and implementation. After the FY 20/21 fiscal year, Edgewater will no longer participate, therefore, there will only be 9 participating jurisdictions. Volusia County is involved in several countywide and regional economic development partnerships. Additionally, Volusia County is involved in countywide approaches to homeless services and efforts to reduce homelessness.

The County also actively partners with many local non-profit community agencies and works with County committees to support the goals of the provision of affordable, safe and sanitary housing; a suitable living environment, and expanded economic opportunities for low and moderate-income persons.

Consultations with State departments were done through discussions with the Department of Children and Families and the Florida Health Department.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.**

In accordance with 24 CFR Part 91, and the Citizen Participation Plan, the County conducted a comprehensive community participation process to ensure inclusion of all residents, target areas, beneficiaries of federal resources, and local public and private agencies. The County advertised public meetings in newspapers of general circulation, published an online survey, and consulted directly with stakeholders.

### **Public Meetings**

The County facilitated three (3) virtual public meetings for residents/stakeholders. Social distancing mandates in response to the COVID-19 pandemic did not allow for in-person public meetings. Virtual meetings were held in accordance with the HUD waiver allowing virtual public hearings in response to COVID-19 and complied with federal regulations governing the CDBG program. The public meetings informed residents and stakeholders about the Consolidated Plan, described the process, solicited input, and made available tables/maps to be analyzed for the Consolidated Plan. The County considered times/locations convenient for residents and stakeholders. Meeting dates, times, and locations are detailed below.

<b>Public Meetings</b>
September 10, 2020 1:00 PM – 2:30 PM
September 16, 2020 1:00 PM – 2:30 PM
September 24, 2020 1:00 PM – 2:30 PM

### **Online Survey**

To maximize engagement, the County developed an on-line survey. On-line surveys are convenient and confidential, both of which are appealing to residents and stakeholders. The survey gathered information related to priority needs in the County, including housing needs, homeless needs, public infrastructure/facility needs, economic development needs, and public service needs. English and Spanish versions of the survey were made available.

Goals were developed in accordance with high priority needs identified through community input, the needs assessment, and market analysis. Community input helped prioritize needs and goals to be incorporated in the Consolidated Plan and structured activities to be funded to address need within the County's regulatory and funding frameworks.

#### Direct Agency Consultation

The County developed a list of nearly 60 stakeholders to provide outreach to during the Consolidated Plan process. Stakeholders were invited to participate in the public meetings, on-line survey, and comment period via direct email to organization contacts. Additionally, the County conducted interviews with pertinent stakeholders to gather supplemental information for the Consolidated Plan including broadband connectivity providers and emergency management departments.

#### Advertisement of Outreach Activities

The County implemented various methods of advertisement for the outreach activities listed above. The County focused its efforts on reaching the broadest audience possible, while also employing methods specific to underserved populations.

The outreach approach included utilizing local media outlets. The County broadened outreach by utilizing their organizational websites, social media pages such as Facebook, and delivery of regional media releases. It is important to note that the County made every effort to advertise flyers and notices in an alternate language newspaper and accessible format.

Flyers were created and distributed electronically to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and persons with a disability.

## Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1. Public Meeting	<p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	6 Attendees	Refer to summary of comments section of this plan found above	All accepted	



Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2. Public Meeting	Minorities  Non-English Speaking – Specify other language: Spanish  Non-targeted/broad community  Residents of Public and Assisted Housing	0 Attendees	N/A	N/A	
3. Public Meeting	Minorities  Non-English Speaking – Specify other	0 Attendees	N/A	N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
	language: Spanish  Non-targeted/broad community  Residents of Public and Assisted Housing				

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4. Internet Outreach	<p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	10 Responses	<p>Respondents provided feedback on priority needs in the community. See survey results attached in an appendix for further summary of comments received.</p>	All accepted	<p><a href="https://www.surveymonkey.com/r/VolusiaEN">https://www.surveymonkey.com/r/VolusiaEN</a></p> <p><a href="https://www.surveymonkey.com/r/VolusiaSP">https://www.surveymonkey.com/r/VolusiaSP</a></p>
5. Public Hearing	Non-targeted/broad community	Volusia County presented the draft Consolidated Plan to the County Council.		All accepted	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
	Other – County Council	During the presentation, County staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Council Members and attendees.			
6. Other – Public Comment Period	Non-targeted/Broad community			All accepted	

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The Needs Assessment identifies the needs in the County in the areas of affordable housing, community development, homelessness, and non-homeless special needs. The Needs Assessment is the basis for the Strategic Plan and will assist the County in targeting limited housing and community development resources. The needs are determined by analyzing quantitative data as well as qualitative data gathered through the citizen participation and consultation process.

The Needs Assessment is divided into the following sections:

**Housing Needs Assessment** – The analysis of American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data as well as data and information from local sources shows that there is a significant need for affordable housing in Volusia County. The most significant housing problem facing both owners and renters in Volusia County is housing cost burden greater than 50% of income, with 7,792 renters and 8,909 owners who are experiencing this cost burden. Households, renting and owning, with income between 0-30% AMI are the most impacted in this category.

**Public Housing** – Volusia County’s jurisdiction includes three housing authorities – Deland, New Smyrna Beach, Ormond Beach – and one public housing agency – Volusia County which administers the County’s Housing Choice Voucher Program. The PHA’s provide housing opportunities for low income persons.

**Homeless Needs Assessment** – The 2019 System Performance Measures for VFCCH detail that there were 1,151 unduplicated persons experiencing sheltered homelessness throughout FY 2019. In the same reporting year, 884 persons experienced first time homelessness. Among the 1,143 persons who exited street outreach during FY 2019, 300 individuals exited to permanent housing destinations. Prior to moving into housing, the average length of time homeless for persons in Emergency Shelter, Safe Haven, and Transitional Housing is 295 bed nights.

**Non-Homeless Special Needs Assessment** – The County identified the non-homeless special needs population that require supportive services as the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, victims of domestic violence, and

persons living with HIV/AIDS and their families. Affordable housing is a high need for these populations as well as support services.

**Non-Housing Community Development Needs** – Based on information gathered through input from residents and stakeholders as well as the review of local studies, the County’s non-housing community development needs include: Public Facilities (senior centers, storm water management, community parks and recreational facilities, daycares, youth centers, public safety offices, and public libraries); Public Improvements, specifically street and sidewalk improvements and water/sewer improvements; and Public Services (general support services for various populations, employment training, and homelessness needs).

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

Based on the current demographic and housing occupancy data in this section, the jurisdiction assesses and projects the need for decent, safe, sanitary and affordable housing for its residents, and in particular those residents with low-moderate incomes, also known as income constrained households for the next five years. The housing needs summary tables below provides data on housing needs by income level, family type, households type, and tenure. Housing need is estimated by the number of households experiencing a housing problem. HUD defines housing problem as substandard housing, overcrowding, and housing cost burden.

- Substandard housing means a housing unit lacking complete plumbing or kitchen facilities;
- Overcrowded means a household having more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms;
- Severely overcrowded means a household have more than 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms;
- Cost-burdened means a household's total gross income spent on housing costs exceed 30% of household income; and
- Severely cost-burdened means a household's total gross income spent on housing costs exceed 30% of household income.

The housing situation for extremely low-income, low-income, moderate income and middle-income families in Volusia County is complex and varies significantly based on specific city or neighborhood within the jurisdiction. Available Census data and comparisons drawn from such data were used extensively in the assessments.

The jurisdiction has experienced growth as demonstrated in Table 5. Between 2009 and 2018, based on ACS 5 Year Estimates, the population in Volusia County has increased by 7% from 494,593 persons to 527,634 during this period. Additionally, the number of households has increased during this period by 6% from 200,018 to 212,985 households in the jurisdiction. The median income has continued to increase as well by 8% from \$43,326 to \$46,760 between 2009-2018.

Described in Table 6, there are 59,695 households, comprising the predominant income group whose income is greater than 100% HUD Area Median Family Income (HAMFI) of which 25,390 are small family households and 19,299 are household containing at least one person 62-74 years of age. The second most prevalent HAMFI band are 20,680 families between 50-80% HAFMI of which the most pronounced subpopulations are 6,033 are household containing at least one

person 62-74 years of age and 5,839 small family households. HAMFI data reports the following band totals by percentage:

- 0-30% HAMFI - 9%
- >30-50% HAMFI – 11%
- >50-80% HAMFI – 18%
- >80-100% HAMFI – 11%
- >100% HAMFI – 51%

The most significant housing problems facing both owners and renters in Volusia County, based on Table 7, are those who are income constrained and experiencing housing cost burden greater than 50% of income, with 7,792 renters and 8,909 owners making up the total in this category. Households, renting and owning, with income between 0-30% AMI are the most impacted in this category. The second category of housing problems where households are most significantly impacted is housing cost burden greater than 30% of income with 6,912 renter and 8,063 owner households, totaling 14,975 households in this category and the greatest burden falls on both renters and owners falling within the 50-80% AMI range. The data analysis reports that owners bear a greater housing cost burden in paying greater than 30% and 50% of their income toward housing. The third most prevalent housing problem facing income constrained households is zero/negative Income, which is specific to 0-30% AMI households. There are 1,215 renter and 1,292 owner households within this category, totaling 2,507 households, although zero/negative income households cannot be cost burdened and may still require housing assistance.

There are 5,040 Small Related renter households, and the greatest number of households within this category fall within the greater than 50-80% AMI households. The second largest group of low-moderate renters are those in the Elderly household category, totaling 4,111 households. The smallest renter group within this category are households within 0-30% AMI. Elderly households make up the greatest number of low-moderate income owners with 7,481 households, and the largest group within this category are households with income greater than 50-80% AMI, which is 2,843 households.

In comparison to the other housing problem categories, over-crowding does not present as a primary housing problem among low-moderate income households within the jurisdiction. Analyzed from the data in Table 11, 482 Single Family Households are the most impacted by over-crowding with 757 renter and 247 owner Single Family households experiencing this housing problem and, impacting renters and owners similarly-the majority of over-crowding impacts



households >50-80% AMI.

Demographics	Base Year: 2009	Most Recent Year: 2018	% Change
Population	494,593	527,634	7%
Households	200,018	212,985	6%
Median Income	\$43,326	\$46,760	8%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,955	12,960	20,680	12,469	59,695
Small Family Households	2,824	3,209	5,839	3,950	25,390
Large Family Households	422	607	1,118	418	2,590
Household contains at least one person 62-74 years of age	2,147	3,274	6,033	3,582	19,299
Household contains at least one person age 75 or older	1,911	3,643	4,973	2,844	9,314
Households with one or more children 6 years old or younger	1,297	1,170	2,287	1,290	4,358

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

	0-30% AMI Total Renter	>30-50% AMI Renter	>50-80% AMI Renter	>80-100% AMI Renter	Total	0-30% AMI Owner	>30-50% AMI Owner	>50-80% AMI Owner	>80-100% AMI Owner	Total
Substandard Housing – Lacking complete plumbing or	235	320	144	25	724	14	179	99	70	362

kitchen facilities										
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	25	55	130	15	225	10	40	40	0	90
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	145	139	210	49	543	0	59	110	58	227
Housing cost burden greater than 50% of income (and none of the above problems)	2,978	2,885	1,685	244	7,792	2,964	2,853	2,133	959	8,909
Housing cost burden greater than 30% of income (and none of the above problems)	120	1,313	3,945	1,534	6,912	914	1,750	3,334	2,065	8,063
Zero/negative Income (and none of the above problems)	1,215	0	0	0	1,215	1,292	0	0	0	1,292

**Table 7 – Housing Problems Table**

**Data Source:** 2011-2015 S

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	0-30% AMI Renter	>30- 50% AMI Renter	>50- 80% AMI Renter	>80- 100% AMI Renter	Total	0-30% AMI Owner	>30- 50% AMI Owner	>50- 80% AMI Owner	>80- 100% AMI Owner	Total
Having 1 or more of four housing problems	3,373	3,405	2,150	328	9,256	2,989	3,139	2,383	1,089	9,600
Having none of four housing problems	715	2,013	5,280	3,285	11,293	1,380	4,389	10,860	7,739	24,368
Household has negative income, but none of the other housing problems	1,215	0	0	0	1,215	1,292	0	0	0	1,292

**Table 8 – Housing Problems 2**

Data Source: 2011-2015 CHAS

1. Cost Burden > 30%

	0-30% AMI Renter	>30-50% AMI Renter	>50-80% AMI Renter	Total	0-30% AMI Owner	>30-50% AMI Owner	>50-80% AMI Owner	Total
Small Related	1,191	1,619	2,230	5,040	892	915	1,622	3,429
Large Related	148	346	345	839	138	101	283	522
Elderly	921	1,525	1,665	4,111	1,840	2,798	2,843	7,481
Other	1,058	1,132	1,670	3,860	1,001	903	770	2,674
Total need by income	3,318	4,622	5,910	13,850	3,871	4,717	5,518	14,106

**Table 9 – Cost Burden > 30%**

Data Source: 2011-2015 CHAS

## 2. Cost Burden > 50%

	0-30% AMI Renter	>30- 50% AMI Renter	>50- 80% AMI Renter	Total	0-30% AMI Owner	>30- 50% AMI Owner	>50- 80% AMI Owner	Total
Small Related	1,187	1,110	445	2,742	757	678	673	2,108
Large Related	148	194	65	407	128	37	50	215
Elderly	866	1,147	670	2,683	1,293	1,500	1,066	3,859
Other	998	814	580	2,392	788	678	417	1,883
Total need by income	3,199	3,265	1,760	8,224	2,966	2,893	2,206	8,065

**Table 10 – Cost Burden > 50%**

Data Source: 2011-2015 CHAS

## 3. Crowding (More than one person per room)

	0-30% AMI Renter	>30- 50% AMI Renter	>50- 80% AMI Renter	>80- 100% AMI Renter	Total	0-30% AMI Owner	>30- 50% AMI Owner	>50- 80% AMI Owner	>80- 100% AMI Owner	Total
Single family households	170	264	270	53	757	10	39	140	58	247
Multiple, unrelated family households	10	25	44	10	89	0	60	10	4	74
Other, non- family households	0	0	20	0	20	0	0	0	0	0
Total need by income	180	289	334	63	866	10	99	150	62	321

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

	0-30% AMI Renter	>30- 50% AMI Renter	>50- 80% AMI Renter	Total	0-30% AMI Owner	>30- 50% AMI Owner	>50- 80% AMI Owner	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

According to the 2018 ACS 5-Year Estimates, there are 67,137 one-person non-family households (with the householder living alone) within Volusia County, which is 32% of the jurisdiction's total population of 212,985. Within this subcategory of one-person households, 43,589 are owner occupied households and 23,548 are renter occupied households. It is further estimated by the Bureau that approximately 36,561, of these non-family households are composed of a single person living alone.

Householders who are elderly persons, age 65 and older, who are considered a non-family household and living alone total 33,111 persons, further analyzed details this total is comprised of 25,100 owner occupied units and 8,011 renter occupied units. This category of single-person householders totals 16% of Volusia County's population. Additionally, as described by data in Table 9-Cost Burden and Table 10-Severe Cost Burden, Elderly households are overrepresented in each category. There are 11,592 elderly households experiencing cost burden (4,111 renters/7,481 owners), paying more than 30% of their income toward housing expenses which is 35% of the total elderly persons living alone. Additionally, 6,542 elderly households are severely cost burdened (2,683 renters/3,589 owners), paying greater than 50% of their income toward housing expenses which totals 20% of the elderly non-family households living alone.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Table 12 detailing Households with Children Present does not have available data for accurate reporting on this category. However, there are 10,402 households identified in Table 6 who are households with one or more children 6 years old or younger. Analyzed from this table, 12% of households between 0-30% HAMFI have one or more children six years old or younger. Pointing to the financial insecurity based on income band, these households are in need of housing assistance.

Analyzed data from the 2018 5-Year Estimates reporting Disability Characteristics, there are 88,886 persons with a disability who are noninstitutionalized, which is 17% of the jurisdiction's population. There are 44,078 males and 44,808 females who are persons with a disability. There are 11,263 persons age 65 and older living below poverty level in the jurisdiction and 13,397 households with one or more people with a disability who are receiving SNAP benefits. Disability characteristics based on age within Volusia County:

- 4,480 persons – Under 17 years old

- 40,044 persons – Between the ages of 18 to 64 years old
- 44,362 persons – Age 65 and older

Reported by the Shimberg Center, there are 7,539 recipients of Supplemental Security Income (SSI) whose average monthly benefit is \$750 in Volusia County. In this jurisdiction, recipients of SSI have a maximum affordable rent of \$225 and require 93% of income for a zero bedroom and 116% of income for a one-bedroom unit at Fair Market Rent. According to the U.S. Social Security Administration, Office of Retirement and Disability Policy, in 2018 there were 12,509 individuals receiving a benefit from the Social Security Administration among persons who are blind, disabled, and aged in Volusia County.

Persons age 35 to 65 years of age with a disability total 32,444 individuals (37% of persons with a disability). Using this data, it is projected that the number persons with a disability who are elderly (65 and older) will increase during the plan period. The Shimberg Center for Housing Studies reported in a 2018 rent comparison that there are 114,165 Social Security Retirement Benefit recipients whose average monthly benefit is \$1,442. For persons receiving the Social Security Retirement Benefit, the maximum affordable rent is \$433, and that 49% income is needed for a zero-bedroom unit and 60% income is needed for a 1-bedroom unit at Fair Market Rent.

The Florida Department of Law Enforcement (FDLE) Uniform Crime Report provides data on domestic violence offenses and arrests by jurisdiction. In 2019, FDLE reporting indicates that the Volusia County Sheriff's Office reported the following domestic violence-related offenses:

- 4 – Murder
- 0 - Manslaughter
- 13 – Rape
- 21 – Fondling
- 191 – Aggravated Assault
- 0 - Aggravated Stalking
- 1,285– Simple Assault
- 21 – Threat/Intimidation

The Florida Coalition Against Domestic Violence (FCADV) cited Volusia in Florida's top ten counties for domestic violence offences with 3,305 calls into DV hotlines in Volusia & Flagler

during 2018 that meet the HUD Category 4 Definition of Homelessness. Volusia and Flagler's two DV Shelters aggregate data report a total of 625 survivors served and CoC's Coordinated Entry (CE) tracked 108 persons that reported "Fleeing DV" at intake for the 2017-18 reporting year.

### **What are the most common housing problems?**

According to Table 7, housing cost burden greater than 50% of income has the most wide-reaching impact, totaling 16,701 households who are experiencing this housing problem. Within this most common housing problem, 7,792 renter households and 8,909 owner households are impacted with this severe housing cost burden. Households within the 0-30% AMI are the most severely impacted.

Analyzed data in Table 10 shows that there are 8,224 low-moderate income renter households facing severe housing costs burdens. Across all household categories, >50-80% AMI renter households have the smallest percentage of households facing this cost burden. Small Related households are the largest group of renter households, making up 33% of the total. Owner households within the Elderly category are the largest low-moderate income group being 48% of the total number of households identified. Large Related households continue to be the smallest group experiencing severe cost burden with 5% of renter households and 3% of owner households impacted by this housing problem.

The second most common housing problem affecting low- and moderate-income households in Volusia County is housing cost burden greater than 30% of income (Table 9), which significantly impacts households >50-80% AMI, totaling 3,945 renter households and 3,334 owner households in that AMI category. There are 14,975 households, including renters and owners, who are paying greater than 30% of their income toward household expenses.

### **Are any populations/household types more affected than others by these problems?**

Elderly and Small Related Households seem to be most affected than others. Elderly households are experiencing the greatest severe house burden with 33% of all renter categories and 28% of all owner categories are paying 50% or greater toward housing expenses. Elderly owner households between 30-80% AMI make up the greatest number of households among all categories and income groups, totaling 5,641 households. The second most impacted by severe cost burden are Small Related households, comprising 33% of all renter categories and 26% of all owner categories.

Households who are cost burdened and paying greater than 30% of their income toward housing expenses is impacting Elderly and Small Related households. Among all renter and owner categories, Elderly households comprise 30% of renters and 53% of owners experiencing housing

cost burden at greater than 30% of income. Second to Elderly, Small Related Households experiencing cost burden comprise 36% of all renter categories and 24% of all owner categories.

Renters are disproportionately impacted by crowding. Table 11 details that among the total renters and owners experiencing crowding, 73% are renters. Of which single family household renters >50-80% AMI are the most impacted by crowding.

Among all categories, both renters and owner households within the 50-80% AMI range experience the most housing problems. Renters within the jurisdiction are substantially more impacted by substandard housing which lacks complete plumbing or kitchen facilities, demonstrated by the 724 income restrained renter households versus 362 owner households.

Providing further clarification, Table 8, details that two lower income levels for both renters and owners (0-30% AMI and >30-50% AMI) face a greater percentage of having one or more housing problems. According to this data, 83% of renter households and 64% of the owner households with incomes of 0-50% AMI have one or more of the housing problems.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

In an effort to capture at-risk households and households experiencing homelessness, the CoC has incorporated various systems of care to identify, assess, and refer persons experiencing homelessness to the CoC. To provide targeted services and supports, the housing crisis response system employs specific interventions based on the status of homelessness, as defined by HUD. For persons still housed and at-risk of losing their housing, homeless prevention assistance is provided. This may include financial assistance for rent, mortgage, or utilities, assistance with budgeting, and financial counseling to prevent homelessness. If the household is evicted, the CoC may divert the individual using best practices, mediation services, financial assistance, budgeting/financial counseling, and identifying other temporary housing resources such as friends or family to prevent entrance into the housing crisis response system. When households are fleeing domestic violence, consumers can access shelter and counseling services to support their housing needs, and referrals to CoC-funded projects. Households at-risk of homelessness due to limited income, especially those whose income is at or below 30% AMI, Tenant-based rental assistance (TBRA) is provided, giving the household an opportunity to stabilize their housing situation through financial assistance and community supports, increasing financial stability to prevent future episodes of homelessness. Households with insufficient resources to attain housing stability, such as lacking resources for rental or utility deposits, financial assistance



with deposits and support services such as budgeting are provided. When a person is transitioning out of an institutional care setting and into community integrated, independent living, discharge planning to Certified Recovery Residences, transitional housing programs, or independent living options with or without housing subsidies that offer community-based supports are integral to obtaining and maintaining housing.

Households participating in Rapid Rehousing benefit from education and employment support to ensure that, upon exit from the time-limited program, the household income is substantial enough to continue supporting the housing expenses. Increased economic independence will prevent future episodes of homelessness, as the household can maintain the lease agreement. While the RRH strategy incorporates support services, the case manager tasked with providing housing stabilization supports, it is also necessary to link the participant to on-going services that will enhance their ability to maintain their housing.

Direct service provider agencies implementing successful RRH programs use ESG through the State of Florida, HUD Continuum of Care funding, and Supportive Services for Veteran Families (SSVF) funds through Veterans Administration. Assisting formerly homeless persons obtain and maintain housing, the most common needs of these households are the following:

- Ability to have the financial resources to continue to pay the rent after the assistance is ended;
- Ability to maintain housing on their own after active case-management has ended;
- Ability to access and maintain affordable childcare; and
- Ability to access and maintain other services necessary for independent living, i.e., transportation, food, health care

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Volusia County does not provide an estimate of the at-risk population in this plan.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Volusia County used the following housing characteristics as priority factors in considering whether households qualified for homeless prevention rental assistance:

- Households undergoing a traumatic life event that prevented the household from meeting its' financial responsibilities;

- Households with current housing cost that exceed 50% of their income - severe housing cost burdens;
- Households with income at or less than 15% of AMI;
- Households member with physical disabilities and other chronic health issues including HIV/AIDS;
- Households with a poor credit history, or no credit history; or
- Households with a family member with a record of prior criminal history.

### **Discussion**

Renters and homeowners within Volusia County are negatively impacted by high levels of housing cost burden. Elderly households are at greatest risk, as the analyzed data reports high levels of cost burden and severe cost burden specific to this population. Documented in the 2018 Volusia-Flagler Counties Asset Limited, Income Constrained, Employed (ALICE) Report, 43% Volusia households are “struggling to afford their basic needs.” When wages remain stagnant and housing costs continue to increase, households spend more of their income on housing expenses, as demonstrated by the data in this section. To prevent a housing crisis, households living in the jurisdiction will benefit from an increased stock of available and affordable housing options, subsidies, supports related to economic mobility and housing stabilization, and opportunities for increasing household income.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

### Introduction

A disproportionately greater number of housing problems exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The data presented in Tables 13-16 provide a breakdown of housing problems by income level (0-30% AMI; 30-50% AMI; 50-80% AMI, and 80-100% AMI) and race and ethnic category. The analysis of this data will indicate the level of housing need for each race/ethnic group within that income level. The comparison of the housing need of each group to the total number of households in that income bracket will determine if any racial or ethnic groups are experiencing disproportionately greater housing problems.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,383	1,062	2,507
White	5,826	867	2,016
Black / African American	899	127	324
Asian	10	10	30
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	621	55	114

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,584	3,344	0
White	7,675	2,858	0
Black / African American	659	168	0
Asian	72	30	0
American Indian, Alaska Native	85	0	0
Pacific Islander	0	0	0
Hispanic	869	174	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,789	8,872	0
White	9,069	7,678	0
Black / African American	1,239	647	0
Asian	119	80	0
American Indian, Alaska Native	40	10	0
Pacific Islander	20	0	0
Hispanic	1,162	441	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,043	7,434	0
White	4,166	6,555	0
Black / African American	259	488	0
Asian	14	15	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	525	328	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

### Extremely Low-Income (ELI) Households (<30% AMI)

In Volusia County, approximately 67.4% of extremely low-income households have at least one housing problem. According to the HUD's Comprehensive Housing Affordability Strategy (CHAS) data, which breakdowns the extent of housing problems and housing need by household type and income level, there are two racial or ethnic groups disproportionately impacted by housing problems in this income category. One hundred percent of American Indian, Alaska Native households reported having a housing problem. Note that there are only an estimated 15 households in this group and the relatively small size of this population should be considered. Additionally, 78.6% of extremely low-income Hispanic households reported having a housing problem.

### Very Low-Income (VLI) Households (30%-50% AMI)

The overall rate of housing problems in the very low-income category is 74.1%. There is one racial or ethnic group disproportionately impacted. One hundred percent of American Indian or Alaska Native households reported a housing problem in this income category.

*Low Income (LI) Households (50%-80% AMI)*

In the low-income category, 57.1% of all households have at least one housing problem. Three racial or ethnic groups have a disproportionately high rate of housing problems. Approximately 80% of American Indian, Alaska Native households, 100% of Pacific Islander households, and 72.5% of Hispanic households have a housing problem.

*Moderate Income (MI) Households (80%-100% AMI)*

Moderate income households have noticeably lower rates of housing problems. Approximately 40.4% of the County's households in this income category have a housing problem. There are two racial or ethnic groups with a significantly higher rate of housing problems. One hundred percent of American Indian, Alaska Native households and 61.6% of Hispanic households have a disproportionate housing problem.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

### Introduction

The data presented in Tables 17-20 provides a breakdown of severe housing problems by income level (0-30% AMI; 30-50% AMI; 50-80% AMI, and 80-100% AMI) and race/ethnic category. In addition to a lack of complete kitchen facilities and a lack of complete plumbing facilities, severe housing problems also include overcrowded households with more than 1.5 persons per room and households with cost burdens of more than 50% of income.

The analysis of this data will indicate the level of need for each race and ethnic group within that income level. The comparison of the housing need of each group to the total number of households in that income bracket will determine if any racial or ethnic groups are experiencing disproportionately greater number of severe housing problems.

A disproportionately greater number of severe housing problems exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,362	2,095	2,507
White	4,925	1,789	2,016
Black / African American	829	192	324
Asian	0	20	30
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	577	99	114

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,544	6,402	0
White	5,173	5,347	0
Black / African American	516	321	0
Asian	47	48	0
American Indian, Alaska Native	75	10	0
Pacific Islander	0	0	0
Hispanic	599	449	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,533	16,140	0
White	3,318	13,430	0
Black / African American	534	1,357	0
Asian	64	135	0
American Indian, Alaska Native	0	50	0
Pacific Islander	20	0	0
Hispanic	483	1,110	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,417	11,024	0
White	1,021	9,645	0
Black / African American	44	708	0
Asian	10	19	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	320	528	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

### Extremely Low-Income (ELI) Households (<30% AMI)

In Volusia County, approximately 58% of extremely low-income households have at least one severe housing problem. There are two racial or ethnic groups disproportionately impacted by severe housing problems in this income category. One hundred percent of extremely low-income American Indian, Alaska Native households report a severe housing problem. As noted before, this population is relatively small. Hispanic households also face severe housing problems with approximately 73% of extremely low-income Hispanic households having at least one severe housing problem.

### Very Low-Income (VLI) Households (30%-50% AMI)

When compared to extremely low-income households, very low-income households have a lower rate of severe housing problems. Approximately 50.6% of all households in this income category have a severe housing problem and two racial or ethnic groups are disproportionately impacted. Approximately 61.7% of Black/African American households report a severe housing problem. Very low-income American Indian, Alaska Native households also have disproportionately greater need with 88.2% reporting a severe housing problem.

#### Low Income (LI) Households (50%-80% AMI)

Jurisdiction-wide 21.9% of low-income households have at least one severe housing problem. Two racial or ethnic groups report a disproportionately high rate of severe housing problems. Approximately 32.2% of low-income Asian households and 100% of low-income Pacific Islander households have a severe housing problem.

#### Moderate Income (MI) Households (80%-100% AMI)

Moderate income households have the lowest rate of severe housing problems at 11.4%. There are two racial or ethnic groups in this income category that are disproportionately impacted by severe housing problems. Moderate income Asian households and Hispanic households report severe housing problems at a rate of 34.5% and 37.7%, respectively.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

### Introduction:

Table 21 provides cost burden data for the County and for each racial and ethnic group. The data includes information on households without a cost burden ( $\leq 30\%$ ), cost-burdened households that pay between 30% and 50% of their income on housing costs, severely cost-burdened households that pay 50% or more of their income on housing costs, and households whose income is zero or negative and thus are not cost-burdened but may require housing assistance.

Disproportionately greater number of cost-burdened households means that the members of a racial or ethnic group experience cost burden or severe cost burden at a greater rate (10 percentage points or more) than the jurisdiction as a whole.

### Housing Cost Burden

Housing Cost Burden	$\leq 30\%$	30-50%	$> 50\%$	No / negative income (not computed)
Jurisdiction as a whole	73,491	21,846	18,839	2,594
White	65,940	18,208	15,029	2,096
Black / African American	2,652	1,459	1,805	324
Asian	978	154	86	30
American Indian, Alaska Native	70	65	90	0
Pacific Islander	19	0	24	0
Hispanic	3,377	1,673	1,572	114

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

According to the 2015 CHAS data, approximately 34.8% of all households in Volusia County spend 30% or more of their income on housing costs and are considered cost burdened. This includes households that spend 50% or more of their income on housing costs. Severely cost burdened households have higher levels of housing instability and likely need additional support. In Volusia County, 16.3% of all households are severely cost burdened.

American Indian, Alaska Native households are the only racial or ethnic group that is disproportionately cost burdened with approximately 28.9% of these households experiencing cost burden, compared to 18.71% of the County as a whole.

There are three racial or ethnic groups that are disproportionately severely cost burdened: 28.9% of Black/African American households, 40% of American Indian, Alaska Native households, and 55.8% of Pacific Islander households.

### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The following income categories have a racial or ethnic group that has a disproportionately greater need:

#### *Housing Problems*

ELI – American Indian, Alaska Native; Hispanic

VLI – American Indian, Alaska Native

LI – American Indian, Alaska Native; Pacific Islander; Hispanic

MI – American Indian, Alaska Native; Hispanic

#### *Severe Housing Problems*

ELI – American Indian, Alaska Native; Hispanic

VLI – Black/African American; American Indian, Alaska Native

LI – Asian; Pacific Islander

MI – Asian; Hispanic

#### *Cost Burden*

Cost Burden – American Indian, Alaska Native

Severe Cost Burden – Black/African American; American Indian, Alaska Native, Pacific Islander

**If they have needs not identified above, what are those needs?**

No additional needs were identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The relationship between geographic location and race, ethnicity, and income is discussed in detail in MA-50.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Volusia County Urban County has three public housing agencies (PHAs) within its jurisdiction: DeLand Housing Authority (DHA), Ormond Beach Housing Authority (OBHA), and the New Smyrna Beach Housing Authority (NSBHA). Additionally, the Volusia County Community Services Department is designated as a PHA and administers a Section 8 Housing Choice Voucher (HCV) Program but does not own or operate any public housing units.

The information in the tables below provide data on the number and type of public housing units and characteristics of public housing residents within the Volusia County Urban County Program Jurisdiction.

### Totals in Use

Program Type	Certificate	Mod-Rehab	Public Housing	Total Vouchers	Project - based Vouchers	Tenant - based Voucher	Veterans Affairs Supportive Housing Special Purpose Voucher	Family Unification Program Special Purpose Voucher	Disabled * Special Purpose Vouchers
# of units vouchers available			367	1,558		1,310	50	0	198
# of accessible units			2						

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** PIC (PIH Information Center)

## Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Total Vouchers	Project - based Vouchers	Tenant - based Vouchers	Veterans Affairs Supportive Housing Special Purpose Voucher	Family Unification Program Special Purpose Voucher
# Homeless at admission	0	0	0	2	0	2	0	0
# of Elderly Program Participants (>62)	0	0	24	311	0	309	2	0
# of Disabled Families	0	0	32	347	0	342	5	0
# of Families requesting accessibility features	0	0	167	1,394	0	1,384	8	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Total	Project - based Vouchers	Tenant - based Vouchers	Veterans Affairs Supportive Housing Special Purpose Voucher	Family Unification Program Special Purpose Voucher	Disabled * Special Purpose Voucher
White	0	0	80	770	0	765	4	1	0
Black/African American	0	0	87	620	0	615	4	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Total	Project - based Vouchers	Tenant - based Vouchers	Veterans Affairs Supportive Housing Special Purpose Voucher	Family Unification Program Special Purpose Voucher	Disabled * Special Purpose Voucher
Hispanic	0	0	6	310	0	309	0	1	0
Not Hispanic	0	0	161	1,084	0	1,075	8	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)



**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any housing that receives federal assistance, including public housing. PHAs are required to assess the needs of current tenants and applicants on its waiting list for accessible units and the extent to which the needs have not been met.

At the time of the writing of the County's previous Consolidated Plan, the NSBHA had entered into a voluntary compliance agreement (VCA) with HUD to implement the civil right requirements. NSBHA is now in compliance with Section 504 since completing five units of public housing that are ADA 504 accessible units. As of October 2020, there are 1,111 applicants on NSBHA's public housing waiting list and 363 of the applicants reported having a disability.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs of public housing residents and housing choice voucher holders are affordable housing, employment and job skills training, affordable childcare, life skills training, credit counseling, and activities geared toward the youth and elderly population. The NSBHA also pointed to a significant need for smaller size units since 629 applicants on the public housing waiting list indicated that they needed one-bedroom units.

According to the housing authority staff, the number of families on the waiting list for public housing and Section 8 HCV as of October 2020 is as follows:

- NSBHA Waiting List: Public Housing Units – 1,111; HCV - 1,486
- Volusia County Community Services Waiting List: HCV – 656
- OBHA Waiting List: Public Housing Units – 68; HCV - 261

**How do these needs compare to the housing needs of the population at large?**

Residents of public housing and voucher holders in Volusia County are mostly extremely low-income (<30% of area median income) or very low-income (30% - 50% AMI) while approximately 62% of the County's households earn more than 80% of the area median income.

This discrepancy in income results in the housing needs of public housing residents and HCV recipients being different from the population at large. As discussed in the Housing Needs Assessment section of this plan, the most common housing problem in the County is a lack of affordable housing which impacts households at all income levels. However, extremely low-income households, such as public housing residents and voucher holders, typically have a disproportionately greater level of housing need.

In regard to the need for supportive services, the needs of persons in public housing and housing choice voucher holders do not differ significantly from the population at large. Respondents to the PY 2020-2024 Con Plan survey identified similar public services needs as high priorities including employment training, housing counseling, senior services, and youth services.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The FL-504 Daytona Beach/Deltona/Volusia-Flagler Counties CoC, led by Volusia-Flagler Counties Coalition for the Homeless (VFCCH) as the designated Lead Agency, is responsible for managing the housing crisis response system in Volusia County, FL. The homeless system is complex and VFCCH recognizes the importance of including various community partners to support the housing and service needs of persons experiencing homelessness. To end homelessness, the community requires a housing stock that is affordable and available to low-income households, including for persons experiencing a housing crisis with limited financial resources. VFCCH is responsible for completing administrative tasks to procure funding for housing and services, pass-through and monitor funding, and oversee the network of direct service providers within the catchment area. In addition to being the Lead Agency, VFCCH is also the Collaborative Applicant, and Homeless Management Information System (HMIS) Lead Agency for the CoC. The CoC responsible for planning and coordinating homelessness related activities, creating an efficient continuum of housing and supportive services for persons experiencing homelessness. VFCCH leads the coordination of the housing crisis response system throughout Volusia and Flagler Counties.

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, codified in 2009, consolidated several programs previously authorized under the McKinney-Vento Homeless Assistance Act, changed an existing program to the new termed Emergency Solutions Grant (ESG) program, and defined the Continuum of Care planning process. The intention of these changes is to increase the coordination of the local systems to address homelessness more efficiently at the community-based level. HUD's Homeless Definitions of Category 1: Literally Homeless and Category 4: Fleeing/Attempting to Flee Domestic Violence, Trading Sex for Housing, Trafficking, Physical Abuse, or Violence provides the CoC with targeted populations with are reflected annually in the Point in Time Count and System Performance Measures.

VFCCH is also responsible for coordinating and executing the annual Point-In-Time (PIT) Count. The PIT Count estimates the number of individuals and families experiencing homelessness in the CoC region on a given night, typically held in January. The table below summarizes the data reported by FL-504 Daytona Beach/Deltona/Volusia-Flagler Counties.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	265	36	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	103	471	0	0	0	0
Chronically Homeless Individuals	10	68	0	0	0	0
Chronically Homeless Families	8	3	0	0	0	0
Veterans	33	28	0	0	0	0
Unaccompanied Child	10	5	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 – Number of becoming and exiting homelessness each year**

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Black or African American</b>	164	77
<b>White</b>	185	409
<b>Asian</b>	1	0
<b>American Indian or Alaska Native</b>	0	5
<b>Pacific Islander</b>	0	0
<b>Multiple Races</b>	18	16
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Hispanic</b>	47	33
<b>Non-Hispanic</b>	321	474

**Table 27 – Nature and Extent of Homelessness**

*Source: HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, FL-504 Deltona, Daytona Beach, Volusia, Flagler Counties CoC, Point in Time Date: 01/23/2019*

The 2019 System Performance Measures (SPM) for VFCCCH detail that there were 1,151 unduplicated persons experiencing sheltered homelessness throughout FY 2019. In the same reporting year, 884 persons experienced first time homelessness (persons with no prior enrollments in Emergency Shelter, Safe Haven, Transitional Housing only), which was an increase from the previous year by 341 individuals. Among the 1,143 persons who exited street outreach during FY 2019, 300 individuals exited to permanent housing destinations. Prior to moving into housing, the average length of time homeless for persons in Emergency Shelter, Safe Haven, and Transitional Housing is 295 bed nights, which is a decrease of 60 bed nights from the previous reporting year.

### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The number of households with at least one adult and one child identified during the 2019 PIT Count total 96 households, which are comprised of 301 individuals. Among the 301 persons in households with at least one adult and one child, 163 were staying in Emergency Shelter, 102 in

Transitional Housing, and 36 remained unsheltered during the 2019 PIT Count. In addition, there were four households with at least one adult and one child were considered chronically homeless, of which three were located in Emergency Shelter and one household remained unsheltered. In this subcategory of chronically homeless households, eight individuals were at Emergency Shelter and three were staying in an unsheltered location at the time of the Count. here are zero persons in households with only children.

Veterans accounted for 61 persons experiencing homelessness who were identified in the 2019 PIT Count. Among this subpopulation, two veterans were in Emergency Shelter, 31 were located in Transitional Housing, and 28 remained at an unsheltered location. The data does not detail family composition for the veteran subcategory. Documented in the 2019 Housing Inventory Count, there are 20 Safe Haven beds and 22 Transitional Housing beds that are dedicated to veterans experiencing homelessness within the CoC's region.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

People identifying as White are the largest demographic population identified in the 2019 PIT Count with a total of 594 individuals, of which 90 individuals were located at Emergency Shelter, 95 in Transitional Housing, and 409 persons remained in an unsheltered location. Persons of Black or African American descent total 241 persons, of whom 91 resided in Emergency Shelter, 73 were located in Transitional Housing, and 77 were staying in an unsheltered location at the time of the Count. The one person identifying as Asian was located at Emergency Shelter. Among the five individuals who are American Indian or Alaska Native, all remained in an unsheltered location. There were zero Native Hawaiian or Other Pacific Islanders identified as experiencing homelessness during the 2019 PIT Count. Thirty-four individuals identify as being a person of Multiple Races and six were staying at Emergency Shelter, 12 at Transitional Housing, and 16 persons were residing in an unsheltered location at the time of the 2019 PIT Count.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Identified at the time of the 2019 Point in Time Count, there were a total of 875 individual persons experiencing homelessness within the FL-504 Deltona, Daytona Beach/Volusia, Flagler Counties CoC region. Of the 875 individuals, 368 persons were residing in a sheltered location and 507 persons remained unsheltered at the time of the Count. One hundred eighty-eight (188) individuals were located at Emergency Shelter and 180 individuals in a Transitional Housing program.

The subpopulations evaluated in the PIT Count provide a more in-depth assessment of consumers who may require intensive supportive services to achieve long-term housing stability, beyond short term financial assistance and time-limited housing stabilization supports. One hundred and eleven individuals disclosed having a Severe Mental Illness (SMI), and six persons with SMI were

sheltered at Emergency Shelter, 11 in Transitional Housing, and 94 remained unsheltered at the time of the Count. There were 96 persons who self-disclosed having a disability relating to chronic substance abuse, of whom three were located at Emergency Shelter, 12 in Transitional Housing, and 81 individuals at an unsheltered location. There were zero individuals experiencing homelessness who self-disclosed being a person with HIV/AIDS.

Of the 15 people identified as “Unaccompanied Youth,” all were ages 18 to 24 years old and two were staying at Emergency Shelter, eight in a Transitional Housing project, and five remained unsheltered. The five-parenting youth, all of whom are ages 18-24 years old, one person was located in Emergency Shelter and four individuals were in Transitional Housing. There were 13 children of parenting youth identified at the time of the count, all of which were staying in sheltered locations with two children in Emergency Shelter and 11 in a Transitional Housing project. Within VFCCH’s catchment area, there are 73 beds within Emergency Shelter and Transitional Housing that are dedicated to youth experiencing homelessness.

A subcategory of persons experiencing literal homelessness are persons who meet the definition of chronic homelessness. This means an individual or head of household who has experienced literal homelessness for 12 months continuously or four episodes in three years totaling 12 months, and the person must have a disabling condition. In 2018, there were a total of 151 persons identified as chronically homeless with 100 residing in emergency shelter and 51 unsheltered at the time of the PIT Count. Chronic homelessness is not limited to single individuals, as three households included at least one adult and one child.

Eighty-three persons experiencing homelessness identified during the 2019 PIT Count were also Victims of Domestic Violence. Among this subpopulation, five individuals were staying at Emergency Shelter, seven in Transitional Housing, and 71 victims of domestic violence were staying in an unsheltered location.

### **Discussion:**

With over half of the population of residents who are experiencing homelessness being unsheltered, this indicates there is significant unmet demand for permanent housing solutions in the region. For people to exit Emergency Shelter, Transitional Housing, or unsheltered homelessness, there must be housing available a person can obtain which will then end that person’s housing crisis. Although there is importance to provide crisis services and shelter for those who lack it, the community needs significant investment in housing that is available and affordable to all of Volusia County’s residents, especially the most vulnerable who seek to end their housing crisis.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Volusia County recognizes the importance of accessibility to public resources that ensure inclusion for residents who may require support. Within the non-homeless special needs category, persons within these subpopulations are often more vulnerable and at risk of housing insecurity due to limited income and targeted service needs. The highest need recognized in the community survey is the need for Housing for persons with special needs. Historically, Volusia County contributes to community-based services that assist persons with special needs through coordination and funding to address these needs of the residents. This section below provides an accurate representation of persons within the jurisdiction who meet the criteria of the non-homeless special needs categories by analyzing the latest data from the ACS and other data sources.

### **Describe the characteristics of special needs populations in your community:**

#### *Elderly*

For the purposes of this report, persons 65 years of age and older are considered elderly. Volusia County, according to the 2018: ACS 5-year estimates Age and Sex category, has a total of 125,506 persons at or above the age of 65. This represents approximately 23.7% of the County's total population. Among persons living in Volusia County who are 65 and over, there are 44,362 individuals who also have a disability and there are 7,248 unrelated individuals who are living below the poverty level for whom poverty status is determined. Of the 77,200 housing units occupied by persons 65 years of age and above, 84.2% are owner occupied and and older in which 9,410 residents (31.2% of the category) reside in owner-occupied housing units and 3,270 persons (7.2% of the category) are living in renter-occupied units.

#### *Persons with Disabilities*

Based on the ACS 2018: 5-Year Estimate, there are a total of 88,886 persons (17.0%) who have disability.

The ACS provides details on the type of disability, among the total population of Volusia County:

- 5.4% have a hearing difficulty
- 3.5% have a vision difficulty
- 6.3% have a cognitive difficulty



- 10.0% with an ambulatory difficulty
- 3.6% with a self-care difficulty
- 7.4% with an independent living difficulty

### *Substance Abuse*

Lutheran Service Florida (LSF) is the Managing Entity (ME) that is contracted with Department of Children and Families (DCF) to coordinate a regional system of care for Substance Abuse and Mental Health (SAMH) services; passing funding for treatment and services through the ME to the direct service providing agencies for prevention, treatment, and recovery. In fiscal year 2018/2019, unduplicated data shows 12,647 adults and 1,673 children received substance abuse services within LSF's network. It should be noted that not all of these cases were not for individuals living within Volusia County, as LSF's region includes Alachua, Baker, Bradford, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Gilchrist, Hamilton, Hernando, Lake, Lafayette, Levy, Marion, Nassau, Putnam, St. Johns, Sumter, Suwannee, Union, and Volusia Counties. The data captured offers a snapshot of the population, as MEs coordinate a system of care for people who are indigent, uninsured, or underinsured.

According to the 2018 National Survey on Drug Use and Health, it is estimated that in the last year within Florida (based on persons 12 years of age and older):

- 2,587 persons used marijuana
- 361 persons used cocaine
- 52 persons used heroin
- 83 persons used methamphetamine
- 144 persons were diagnosed with pain reliever use disorder

The 2019 Health Needs Assessment conducted for Volusia County includes resident feedback that Substance Abuse services are difficult to obtain in the jurisdiction. Specific to Volusia County, between 2010-2016, heavy/binge drinking has increased with the highest percent being white individuals. There were 426 alcohol suspected motor vehicle crashes and traffic crash injuries, which was a decrease since 2014, but is still higher than Florida's rates. Between 2015 and 2016, there were 38 alcohol-suspected deaths in Volusia County. The death rate for chronic liver disease/cirrhosis is higher in Volusia County than in Florida. Opioid drug overdose caused hospitalizations continues to increase in Volusia County and is higher than Florida's rate. Additionally, Volusia County exceeds the Florida rate of death from opioid overdoses. Use of marijuana, cigarettes, and alcohol among middle and high school students within the jurisdiction

is decreasing but remains higher than Florida's rates. Respondents in the community survey for this plan identified access to substance abuse services as a desired need within Volusia County.

### *Domestic Violence*

The Florida Department of Law Enforcement (FDLE) 2019 Jurisdictional Reported Domestic Violence Offences Report, In 2019, FDLE reporting indicates that the Volusia County Sheriff's Office reported 1,535 domestic violence-related offenses:

- 4 – Murder
- 0 - Manslaughter
- 13 – Rape
- 21 – Fondling
- 191 – Aggravated Assault
- 0 - Aggravated Stalking
- 1,285– Simple Assault
- 21 – Threat/Intimidation

There is no information available on how many of these victims need housing assistance.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

### *Elderly*

ElderSource, the Area Agency on Aging and the Aging & Disability Resource Center for Northeast Florida, is the one-stop shop to assist older adults and adults with disabilities with information and access to services and programs in the region. ElderSource empowers people to live and age with independence and dignity in their homes and community. Serving Baker, Clay, Duval, Flagler, Nassau, St. Johns, and Volusia Counties, ElderSource identifies the needs of elders and caregivers within the service area, develops plans to meet the growing needs of the aging population, contracts with local agencies to deliver services to persons who need help, and provides oversight of contracts. Focused on their vision that older adults and adults with disabilities are valued and have the resources they need to live with dignity and security in an age and ability friendly community, ElderSource's 2020-2022 Area Plan outlines services provided and an overview of unmet needs and services within their service area. The feedback is collected

through public hearings, strategic planning, Helpline data, and the 2015 ElderSource Needs Assessment.

The unmet needs identified in the Area Plan are as follows:

- Access to Services
- Caregiver (Support Services)
- Communities (Needs)
- Healthcare
- Home and Community-Based Services

Unique to this region, the ElderSource Institute recognizes the following needs to support consumers: caregiver training, professional training, education and resources for adults age 50 and older, their caregivers, professionals who serve older adults, as well as adults who care about their own aging. Training and education programs include age sensitivity training, elder abuse awareness and prevention, disability sensitivity and inclusion, LGBT cultural competency training, savvy caregiver training, missing pieces plan, care transition coaching, and virtual workshops for dementia care. Persons in need of services can access the Elder Helpline, Medicare help, information about in-home care or community assistance programs, veteran services, Long Term Care services and supports through the ElderSource network.

Volusia County scored a 44 out of 100 on AARP's Livability Index. Based on the Livability Index, Volusia County lacks important infrastructure and services to improve accessibility for elderly individuals including the need for better housing accessibility (zero step entrances), housing options, personal safety, neighborhood quality, proximity to destinations, ADA-accessible system design of transit stations and vehicles, access to and quality of healthcare, and economic opportunities. While state and local policies are in place that create age-friendly communities in preparation for people aging, the index highlights areas that can be improved to address the needs of the elderly population.

#### *Persons with Disabilities*

Services for persons with disabilities received a 100% response rate, recognizing this as a high priority need in the community. One respondent detailed that their household includes a permanently disabled individual. Scoring as high needs, respondents identified that services for persons with disabilities, mental health services, substance abuse education and services, and transportation assistance are all needed services within the community. The local Aging and Disability Resource Center (ADRC), ElderSource, evaluates service strengths and needs and

coordinates the service delivery network for persons with disabilities in Volusia County. Services for persons with disabilities is outlined in the Area Plan, developed by ElderSource.

Persons with Disabilities within Volusia County typically need services that include independent living skills, employment services, treatment, Vocational Rehabilitation, case management, group homes, and Training, Education, and Support Services (TESS).

### *Substance Abuse*

The Substance Abuse and Mental Health Services Administration (SAMHSA) provides guidance on best practices and services to assist consumers with managing their substance use disorder to the best of their ability. Through DCF's Office of Substance Abuse and Mental Health and the regionally based Managing Entities, these best practices are executed among the network direct service providers. The community survey ranked substance abuse education/services needs as moderately important public services. SAMHSA's guidance includes incorporating health, home, purpose, and community as the primary needs in a recovery support network. Lutheran Services Florida (LSF), the Managing Entity, coordinates the system of care that provides substance abuse treatment services to both children and adults which may include case management, intensive case management, Medication Assisted Treatment (MAT), walk-in crisis support, outpatient services, Residential Treatment Facilities (Levels I-IV), inpatient substance abuse treatment, medical services, recovery support provided by Peer Recovery Specialists, detoxification, and addiction receiving facility.

### *Victims of Domestic Violence*

Florida Department of Children and Families 2019-2020 Annual Capital Needs Assessment details that there is a need to increase emergency shelter and transitional housing capacity to provide services to persons fleeing domestic violence. The Florida Coalition Against Domestic Violence identifies the following essential services for victims of domestic violence: survivor focused safety plans, counseling and advocacy, information and referrals for persons seeking assistance, child and youth-specific activities, youth-targeted education, education and training for adults.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

#### *Persons with HIV/AIDS and Their Families*

Volusia County's 2019 Community Health Needs Assessment, reports that, among new reported HIV cases, new AIDS cases, and HIV/AIDS death rates are much higher for Black individuals than other groups. Respondents of the community survey expressed that services for persons living with HIV/AIDS is a low priority, which is also reflected as the lowest-scoring health issue Volusia

County residents are concerned about in the Community Health Needs Assessment survey. There were no persons experiencing homelessness who self-disclosed a HIV/AIDS diagnosis at the time of the 2019 Point in Time Count.

The Florida Department of Health in Volusia County provides various HIV/AIDS services such as:

- Condom distribution program
- No cost HIV testing
- Pre-exposure prophylaxis (PrEP)
- Education and community outreach
- Linkage, retention, and reengagement program
- AIDS drug assistance program
- Case management services
- Housing assistance for persons living with HIV/AIDS
- Information for providers
- HIV surveillance program

According to the 2019 Florida Health Charts resource, there were 1,872 persons with HIV (PWH). Seventy-seven people were diagnosed with HIV in 2019, at a rate of 14.3 per 100,000 people. Among those diagnosed with HIV in 2019, 45 were non-Hispanic males, 21 were non-Hispanic females, 32 were non-Hispanic white individuals, 31 were non-Hispanic Black individuals, 10 were Hispanic males, and one was Hispanic female. Within the same reporting year, there were 7.0 AIDS diagnoses cases per 100,000 people. Of the 38 AIDS diagnosis cases in 2019, there were 21 were non-Hispanic males, 10 non-Hispanic females, 16 non-Hispanic Black individuals, 14 non-Hispanic white individuals, six Hispanic males, and one Hispanic female. Per

The Department of Health in Volusia County, through the Ryan White Program, serves persons living with HIV/AIDS. Services provided to HOPWA participants includes short-term rental, mortgage, or utility assistance, permanent housing placement, tenant-based rental assistance, short-term supported housing facilities (transitional housing), and other supportive services.

### **Discussion:**

When serving persons with special needs, use of evidence based best practices has demonstrated success in a person's stability and recovery. Affordable housing for all subcategories, and within

the general Volusia County population, is a high priority need across all systems. Community integration and accessibility is necessary to ensure that persons who have special needs and disabilities can access housing and services in an inclusionary manner without interruption and in a way that accommodates their needs. Volusia County's residents have complex and basic needs, requiring the assistance of multiple systems to fully address the needs person with special needs.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The public facilities category includes a range of activities to address non-housing community development needs such as community centers and parks that benefit low- or moderate-income neighborhoods. Residents and stakeholders that participated in the public meetings and the community needs survey identified the following public facility needs as high priorities for Volusia County:

- Senior centers
- Storm water management
- Community parks and recreational facilities
- Daycares
- Youth Centers
- Public safety offices
- Public libraries

### **How were these needs determined?**

These needs were determined through a comprehensive citizen participation process including:

Public Meetings: Stakeholders including residents and social service agencies serving the low- and moderate-income, special needs, and homeless populations were invited to attend three public meetings. The meetings served to provide information on the Five-Year Consolidated Plan, its process, and solicit input from stakeholders on priority needs.

Con Plan Survey Results: Respondents to the PY 2020-2024 Con Plan survey were asked to rank the public facility needs in Volusia County. The categories of public facilities in the survey were child-care centers, community centers and facilities (youth centers, senior centers), community parks and recreational facilities, and public safety facilities (fire, police, emergency management). Respondents could identify each public facility category as a high need, low need, no need, or don't know.

### **Describe the jurisdiction's need for Public Improvements:**

The public improvement category includes a range of activities considered to be non-housing community development needs such as roads, water/sewer improvements, lighting, drainage, and other capital projects that benefit low- or moderate-income neighborhoods. The following public improvement needs have been identified as high priorities for Volusia County:

- Streets and sidewalks

- Water and sewer

#### **How were these needs determined?**

These needs were determined through a comprehensive citizen participation process including:

Public Meetings: Stakeholders including residents and social service agencies serving the low- and moderate-income, special needs, and homeless populations were invited to attend three public meetings. The meetings served to provide information on the Five-Year Consolidated Plan, its process, and solicit input from stakeholders on priority needs.

Con Plan Survey Results: Respondents to the PY 2020-2024 Con Plan survey were asked to rank the public infrastructure needs including streets, sidewalks, and water/sewer improvements as a high need, low need, no need, or don't know.

#### **Describe the jurisdiction's need for Public Services:**

Public services address a broad range of needs including the provision of services for the mentally ill, developmentally disabled, elderly, and other groups such as persons with HIV/AIDS. Public services are often provided by non-profit agencies, usually in coordination with the County. The following public service needs have been identified as high priorities for Volusia County:

- Services for the disabled
- Senior services
- Mental health services
- Dental services
- Transportation
- Homeless services
  - Rental assistance
  - Outreach
- Youth services
- Drug/alcohol abuse services
- Domestic violence services
- Employment training
- Housing counseling
- Fair housing enforcement

#### **How were these needs determined?**

These needs were determined through a comprehensive citizen participation process including:



Public Meetings: Stakeholders including residents and social service agencies serving the low- and moderate-income, special needs, and homeless populations were invited to attend three public meetings. The meetings served to provide information on the Five-Year Consolidated Plan, its process, and solicit input from stakeholders on priority needs.

Con Plan Survey Results: Respondents to the PY 2020-2024 Con Plan survey were asked to rank the public service needs. There were 19 categories of public services included in the survey and the trending public service needs are listed above. Respondents could identify each public service category as a high need, low need, no need, or don't know.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The Housing Market Analysis section of the Plan provides a snapshot of the County's current housing stock and housing facilities. Housing market characteristics reviewed include the supply of housing, availability of affordable housing, housing cost and condition of housing units, and the supply of housing or facilities for persons with disabilities and persons experiencing homelessness. The Housing Market Analysis is divided into the following sections:

**Number of Housing Units** – The Housing Market Analysis begins with a basic count of the total number of housing units and occupied housing units in the County by property type, unit size, and tenure. There are 259,323 units in the County including a limited supply of subsidized units. Analysis of the data indicate that the current housing supply does not meet the need of all the County's residents.

**Cost of Housing** – This section of the Plan compares the cost of housing in the County to household incomes to determine if there is a sufficient supply of affordable housing. Housing cost burden (unaffordability of housing) is the foremost housing problem in the County and the data in this section of the Plan further supports the need for programs that produce or preserve affordable housing.

**Condition of Housing** – The supply of quality, decent housing is shaped by the condition of the housing inventory. This section of the Plan analyzes the age of the housing, risk of exposure to lead-based paint, and presence of housing problems. These factors coupled with the definition of substandard housing, justify the need for housing preservation activities.

**Public and Assisted Housing** – The affordable housing inventory in any jurisdiction typically includes units subsidized by federal, state, or local programs including public housing. Volusia County Community Assistance Division administers the Housing Choice Voucher Program. In addition, there are three housing authorities serving the area. Total vouchers offered throughout the County is 1,558. All three PHAs have waiting list for public housing units and vouchers which demonstrates the gap in the availability of affordable housing Countywide.

**Homeless Facilities and Services** – This section of the Plan provides an inventory of homeless facilities and services in the County. The 2019 Housing Inventory report identifies 1,196 total year-round beds for persons experiencing homelessness. This total includes emergency shelter, transitional housing, and permanent housing.

**Special Needs Facilities and Services** – Persons with special needs such as elderly persons, and persons with disabilities may require supportive housing and services. This section of the Plan provides information on facilities and services that meet the needs of this subpopulation.

**Barriers to Affordable Housing** – It is a goal of the County to increase the supply of affordable housing for low-and moderate-income persons. To accomplish this goal the County must overcome any barriers to the creation of affordable housing. Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing.

**Non-Housing Community Development Assets** – In addition to the non-housing community development needs identified in the Needs Assessment, the County also has economic development needs such as the need for employment training/education for workers to better align with the major employment sectors. Local economic trends are discussed in this section of the Plan as well as opportunities for economic growth.

**Needs and Market Analysis Discussion** – This section of the Plan summarizes key points from the Needs Assessment and Market Analysis in relation to areas of the County that have a low-income or minority concentration.

**Broadband Needs of Housing occupied by Low- and Moderate-Income Households** – Access to broadband is an essential need for individuals and families and should be equally available to low- and moderate-income households. The broadband services available to residents of the County are described in this section.

**Hazard Mitigation** - The supply of housing is directly impacted by the effects of natural disasters and other hazards such as climate change. Low- and moderate-income persons are more vulnerable to these effects and this section of the Plan discusses the natural hazard risks that this population faces including the risk of displacement due to a natural disaster.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Described by the Housing Supply Analysis, an estimate of the current supply of housing within Volusia County is provided. In this section the existing housing inventory is examined, including the type and size by tenure (owners/renters).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	168,665	65%
1-unit, attached structure	9,687	4%
2-4 units	12,924	5%
5-19 units	18,231	7%
20 or more units	26,994	10%
Mobile Home, boat, RV, van, etc	22,822	9%
<b>Total</b>	<b>259,323</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data Source: 2014-2018 ACS

### Unit Size by Tenure

	Number Owners	% Owners	Number Renters	% Renters
No bedroom	528	0%	2,081	3%
1 bedroom	2,626	2%	13,386	21%
2 bedrooms	40,393	27%	25,712	40%
3 or more bedrooms	105,783	71%	22,476	35%
<b>Total</b>	<b>149,330</b>	<b>100%</b>	<b>63,655</b>	<b>99%</b>

Table 29 – Unit Size by Tenure

Data Source: 2014-2018 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the University of Florida Shimberg Center for Housing Studies, within the County there are 70 properties with 7,362 assisted units funded by Florida Housing Finance Corporation, HUD Multifamily, USDA Rural Development, Local Housing Finance Authority, and HUD Public Housing. Volusia County dedicates CDBG, HOME, ESG, and State Housing Initiative Partnership (SHIP) dollars to improve and increase the housing stock for low to moderate income residents.

Volusia County's efforts to make housing affordable and available during the 2015-2020 Consolidated Plan period was successful. The jurisdiction targeted the following rental and homeownership activities with federal, state, and local dollars:

- Tenant based rental assistance (TBRA)
- Housing rehabilitation
- Rental housing (creation of units)
- Homeowner housing (creation of units)
- Homebuyer assistance
- Homelessness prevention
- Rapid Re-Housing
- Public housing modernization

For Volusia County's five-year strategic plan (2020-2024), the County aims to rehabilitate 50 units, provide direct financial assistance to 77 eligible homebuyers, and create 9 new affordable rental units. In addition, the County will serve 50 households through rapid re-housing activities and 100 households through homeless prevention activities. The County targets extremely-low, low, and moderate income families and individuals whose incomes are at or below 80% AMI, and will continue to aim assistance at households who meet this income range. ESG activities will target limited clientele households who are automatically assumed to be extremely-low or low-income. Household types targeted include family, elderly, disabled, homeless or at-risk of becoming homeless, and special needs households.

The Local Housing Assistance Plan (LHAP) outlines the strategy for the State Housing Incentive Partnership (SHIP) program, passing through state HTF dollars to Volusia County for rental and homeownership activities aimed at extremely low, very low, and sometimes moderate-income residents. Eligible activities through the SHIP program include:

- Homebuyer Assistance – New Construction and Existing Homes
- Homeowner Housing Construction
- Housing Rehabilitation for Owner-Occupied Single Family Homes
- Demolition and Reconstruction
- Emergency Repairs for Owner-Occupied Homes

- Wind Hazard Mitigation
- Multifamily Rental Housing Development and Rehabilitation
- Small Project Rental Housing Development and Rehabilitation
- Rental Assistance

According to the LHAP, Volusia County aims to serve 93 owner-occupied units under homeownership, nine units within rental development projects, and 15 residents with rental assistance during 2019-2022.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The Volusia County jurisdiction is served by three Public Housing Authorities - DeLand Housing Authority, Housing Authority of New Smyrna Beach, and Ormond Beach Housing Authority- and one Public Housing Agency – Volusia County which administers the Housing Choice Voucher Program. In total there are 367 Public Housing Units and 1,558 Housing Choice Vouchers.

Shimberg Center for Housing Studies Volusia County Assisted Housing Inventory report identifies that, between 2020-2025, subsidy expiration will impact 1,481 assisted units. By 2030, Volusia County will lose a total of 1,595 units due to subsidy expiration. Note that these numbers are only reported at the County level which includes assisted units in Daytona Beach, however Daytona Beach is its own entitlement and not covered under this plan. These units with upcoming subsidy expiration target families, elderly, and persons with disabilities.

The 2019 Rental Market Study outlines developments and units preservation risk factors. Based on this report in Volusia County, there are three developments (748 units) that have Florida Housing Finance risk, one (35 units) has Rural Development maturing mortgages, eight developments (408 units) with HUD expiring rental assistance. There are 42 developments and 4,554 units with at least one risk factor.

**Does the availability of housing units meet the needs of the population?**

Several factors highlight that the availability of housing does not meet the needs of the population in the County. First, based on the 2019 Point in Time County, 58% of persons experiencing homelessness in Volusia County are unsheltered. If the housing units met the demand, the housing crisis response system would be better equipped to move people out of shelter to permanent housing-which would expand the capacity of the Continuum of Care and move people more quickly out of homelessness. Despite a small reduction in the average length of time people are experiencing homelessness in Volusia County, there are not enough

permanent housing options to provide residents without a home an available and affordable rental unit. Emphasizing the need for more affordable housing options, 28% of the low-income renters in the County are cost burdened. Therefore, not only is the County unable to provide the housing units for the 875 residents currently experiencing sheltered and unsheltered homelessness, but there are an additional 18.057 households who may be on the brink of a housing crisis due to unaffordability.

The median income, based on ACS 2018: Median Income in the Past 12 Months, for households in Volusia County is \$46,760 annually. According to the Zillow Home Value Index, the median of home value in within the County is \$218,746, with a projected -1.5% decline over the next one year. The median price of homes currently listed in Volusia County is \$248,000 and the median sale price is \$212,200. The median rental price in Volusia County is \$1,543. Based on the median household income, once property tax, PMI, and homeowner's insurance are added to the principal mortgage, a person earning the homeownership becomes unattainable. Similar to residents who rent, when calculating affordable rental costs based on median income, the renter household would need to pay no more than \$1,169 in contract rent to not become cost burdened-which is far exceeded by the median rent price in the County. Therefore, regardless renting or owning, the cost to rent or purchase a home exceeds the average income earner within the County.

#### **Describe the need for specific types of housing:**

Volusia County is in need of a housing stock that is affordable and available to households within various income ranges. Considering that, based on the Point in Time Count, there were 537 households without children and 96 households with at least one adult and one child, there is a need for smaller units such as zero or one bedrooms. Among all categories under unit size by tenure, zero- and one-bedroom units comprise the smallest amount while there is a significantly larger stock of larger units of two- or three-bedroom units in the County. Although there are five PHAs in the jurisdiction, all PHAs occupancy rates remain between 84.3% to 90.3% occupied which does not offer flexibility for new housing participants in subsidy programs.

#### **Discussion**

The gap between median income and cost of purchasing and/or renting a home is significant. The County will benefit from continuing to invest in activities that will create new homes for a wide variety of residents throughout Volusia County. These strategies that steer investment to expanding housing stock that is attainable to low income residents will improve opportunities for residents to thrive. The demand for housing subsidies administered through PHAs exceeds what is available, and by focusing efforts to create an affordable housing stock, PHA voucher holders can transition out of these programs and into an unsubsidized unit.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The following tables show the cost of both owner and renter housing in Volusia County. These tables have been updated with American Community Survey (ACS) data to better reflect the current market.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2018	% Change
Median Home Value	187,200	164,200	(12%)
Median Contract Rent	708	849	20%

**Table 30 – Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,398	8.9%
\$500-999	37,400	61.8%
\$1,000-1,499	13,402	22.2%
\$1,500-1,999	2,425	4.0%
\$2,000 or more	1,854	3.1%
<b>Total</b>	<b>60,479</b>	<b>100%</b>

**Table 31 - Rent Paid**

**Data Source:** 2014-2018 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,170	No Data
50% HAMFI	3,166	7,514
80% HAMFI	13,880	19,047
100% HAMFI	No Data	28,970
<b>Total</b>	<b>18,216</b>	<b>55,531</b>

**Table 32 – Housing Affordability**

**Data Source:** 2011-2015 CHAS



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	750	900	1,111	1,494	1,690
High HOME Rent	719	772	928	1,064	1,168
Low HOME Rent	568	609	731	843	941

**Table 33 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

There are 37,400 renters, which is 61.8%, who are paying between \$500-\$999 as rent within Volusia County. The median contract rent in the jurisdiction is \$849 and is demonstrated as 10,191 renters are paying between \$800-\$899 in contract rent. Between 2009 and 2018, the median home value decreased by 12% from \$187,200 to \$164,200, however contract rents continued to rise within the same timespan with the median contract rent in 2009 was \$708 and it rose to \$849 in 2018.

Persons whose income exceeds 80% HAMFI, including both renters and homeowners, have more flexibility in their tenure because their higher earnings allow for a more expensive cost of living. As HAMFI increases, homeownership increases. The data reports that homeownership is more attainable for homeowners earning 80% HAMFI and above, with 14,577 identified homeowners in that HAMFI range. Across all HAMFI ranges, there are 18,216 HAMFI renter households and 55,531 HAMFI owner households. There are zero renters within the 100% HAMFI category, and 28,970 owners within the same category. At 30% HAMFI, there are zero owner households and 1,170 renter households. Based on this data, there is a significant different is availability between renter and owner households.

Despite programs that provide down payment assistance in the County, the buyer must qualify for a mortgage prior to receiving the down payment assistance. This can be a barrier to households within the lower HAMFI categories. As there is no data available for owners within the 30% HAMFI range and no data for renters in the 100% HAMFI range, it is assumed that households within 30% HAMFI and below could not access homeownership due to the additional expenses such as closing costs, PMI, down payment, and homeowner's insurance. Households whose earnings exceed 100% HAMFI have the resources for home purchase, such as the ability to save for a down payment.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Described in Table 33, the cost of renting within Volusia County has increased and there are substantially more HAMFI owner households than HAMFI renter households. However, despite a decrease in home values, the jurisdiction's median income of \$47,670 limits residents from achieving homeownership due to financial constraints. Therefore, the jurisdiction's residents need more access to affordable rental and homeownership opportunities.

Median home values in Volusia County have decreased by 12% between 2009 and 2018 and are projected to continue to increase, according to the Zillow Home Value Index, by 4.7% over the next year. The current median Zestimate valuation within the jurisdiction is \$223,558, as of August 30, 2020. With the projected increase of home values throughout 2021 that will effect single family homes and condos, in addition to the increase in contract rents throughout Volusia County, the rise in prices for both renters and owners will impact affordability and cost burden for low income residents.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Based on the ACS 5 Year Estimates, the median contract rent of \$849 in Volusia County is consistent with the one-bedroom Fair Market Rent and two-bedroom High HOME Rent. However, these rents do not accurately incorporate other housing expenses such as the utility allowance. If all utilities are included in the unit, and the contract rent is the maximum Fair Market Rent, utility expenses are not accounted for which then make housing costs more expensive beyond the established HUD rents. As rents continue to rise in the current market and, demonstrated by the number of HAMFI renters and persons experiencing homelessness within the jurisdiction, contract rents may become unaffordable for low-income families. Table 34 reveals that 56,200 renters are paying between zero and \$1,499 in rent which is 92.9% of the renters in the jurisdiction. As rents continue to increase, more renters will become cost burdened which can lead to a housing crisis.

Despite having several Public Housing Authorities within the jurisdiction, each of them maintains fairly high lease up rates which prevents expanding subsidies to new, eligible households. Therefore, the expanding the availability of PHA voucher subsidies is not realistic and outside of the jurisdiction's control. To quickly move people from homelessness to housing, increasing the number of landlords to participate in CoC-subsidized housing programs is essential to maintaining a stock of affordable and available rental housing. As rents continue to increase, Housing Assistance Payments will bear the burden, restricting the number of new housing participants that can be served despite natural attrition. To serve more households, the

current housing participants need access to programs focused on economic mobility, educational pursuits, career training/employment, and homeownership. Ensuring that every resident can access housing, the jurisdiction will need to preserve and produce housing that is affordable to a variety of income earners and household types.

### **Discussion**

Within Volusia County, 70.7% of the renters are paying less than \$1,000 per month toward rent. Based on this data, Volusia County recognizes the value of developing and preserving housing that is attainable and affordable for households with a wide variety of income ranges. As housing costs continue to increase beyond the pace of median income levels, the number of households who are cost burdened and financially limited regarding their housing choices will increase. Although 7.1% of households are paying \$1,500 and above in contract rent, it is not the majority who can afford more expensive rental units. Home values and rents continue to rise, but homebuyer assistance and housing subsidies remain limited, which then creates barriers for housing choice among a substantial majority of residents within the jurisdiction.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The following section outlines “selected” housing conditions as defined by the Census’s 2018 5-year estimates. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to the household, not the housing unit. The Census defines a “selected” condition as:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- More than one person per room
- Housing costs greater than 30% of household income.
- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- More than one person per room
- Housing costs greater than 30% of household income.

### Definitions

Volusia County is invested in increasing the availability of permanent housing which is in standard condition. Defining the terms standard condition, substandard condition but suitable for rehabilitation is necessary to ensure housing projects and activities meet this goal.

The County’s definitions are as follows, per HUD regulation:

- *Standard condition* means a housing unit that meets or exceeds HUD’s Housing Quality Standards (HQS) (24 CFR 982.401) and all state and local codes and zoning ordinances.
- *Substandard* means a housing unit lacking complete plumbing and kitchen facilities.
- *Substandard suitable for rehabilitation* means a housing unit, or in the case of multiple unit buildings the building or buildings containing the housing units, which have at least three major systems in need of replacement or repair and the estimated cost of making the needed replacements and the repairs is less than 75% of the estimated cost of new construction of a comparable unit or units.

### Condition of Units

Condition of Units	Number Owner-Occupied	% Owner-Occupied	Number Renter-Occupied	% Renter-Occupied
With one selected Condition	37,501	25%	32,414	51%
With two selected Conditions	479	0%	1,406	2%
With three selected Conditions	87	0%	32	0%

Condition of Units	Number Owner-Occupied	% Owner-Occupied	Number Renter-Occupied	% Renter-Occupied
With four selected Conditions	0	0%	18	0%

Condition of Units	Number Owner-Occupied	% Owner Occupied	Number Renter- Occupied	% Renter- Occupied
Condition of Units				
No selected Conditions	111,263	75%	29,785	47%
<b>Total</b>	<b>149,330</b>	<b>100%</b>	<b>63,655</b>	<b>100%</b>

**Table 34 - Condition of Units**

Data Source: 2014-2018 ACS

### Year Unit Built

Year Unit Built	Number Owner-Occupied	% Owner-Occupied	Number Renter-Occupied	% Renter-Occupied
2000 or later	17,116	20%	5,992	19%
1980-1999	34,822	41%	10,723	34%
1950-1979	29,951	35%	13,216	42%
Before 1950	3,208	4%	1,726	5%
<b>Total</b>	<b>85,097</b>	<b>100%</b>	<b>31,657</b>	<b>100%</b>

**Table 35 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Number Owner-Occupied	% Owner-Occupied	Number Renter-Occupied	% Renter-Occupied
Total Number of Units Built Before 1980	52,687	35%	27,777	44%
Housing Units build before 1980 with children present	7,350	14%	4,345	16%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2014-2018 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	27,802	18,536	46,338
Abandoned Vacant Units	0	0	0
REO Properties	70	17	87
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

**Alternate Data Source Name:**  
2014-2018 ACS – Vacant Units

**Data Source Comments:** REO total units from RealtyTrac REO Listing Data. Units not suitable for rehabilitation, calculated 40% of total vacant units and 20% of REO properties.

## Need for Owner and Rental Rehabilitation.

According to Table 38, 61% of the owner-occupied housing stock was built since 1980, totaling 51,938 owner occupied units in that time period. The majority of the development occurred between 1980 to 1999, totaling 34,822 units, 41%, of this owner-occupied housing stock. However, owner occupied units built prior to 1980 comprise 33,159 units, which is 39% of the owner-occupied housing stock. An estimated 53% of the renter occupied housing units were built since 1980, accounting for 16,715 units. There are 14,942 renter occupied units, 47%, which were built in 1979 or earlier. There is a need for both owner-occupied, and renter occupied housing rehabilitation due to the age of a significant portion of the housing stock.

One key indicator of the condition of a community's housing stock focuses on the age of the housing. As older structures are more available and affordable to lower-income households, lower income households typically face higher rates of housing burdens without the resources to maintain the unit, mitigate deterioration, and invest in energy efficiency, or harden the home for disaster resilience.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards.

Young children remain at risk for Lead-based paint (LBP) poisoning. Homes built prior to 1978 have the greatest risk of containing lead and pose a dangerous threat to infants, children under six, and pregnant women. Lead is a toxic metal that when absorbed into the body can cause brain or organ damage. Peeling lead-based paint or high levels of lead in dust can expose the lead resulting in a hazardous environment. Low- or moderate-income households, assumed to

be households living under the poverty level, can be assumed to be are more likely to reside in poorly maintained dwellings, and hold the greatest risk of lead poisoning.

The total number of units built before 1980 pose a lead based paint threat and the numbers identified in the “Risk of Lead Based Paint” table above serve as a default baseline of units that contain lead-based paint hazards for the purposes of the Consolidated Plan.

The data on lead-based paint hazards as presented in Table 39 indicates that there are 52,687 owner occupied units and 27,777 renter occupied units constructed before 1980. There are an estimated 7,350 (14%) owner occupied units and 4,345 (16%) renter occupied units built prior to 1980 where children are present – which households are at higher risk for LBP hazards.

### **Discussion**

A significant portion of the housing stock in the jurisdiction is older and will benefit from improvements such as rehabilitation. Dedicated funding sources to support rehabilitation of both owner occupied and renter occupied properties will help preserve the housing stock and make it safer for low- and moderate-income households and more resilient.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Public housing was established to provide decent and safe rental housing for eligible very low and low-income families, the elderly, and persons with disabilities. Public housing agencies (PHAs) play an important role in the provision of affordable housing by operating housing developments and/or managing housing choice vouchers.

The Volusia County Urban County has three PHAs within its jurisdiction: DeLand Housing Authority (DHA), Ormond Beach Housing Authority (OBHA), and the New Smyrna Beach Housing Authority (NSBHA). Additionally, the Volusia County Community Services Department is designated as a PHA and administers a Section 8 Housing Choice Voucher (HCV) Program but does not own or operate any public housing units.

This section of the Plan describes the number of public housing units and vouchers managed by the PHAs and the physical condition of the public housing units.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Total	Project - based Vouchers	Tenant - based Vouchers	Veterans Affairs Supportive Housing Special Purpose Voucher	Family Unification Program Special Purpose Voucher	Disabled * Special Purpose Voucher
# of units vouchers available			367	1,558		1,310	50	0	198
# of accessible units			2						

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 38 – Total Number of Units by Program Type**

**Data Source:** HUD Public Housing Authorities dataset/Shimberg Center for Housing Studies; HUD HCV Data Dashboard (July 2020)

### Describe the supply of public housing developments.

*DeLand Housing Authority (DHA):* DHA demolished all of its public housing units in 2007 through an approved plan with HUD. Since then, the DHA has replaced those housing units with two public housing developments: Laurel Villas Apartments and Laurel Court. Laurel Villas Apartments was completed in 2011 and is a 120-unit family apartment complex. Laurel Court was completed in



2015 and is an 80-unit development designated for elderly persons. DHA also administers 764 Section 8 vouchers in the West Volusia area.

*New Smyrna Beach Housing Authority (NSBHA):* The NSBHA owns and manages four public housing communities with a total of 126 units. Donnelly Homes built in 1954 has a total of 12 units; Live Oak Homes was built in 1962 and has a total of 40 units; Greenlawn Terrace was built in 1954 and has a total of 34 units; and Enterprise Homes has a total of 40 units and was built in 1962. The NSBHA also manages 253 Section 8 housing choice vouchers. NSBHA also provides scattered-site rental housing through the Market Rent program, which began in 2014 with four townhomes in the Historic Westside neighborhood of New Smyrna Beach and added six homes in 2016 in the same neighborhood.

*Ormond Beach Housing Authority (OBHA):* The OBHA owns and manages 41 units of public housing and administers a Section 8 program with 219 vouchers that covers from Ormond Beach area to Port Orange east of I-95.

*Volusia County Community Services Department:* The Volusia County Community Services Department does not own any public housing units but manages a Section 8 HCV program with 322 vouchers.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.**

Table 42 identifies each public housing development and provides the Real Estate Assessment Center (REAC) average inspection score which is an indicator of the physical condition of public housing units. HUD's REAC conducts physical inspections of public and assisted multifamily housing. Scores range from 0 to 100 and all properties start with 100 points. Each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency. The score helps to understand the physical condition of the public housing stock, as well as changes in the stock over time; hold providers accountable for housing quality; and plan for future affordable housing needs.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Laurel Villas (DHA)	82
Laurel Court (DHA)	98
Donnelly Homes (NSBHA)	98
Greenlawn Terrace (NBSHA)	98
Live Oak Homes (NSHBA)	98
Enterprise Homes (NSBHA)	98
Turnkey 41 (OBHA)	64

Table 39 - Public Housing Condition

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction.**

Based on the HUD REAC scores, all the public housing units in Volusia County are above acceptable condition. The DHA properties were constructed between the last five to ten years and due to the relatively recent construction of the Laurel Villas and Laurel Court, the agency focuses on maintenance of the units.

All of NSBHA's public housing communities are over 50 years old and in need of recapitalization. NSBHA and a developer partner were successful in securing funding from the Florida Housing Finance Corporation (FHFC) through the Low Income Housing Tax Credit (LIHTC) program to demolish and reconstruct some of its public housing units. A total of 74 units of public housing will be demolished and replaced with 80 units of senior housing in Phase 1 and 80 units of family housing in Phase II (Phase II is not yet funded). Additionally, NSBHA currently has plans to submit a Section 18 obsolescence application to demolish and dispose of Greenlawn Terrace and Enterprise Homes which are located on contiguous sites.

The OBHA was a recipient of CDBG funding in FY 2018-19 to replace the roofs at several of their public housing units.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.**

The strategies of the PHA's are intended to benefit individuals and families residing in public housing by addressing a wide range of issues faced by low- and moderate-income persons, from physical problems with their environment to social issues.

*DeLand Housing Authority (DHA):* The DHA's strategy for improving the living environment of its public housing residents includes ongoing maintenance of their units, neighborhood watch meetings, life and safety trainings, and other educational programs.

*New Smyrna Beach Housing Authority (NSBHA):* The NSBHA will be submitting an application to the HUD Moving to Work (MTW) Demonstration Program in December 2020 which will allow the agency to design and test innovative strategies for providing low income families with affordable housing and new paths to economic independence. Some of the initiatives included in the NSBHA 2021 PHA MTW Annual Plan include:

- Community Resource Initiative Alliance (CRIA) – A self-sufficiency programs that will assist individuals with acquiring the skills needed to secure a sustainable wage and will include an education and/or work requirements. Supportive services will include “wrap-around” services incorporating childcare, transportation, and education.
- Local Project Based Voucher Program – This initiative will enable NSBHA to expand housing choice through the development of new housing options in areas of opportunity throughout the community and will enable NSBHA to be more competitive in the LIHTC process due to the upfront commitment of project based vouchers.
- Landlord Incentive Program – This initiative is also intended to expand housing choice in areas of opportunity by providing a bonus to landlords that accept a voucher when their properties are located in low poverty, low minority concentration areas and they are new participants in the HCV program.
- Local Homeownership Program – NSHBA plans to develop and implement a local homeownership program in partnership with Habitat for Humanity.

*Ormond Beach Housing Authority (OBHA):* The Ormond Beach Housing Authority strategy for improving the living environment of low and moderate income families residing in our community are consistently upgrading the appliances to energy efficient, installation of closet enclosures for all units, installation of downspouts on all units, installation of new cabinets in all units and repave the driveways on all properties.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Reported in the 2019 Housing Inventory Count, FL-504-Deltona, Daytona Beach/Volusia, Flagler Counties CoC identifies 1,196 total year-round beds for persons experiencing homelessness. This total includes emergency shelter, transitional housing, and permanent housing. Out of the total, there are 199 family units with 678 family beds, 506 adult-only beds, and 12 child-only beds. The three sub-categories include 97 beds earmarked for chronically homeless individuals, 385 beds for veterans, and 161 beds for youth experiencing homelessness.

### Facilities and Housing Targeted to Homeless Households

	Year Round Beds (Current & New) Emergency Shelter Beds	Voucher / Seasonal / Overflow Beds Emergency Shelter Beds	Current & New Transitional Housing Beds	Current & New Permanent Supportive Housing Beds	Under Development Permanent Supportive Housing Beds
Households with Adult(s) and Child(ren)	182	0	153	140	0
Households with Only Adults	45	0	97	298	0
Chronically Homeless Households	0	0	0	93	0
Veterans	0	0	22	343	0
Unaccompanied Youth	73	0	28	61	0

Table 40 - Facilities and Housing Targeted to Homeless Households

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

Volusia County works with various systems and direct service providing agencies to support people experiencing homelessness with community-based resources that will continue once housing stability is achieved will offer continuity of care and will increase the potential for permanent housing retention. To assist with planning and coordination among multiple service systems to best serve persons experiencing a housing crisis, Volusia County has representation on the Continuum of Care (CoC) Board of Directors, CoC Executive Committee, and Applications Committee. The CoC and direct providers provide an array of services related to supporting persons at risk of homelessness or other disadvantaged populations covering workforce development and Vocational Rehabilitation, rental assistance for persons with a disability, utility subsidies, mental health and substance treatment services, services for persons fleeing domestic violence, legal services, benefit acquisition using the SSI/SSDI Outreach, Access, and Recovery (SOAR) model, housing navigation and care coordination services, and peer support.

Additionally, the CoC facilitates bi-annual trainings for service providers and community stakeholders about accessing non-employment cash and non-cash benefits, SNAP (food stamps), Temporary Assistance for Needy Families (TANF), affordable healthcare and linkage to the VA case managers for service and non-service connected disabilities and pensions for veterans.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The FL-504 CoC received a total of \$502,224.85 of funding from the State of Florida and \$1,727,905 in CoC funding awards in 2019 to make homelessness rare, brief, and one-time in the CoC's region. Volusia Flagler County Coalition for the Homeless (VFCCH) administers a variety of grant programs to meet the diverse housing crisis needs of persons experiencing homelessness in the region.

As housing is the solution to ending homelessness, VFCCH received federal funding to support permanent housing interventions, which include Permanent Supportive Housing (PSH) and Rapid Re-Housing (RRH) programs in the jurisdiction. PSH is long-term housing subsidies for people with disabling conditions paired with access to individualized support services, prioritizing people with the longest episodes of homelessness and the highest level of vulnerability. RRH is a housing intervention designed to move a household back into housing as quickly as possible and it typically provides (1) help identifying appropriate housing; (2) financial assistance (deposits and

short-term or medium-term rental assistance for 1-24 months), and (3) support services as long as needed and desired, up to a certain limit.

The 2019 CoC Funding Awards for the FL-504 are listed below:

- **Halifax Urban Ministries** is a direct service provider within the jurisdiction that operates various housing programs, emergency shelter, homeless prevention, and homeless intervention and assistance programs. The organization's mission is focused on preventing homelessness by providing emergency assistance and interventions on behalf of people experiencing homelessness.
  - PSH for Homeless Families: \$51,034.00
  - PSH for Homeless Individuals: \$111,996.00
  - Rapid Re-Housing for Individuals & Unaccompanied Youth: \$102,843.00
  - Joint Transitional Housing-Rapid ReHousing (Domestic Violence): \$55,403.00
- **The Neighborhood Center of West Volusia** supports persons experiencing homelessness through housing, food pantry, emergency assistance, and other crisis and referral services. In addition to emergency housing, the Neighborhood Center also provides emergency housing and transitional housing.
  - Permanent Housing: \$145,541.00
  - Permanent Housing: \$82,340.00
  - Permanent Housing, Homeless Youth Program: \$89,667.00
  - Permanent Housing: \$147,811.00
  - New Joint Transitional Housing-Rapid ReHousing Program: \$115,973.00
  - Rapid ReHousing, Domestic Violence Bonus Project: \$158,720.00
  - Permanent Housing: \$113,951.00
- **Volusia/Flagler County Coalition for the Homeless** is the CoC in the jurisdiction and the organization's mission is to prevent homelessness and provide a path to independence for families, individuals, veterans, and youth who have fallen into homelessness.
  - My Place Apartments Permanent Supportive Housing: \$199,870.00
  - Coordinated Entry/Locator/DV Navigator: \$171,753.00

- FL-504 HMIS: \$122,134.00
- CoC Planning Project: \$58,869.00

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The service providers within the special needs category may take a multi-disciplinary approach to coordinate care among various service systems such as behavioral health, child welfare, local Area Agency on Aging, and Agency for Persons with Disabilities.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.**

### *Elderly*

The housing needs of the elderly are addressed through private rental and owner housing, assisted individual rental housing and congregate rental housing. For elderly homeowners, modifications to the home are generally needed to prevent transition to adult care facilities. However, the cost of retrofitting, and even repairs, to the home is high and unaffordable. The elderly persons who can remain in their homes will require an increased need for in home care programs and assistance with home medications to provide accessibility.

The Shimberg Center's Assisted Housing Inventory details that there are 14 affordable multifamily developments that target Elderly persons and 12 that target both Elderly and Families. Typically, elderly persons residing in these rental units can receive a limited range of supportive services such as transportation to medical appointments, recreational activities, and referrals to other community-based resources.

DeLand Housing Authority's Laurel Court development has 80 units designated for the elderly 62 years of age and older.

### *Persons with Disabilities*

The Agency for Persons with Disabilities (APD) is the funding and referral source and is responsible for providing housing and supportive services to persons with disabilities in the jurisdiction. In the APD Northeast Region (in which Volusia County is incorporated) transportation, private duty nursing, residential nursing services, skilled nursing, behavior analysis service, and Behavior Focus (BF) and Intensive Behavior (IB) Residential Habilitation (Res-Hab) services as critical services. APD's i-Budget Waiver program "is an effective means of implementing home and community-based services for individuals with developmental disabilities. It is designed to meet the health and safety needs for the customer and to provide



choice in supports necessary for successful community integration,” but the number of people who want to participate exceeds the resources available.

The housing needs of the persons with physical disabilities vary in comparison to persons with a behavioral health disorder, especially based on the extent of the disability and individual needs and preferences. Persons who have a developmental or physical disability may require structural modifications for accessibility in their homes, or accessible rental units if renting. Persons with developmental, physical, or behavioral health disabilities require housing with more intensive supportive services such as transportation, case management, supported employment, support coordination, life skill building, in-home care, and therapies. Regardless, support services typically are focused on assisting persons with disabilities obtain and retain community integrated housing. Currently in Volusia County there are two developments, totaling 30 units, that specifically provide assisted housing to persons with disabilities.

### *Substance Abuse*

The State of Florida’s Department of Children and Families Office of Substance Abuse and Mental Health (DCF SAMH) directs regional Managing Entities create a system of care among network direct service providers which offer inpatient and outpatient services for persons with substance abuse, mental health, or co-occurring disorders. Strategic priorities for the jurisdiction outline in the DCF SAMH Triennial Needs Assessment and Master Plan, Appendix 2: Northeast Region Plan include the following strategic priorities:

1. Recovery Oriented Systems of Care
2. Opioid Epidemic
3. Children’s Mental Health System of Care
4. Community Based Health Promotion and Prevention
5. State Mental Health Treatment Facilities Improvement
6. Collaboration and Communication

The needs outlined in Northeast Region’s Plan specific to substance abuse treatment include: Short Term Residential Treatment beds, Housing and Care Coordination, Assisted Outpatient Treatment (AOT), substance abuse treatment.

The state employs a Recovery Oriented System of Care (ROSC) to best support persons with behavioral health needs. Typically, community-based services are offered to persons with behavioral health needs such as case management, supported housing, medication management, and services specific to housing retention and maintaining independent living skills.

According to the Florida Association of Recovery Residences, Avenues of 12 Women's Recovery Houses is the one Certified Recovery Residence in Volusia County, which is located in Daytona Beach. Housing participants needs are addressed by furnished rental units, live-in house managers, one-on-one consultations, weekly house meetings, linkage to community resources (12-step meetings, counseling services), and meals/toiletries/household items.

### *HIV/AIDS*

The State of Florida's Department of Health administers Florida's Housing Opportunities for Persons with AIDS (HOPWA) program and recognizes the following as the highest priority HOPWA projects:

- Short-term rent, mortgage and utility (STRMU) payments;
- Tenant-based rental assistance (TBRA);
- Permanent housing placement (PHP) activities;
- Resource identification services;
- Supportive services;
- Short-term transitional housing; and
- Grantee and project sponsor's administrative services.

The HIV/AIDS Planning Body, specific to Florida Department of Health in Volusia County, "brings together service providers, Health Department staff, people living with HIV or AIDS, and other concerned community members to create a plan for the Volusia/Flagler network of HIV/AIDS Services." The Planning Body ranks service needs related to medical care, case management, and other supportive services that help consumers live independently.

### *Public Housing Residents*

The Volusia County jurisdiction is served by three Public Housing Authorities - DeLand Housing Authority, Housing Authority of New Smyrna Beach, and Ormond Beach Housing Authority- and one Public Housing Agency – Volusia County which administers the Housing Choice Voucher Program.

The most immediate needs of public housing residents are employment training and access to employment opportunities to create opportunity for economic mobility. Finding suitable employment is a direct link to becoming self-sufficient. Within the jurisdiction, the PHAs provide Housing Choice Voucher participants the opportunity to participate in the HUD Family Self-Sufficiency (FSS) program which assists participating households in becoming economically independent and self-sufficient through achieving educational and employment goals. FSS combines case management, education, job training, and ongoing support.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

The Florida Statutes set forth state discharge guidelines and notes that the intent of the Legislature is to ensure that persons leaving care and custody are not discharged into homelessness. The Florida State Department of Corrections requires contracted halfway houses in order to secure full employment for clients and to discharge clients into transitional or permanent housing residence. The Federal Bureau of Prisons Halfway House Program has the same requirements.

The Florida Department of Children and Families Office of Substance Abuse and Mental Health (DCF SAMH) implemented Housing Coordination and Care Coordination initiatives at regional levels, through the Managing Entities and their network of direct service providers. Lutheran Services Florida (LSF), the Managing Entity within the jurisdiction, and their network of direct service providers, participate in Volusia Flagler County Coalition for the Homeless' (VFCCH) Coordinated Entry System to improve coordination for overlapping consumers. These LSF initiatives assist homeless or at-risk persons with behavioral health service needs coordination to obtain appropriate housing upon discharge from institutional facilities. These supportive housing services may include short-term financial assistance for rent or utilities, assistance identifying and securing a rental unit, and supportive services that assist with housing retention. Typically, consumers are discharged to apartments, group homes, and shared living with outpatient treatment. These programs are intended to identify high utilizers and persons with acute service needs and prevent cycling through inpatient crisis treatment by providing stable housing and consumer-driven services. These goals are achieved by enhanced discharge planning beginning at admission prevents returns to homelessness. SMA Healthcare PATH staff utilize a High Service Utilizer list from LSF to identify persons who have a mental illness that are chronically homeless who are in and out of area hospitals, crisis stabilization units, and branch jails.

Persons experiencing homelessness in Volusia County are linked to Health Care Coordinators who assist participants with Medicaid/Care and/or affordable healthcare. These navigators are provided by the Health Planning Council of NE Florida and assist consumers to identify the best possible healthcare plans. The United Way Volusia-Flagler Counties awarded VFCCH funding for Housing Resource Care Coordination (HRCC) case management services. The goal of HRCC is the linkage of homeless and housing participants to affordable healthcare, behavioral healthcare and other supportive services, leading to self-sufficiency.

Volusia Flagler County Coalition for the Homeless (VFCCH) has an integral relationship with all of the Public Housing Authorities. The New Smyrna Beach, Ormond Beach, and Deland Housing Authorities utilize the CoC Coordinated Entry process for implementation of the Mainstream Voucher HCV program which targets non-elderly individuals/families where on adult member of

the household has a disability, has been previously homeless, imminent risk of homelessness, homeless, or coming from an institution. VFCH has actively participated in cross system coordination to support discharge policies and procedures with mental health service providers since 2007. SMA Healthcare operates Continuum of Care funded permanent housing and participates in the Homeless Management Information System (HMIS). Currently individuals who meet the homeless criteria are not routinely discharged from Halifax Medical Center or SMA into homelessness.

SMA Healthcare Projects for Assistance in Transition from Homelessness (PATH) staff also provide in-reach services to consumers being discharged from the Chet Bell Crisis Center (CBCC), detoxification, and residential services to complete the Vulnerability Index-Services Prioritization Decision Assistance Tool (VI-SPDAT) and refer these consumers to the CoC's Coordinated Entry system.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).**

The County of Volusia receives funding through the CDBG, HOME, and ESG programs, relying on the State of Florida to administer the HOPWA grant, and has historically provided funding to support public services and to address the needs of persons experiencing homelessness in the jurisdiction. Volusia County's strategic plan incorporates \$62,225 of entitlement grant funding with respect to persons who are not homeless but have other special needs. This activity involves the provision of funds to install an ADA accessible pre-fabricated concrete restroom and concession stand. In addition, the Community Assistance Division coordinates with other County departments and local organizations to leverage funds that will assist with supportive services for special needs populations.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Affordable housing is a growing concern at the federal, state and local levels. Housing affordability has also become an important public policy issue, as home ownership is viewed as being an important goal for both individual and social reasons. Housing prices, household incomes, and mortgage rates are the primary determinants of housing affordability.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. Volusia County recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of County policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the County.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes. It is important to note that during and after the economic recession of 2008 there was little residential investment in Volusia County. The collection of residential impact fees by the County was in a moratorium until mid-2015.

In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), Volusia County develops an Analysis of Impediments to Fair Housing Choice (AI) to identify impediments or barriers to affordable housing and fair housing choice, and create actions toward the resolution of the barriers. The County's most recent Analysis of Impediments identified the following impediments to affordable housing and fair housing choice:

- Lack of public awareness of fair housing rights and fair housing services:
  - Lack of understanding Federal and State fair housing law:
    - Uncertain of who or what groups are protected under the law.
    - Uncertain or lack of knowledge of what actions constitute violations of.
  - Lack of uniformity in referrals for prospective victims of housing discrimination.
- Some unlawful discrimination appears to be occurring in rental and owner markets:
  - Housing discrimination complaints and lawsuits have been filed and sustained regarding housing discrimination.
  - Responses to public and stakeholder surveys report that some housing discrimination does occur.
- High home mortgage loan denial rates for selected minorities, particularly for blacks and Hispanics.
- Economic barriers limit lower income households ability to choose housing in the market of their choice:
  - Volusia County wages are considerably lower than the statewide average.
  - Studies point to lower income households continued inability to afford safe, decent, and affordable housing based on the real wages earned in comparison to cost of housing.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Volusia County has a strong and growing economy and is home to over 13,000 enterprises that produce or provide a variety of goods and services. These companies transact business locally and globally, contributing annually to the \$15 billion GDP generated within the Deltona-Daytona Beach-Ormond Beach MSA. They enrich Volusia County communities by providing employment for thousands and by attracting visitors, revenue streams and new professional talent to the area.

Team Volusia Economic Development Corporation, the countywide economic development public/private partnership, is working to attract new business. However, the County also believes that incremental growth in the base of businesses that are already in the County is where sustainable economic success will be found. While continuing to support endeavors focused on recruiting new business, Volusia County's Economic Development Division is also focused on starting, growing and retaining businesses locally.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,284	961	1	1	0
Arts, Entertainment, Accommodations	16,608	13,573	16	17	0
Construction	7,917	7,160	8	9	1
Education and Health Care Services	20,170	17,645	20	22	2
Finance, Insurance, and Real Estate	6,424	4,568	6	6	-1
Information	1,665	782	2	1	-1
Manufacturing	6,907	7,317	7	9	2
Other Services	3,958	3,464	4	4	0
Professional, Scientific, Management Services	7,596	4,004	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	16,049	14,362	16	18	2
Transportation and Warehousing	2,332	927	2	1	-1
Wholesale Trade	4,056	2,194	4	3	-1
Total	94,966	76,957	--	--	--

**Table 41 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	125,151
Civilian Employed Population 16 years and over	114,035
Unemployment Rate	8.87
Unemployment Rate for Ages 16-24	18.44
Unemployment Rate for Ages 25-65	5.51

**Table 42 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	23,405
Farming, fisheries and forestry occupations	4,820
Service	13,296
Sales and office	29,973
Construction, extraction, maintenance and repair	11,929
Production, transportation and material moving	7,453

**Table 43 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	70,119	66%
30-59 Minutes	27,298	26%
60 or More Minutes	8,103	8%
<b>Total</b>	<b>105,520</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	Civilian Employed In Labor Force	Unemployed In Labor Force	Not in Labor Force
Less than high school graduate	7,115	916	6,930
High school graduate (includes equivalency)	27,945	2,840	16,228
Some college or Associate's degree	34,130	3,111	13,969
Bachelor's degree or higher	24,975	1,206	6,490



**Table 45 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

**Educational Attainment by Age**

	<b>18–24 years old</b>	<b>25–34 years old</b>	<b>35–44 years old</b>	<b>45–65 years old</b>	<b>65+ years old</b>
Less than 9th grade	650	697	1,252	1,860	3,019
9th to 12th grade, no diploma	3,217	2,582	2,591	5,959	5,891
High school graduate, GED, or alternative	7,296	9,303	9,273	28,449	25,484
Some college, no degree	7,642	6,889	6,971	21,783	15,959
Associate's degree	1,926	3,399	3,409	8,885	4,952
Bachelor's degree	1,120	4,737	4,754	12,285	9,928
Graduate or professional degree	80	1,641	2,058	7,192	7,302

**Table 46 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	20,345
High school graduate (includes equivalency)	23,654
Some college or Associate's degree	28,773
Bachelor's degree	38,927
Graduate or professional degree	51,119

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The Business Activity table demonstrates the strength of the County's business climate: diversity in industries, and availability of jobs for those with the requisite skills. The industry with the greatest share of workers, and the number of jobs available, is Education and Health Care Service (20,170 workers, and 17,645 jobs). This industry is strong in Volusia County due to the robust educational system which includes over 25 middle and high schools and 7 secondary educational institutions including Bethune-Cookman University, Daytona State College, Keiser University, Stetson University, University of Central Florida, Embry-Riddle Aeronautical University, and Palmer College of Chiropractic. There are also several vocational schools throughout the County.

In addition, Volusia County is home to a number of medical centers and hospitals including Volusia Medical Center, Central Florida Regional Hospital, Florida Hospital, and Halifax Medical Center to name a few.

The second largest industry is the Arts, Entertainment and Accommodations industry (16,608 workers, and 13,573 jobs). The nonprofit arts and culture sector is a significant industry in Volusia County—one that generates \$48.7 million in total economic activity. This spending—\$13.7 million by nonprofit arts and cultural organizations and an additional \$35 million in event-related spending by their audiences—supports 1,472 full-time equivalent jobs, generates \$32.4 million in household income to local residents, and delivers \$7 million in local and state government revenue. In addition, tourism can be a significant catalyst for economic activity. Some of the major attractions in Volusia County include the Daytona International Speedway, Jackie Robinson Ballpark, Marine Science Center, Atlantic Center for the Arts, Museum of Arts and Sciences along with numerous parks and gardens. Volusia County is also home to Daytona Beach and Ormond Beach, both of which are tourist attractions having a significant economic impact for the County.

The third major industry is Retail Trade (16,049 workers, and 14,362 jobs). Volusia County is home to the Volusia Mall which has over 100 stores, specialty shops and eateries. Anchor stores include JC Penny, Zales, H & M, Victoria's Secret, Kay Jewelers, and Dillards.

**Describe the workforce and infrastructure needs of the business community.**

Volusia County has a rapidly growing economy, now in the top 40% of all MSA's nationally. The County's exceptional quality of life and beautiful environment attract people from across the nation and around the world who chose to live, learn and work in the County. With reasonable land and construction costs, easy access to transportation, great schools, colleges and universities, Volusia County is an attractive location for workers and businesses.

The total population of civilian workforce is 125,151 persons, of which 114,035 are 16 years or older and employed. The unemployment rate in the County is relatively low at 8.87. Since the end of the Great Recession, Volusia County has seen a net increase of over 15,000 in the size of its workforce. From 2010 to 2018, employment in Volusia County grew over 17%, an increase of over 36,000 jobs.

Volusia County's economy is driven by thousands of local enterprises that produce a variety of goods and services, creating jobs and stimulating even greater investment. Area companies not only support local commerce but also transact business throughout the world generating up to \$437 million in exports, annually. However, Volusia County's business community is also unique as 89% of the County's employers have less than 20 employees. The County's small business community, which has birthed some of the most recognized brands in sports, personal care and

insurance, is thriving. There are also several larger companies headquartered in Volusia County including: Costa Del Mar, Florida Healthcare Plans, International Speedway Corporation, ("ISC"), LPGA, DuvaSawko, ICI Homes, Teledyne Marine, Kingspan, NASCAR, Boston Whaler, Geosam Capital US, LLC, and Top Build.

The County's business community continues to grow. At the end of September 2019, an average of \$31.25 million per month in new "ground up" commercial building permits were issued. This includes both growing businesses and new businesses.

Growth of this scale requires the infrastructure to support it, including housing, utilities, and transportation. For the 12 months ending December 2019, an average of 242 new residential building permits were issued per month. In addition, utilities in Volusia County are not only reliable, but moderately priced. The utility companies are engaged in the economic development process and are committed to serving the exacting needs of business customers. They will meet with companies to analyze energy requirements and recommend the right configuration of services. Transportation options in Volusia County accommodate people as well as freight via road, rail, sea and air.

- Roads: Located at the crossroads of Central Florida, Volusia County is served by Interstate 4, which runs from the coast 27 miles to the west, and Interstate 95, which traverses the county from north to south for 38 miles. Major improvements are currently underway on these interstate highways and other major arteries.
- Rail: Railroad transportation includes SunRail, a commuter line connecting Volusia County with Orlando and many communities along the route. Amtrack also provides transportation along the eastern seaboard. Freight service is offered by CSX Railway, Norfolk Southern and Florida East Coast Railroad.
- Ports: Volusia County is situated between Jaxport, 90 miles to the north, and Port Canaveral, 75 miles to the south. Additionally, the Port of Tampa is accessible by Interstate 4.
- Airports: Volusia County is fortunate to have one of the most convenient and user-friendly international airports in the nation. Daytona Beach International Airport (DAB) offers daily nonstop service to New York City aboard jetBlue Airways; to Atlanta aboard Delta Air Lines; and to Charlotte aboard American Airlines. Connecting flights offer service to nearly everywhere else. Additionally, general and corporate aircraft are served by several airports in Volusia County:
  - Daytona Beach International Airport (DAB)

- DeLand Municipal Airport (DED)
- Ormond Beach Municipal Airport (OMN)
- New Smyrna Beach Municipal Airport (EVB)
- Massey Ranch Airpark
- Spruce Creek Fly-In

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Recently, there have been several development initiatives that will affect job and business growth. Development highlights include:

- In 2018, Daytona Beach Based Synergy Billing, an industry leading revenue cycle management firm working with Federally Qualified Health Centers, expanded. This expansion created 213 jobs at a new 70,000sf headquarters in Holly Hill.
- In 2019, Security First Insurance built a \$25 million, 100,000-square-foot office complex and became the first tenant at the long-planned 6,000-acre mixed-use development Ormond Crossing. This headquarters houses 700 workers.
- Insurance giant Brown & Brown, Inc., who has held a headquarters in Daytona Beach since 1939 and is ranked as the sixth-largest insurance company nationally and seventh largest in the world based on annual revenue, plans to build a new 10-story, \$25 million riverfront headquarters in Volusia County. The new 150,000sf building will bring 600 additional employees to downtown Daytona Beach.
- It was recently announced that Sparton Corporation will relocate its headquarters from Schaumburg, Illinois to its primary manufacturing facility in DeLeon Springs in Volusia County. Sparton Corporation, is a leading provider of sonobuoys for the U.S. Navy and engineered products for the defense industry.
- Three Florida properties have been selected to participate in Duke Energy's Site Readiness Program. In Florida, the program has spurred \$165 million in investment and 615 jobs over the last seven years. The Site Readiness Program will prepare the new sites for targeted commercial and industrial development. Duke Energy works with site owners, local economic development professionals, and county and city officials to develop a strategy for providing water, sewer, natural gas and electricity needed for development.

There will be significant infrastructure needs to support growth. The County will continue to diligently plan development to ensure there is adequate infrastructure support. Current and future development will also spur the need for a skilled workforce. The County will rely on its robust network of colleges, universities, and educational institutions to support its diverse and highly talented community of professionals and skilled work force and will also continue to work with its workforce development partners to offer workforce training.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The County exceeds both Florida and the United States in the percent of its "over 25" population who have attained a High School diploma (including equivalency) or higher. Of Volusia County's civilian employed workforce over the age of 16, 30% has some college or Associates degree and 22% has a Bachelor's degree or higher. Median earnings for individuals with Bachelor's degree is \$38,927 and \$51,119 for individuals with a graduate degree or professional degree. Volusia County wages are regionally competitive allowing businesses to attract the talent they need.

The level of educational attainment relatively corresponds with the needs of local businesses, some of which require a highly-educated workforce and some of which rely more on workers trained in a specific trade. However, there is a discrepancy between the number of jobs and the number of workers for each industry as shown in the business activity table above. Overall, Volusia County's workforce is highly motivated and capable. Paired with competitive costs and growing market opportunities, entrepreneurs and growing companies continue to invest locally and the job market continues to grow.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Volusia County boasts internationally recognized centers of learning, outstanding educators, and cooperative programs that provide fertile ground for learning and personal growth. Training programs include:

- Quick Response Training Program (QRT): A customized, flexible and employer-driven training program designed to assist new businesses and provide existing businesses training necessary for expansion. A variety of training methods may qualify and will be administered by Daytona State College (DSC).

- Incumbent Worker Training Program (IWT): This program provides training to currently employed workers to keep Florida's workforce competitive in a global economy and retain existing businesses.
- Employed Worker Training Program Funding Assistance Program (EWT): Businesses and organizations benefit from this program, which helps employers fund training for existing employees to keep their firms and workers competitive. Contact CareerSource Florida for more information.
- On-the-Job Training Funding Assistance Program (OJT): This program assists businesses and organizations in imparting skills and credentials to new employees. Once employees complete training per the terms of the Training Contract, the employer may be reimbursed 50 percent of the employees' wages for the approved training period. Contact CareerSource Florida for more information.
- Young Professionals Groups: The mission of our local Young Professionals Groups (YPGs) is to attract and retain young professional talent to our community. As part of this mission, YPG seeks to create a platform for young professionals to build relationships, develop professional skills and become active in our community.

These training programs support the County's Consolidated Planning by equipping individuals with the skills and connections necessary to increase their household income and reduce poverty while simultaneously strengthening the County's economy.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Volusia County does not participate in a Comprehensive Economic Development Strategy. Economic growth within the jurisdiction is impacted by the plans and actions of the Economic Development division; they provide assistance to businesses with the desire and potential for growth within Volusia County, help start-ups, second-stage, or maturing businesses directly or refer owners to other qualified organizations. The focus of Economic Development as well as their many partnerships continues to be creating higher value, higher wage jobs in Volusia County.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

N/A

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD identifies four specific data points that constitute “housing problems”: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. For an area to have a concentration of multiple housing problems, it must include two or more housing problems that are substantially higher than the countywide average. For this analysis, HUD’s definition of “disproportionate” will be used to identify areas substantially higher: 10 percentage points higher than the jurisdiction as a whole.

According to the 2014-2018 American Community Survey (ACS) 5-Year estimates, the countywide rate of each of the housing problems is as follows:

- **Cost Burden (Renter)**
  - Jurisdiction: 58.4%
  - Concentration: >68.4%
- **Cost Burden (Owner)**
  - Jurisdiction: 51.0%
  - Concentration: >61.0%
- **Overcrowding**
  - Jurisdiction: 1.2%
  - Concentration: >11.2%
- **Lack of Complete Plumbing Facilities**
  - Jurisdiction: 0.3%
  - Concentration: >10.3%
- **Lack of Complete Kitchen Facilities**
  - Jurisdiction: 0.7%
  - Concentration: >10.7%

Based on a review of 2018 ACS data, there are several census tracts with a concentration of multiple housing problems, specifically disproportionate rates of both renter and owner cost burden. These census tracts are: Tract 805 (Ormond Beach); Tract 827.01 (New Smyrna Beach); Tract 828.02 (New Smyrna Beach); Tract 905 (DeLand); and Tract 906 (DeLand).

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

**Areas of Racial or ethnic concentration**

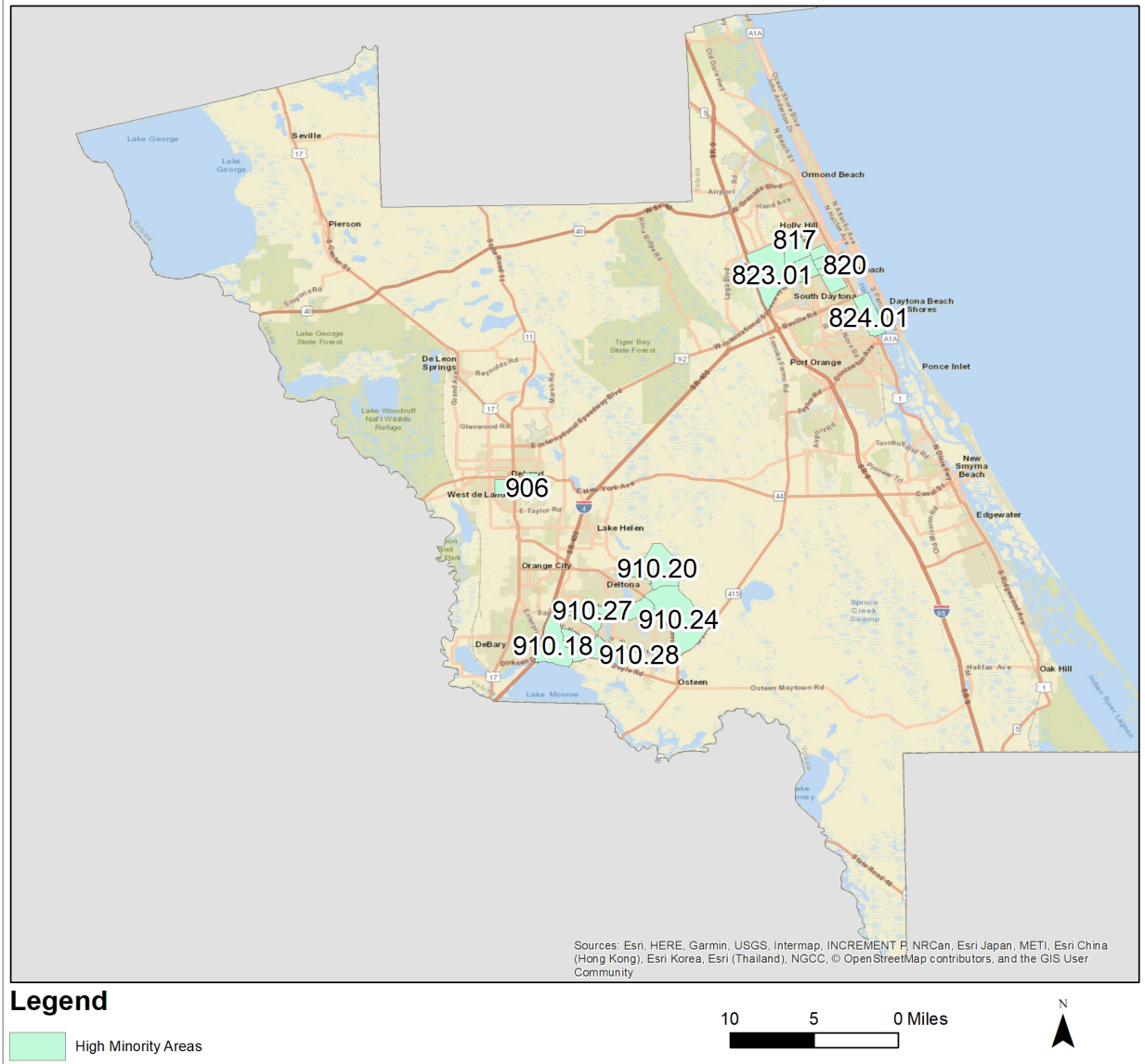
For the purposes of this analysis an area of “minority concentration” will be any census tract that has a percentage population of a specific racial or ethnic minority group that is at least 20 percentage points higher than the jurisdiction.

According to the 2018 ACS data, Volusia County’s population is 72.26% White and 27.74% of the population are a minority racial or ethnic group. Therefore, for a census tract to be considered an area of minority concentration, 47.74% of the persons in that census tract must be non-white. There are 16 census tracts in Volusia County that meet this definition, seven of which are located in the cities South Daytona, DeLand, and in the unincorporated area of Volusia County near Holly Hill and Deltona.

Census Tract	Jurisdiction	Minority %
817	Portion of Volusia County	66.56%
824.01	South Daytona	49.25%
906	DeLand	65.20%
910.18	Portion of Volusia County	47.75%
910.20	Portion of Volusia County	53.82%
910.24	Portion of Volusia County	53.66%
910.28	Portion of Volusia County	50.15%



## Volusia High Minority Areas Population Greater than 47.7% Minorities



### Areas of Low- income concentration

The data used to determine low- and moderate-income service area eligibility for CDBG was also used to identify areas of low-income concentration for this analysis. HUD defines a low- and moderate-income area as an area where at least 51% of the residents are low- and moderate-income persons. However, Volusia County is an exception grantee, meaning that Volusia County has few areas that qualify as low- and moderate-income under the HUD definition and the CDBG regulations allow for an exception to be made to this requirement in order for the County to carry out certain area benefit activities. For PY 2020-2021, Volusia County is considered a CDBG exception grantee with an exception threshold of 49.75%.

The County uses this exception threshold to identify areas of low-income concentration, that is, census tract block groups where more than 49.75% of the population is low- and moderate-income. The table below shows all block groups that are low- and moderate-income. A map of the CDBG eligible block groups is included in section AP-50 of this Consolidated Plan.

The seven block groups highlighted in the table below have a significantly high (75% or more) low- and moderate-income population. These block groups are found in unincorporated Volusia County, DeLand, and South Daytona. One of these areas, CT 906; BG 4, is part of the County's Spring Hill Target Area.

CENSUS TRACT	BLOCK GROUP	LOWMOD	LOWMODUNIV	LOWMOD PCT
090600	4	620	640	96.88%
091018	2	1180	1315	89.73%
090202	4	170	200	85.00%
081700	1	1100	1325	83.02%
082401	1	1015	1285	78.99%
090600	2	1200	1590	75.47%
090600	3	635	845	75.15%
081000	2	865	1170	73.93%
090500	2	555	765	72.55%
090702	2	400	555	72.07%
082401	2	1700	2415	70.39%
081000	4	665	945	70.37%
081000	1	725	1035	70.05%
090702	1	1115	1595	69.91%
080805	1	1610	2345	68.66%
080902	1	405	615	65.85%
080804	2	1745	2665	65.48%
090806	2	1505	2300	65.43%
090102	1	1925	2945	65.37%
080902	2	380	595	63.87%
080902	4	450	705	63.83%
080901	2	385	605	63.64%
080400	3	505	795	63.52%
082705	3	625	985	63.45%
082404	2	625	995	62.81%
090600	1	1290	2080	62.02%
080901	1	1025	1710	59.94%
090500	1	485	810	59.88%
082404	1	835	1400	59.64%
090400	5	485	840	57.74%
083008	1	510	885	57.63%
082506	1	1490	2635	56.55%

CENSUS TRACT	BLOCK GROUP	LOWMOD	LOWMODUNIV	LOWMOD PCT
082902	3	465	825	56.36%
090303	2	765	1390	55.04%
080803	2	1190	2190	54.34%
090600	5	410	755	54.30%
090102	2	475	875	54.29%
080902	3	835	1550	53.87%
080600	2	1015	1885	53.85%
082903	4	455	850	53.53%
083006	1	1255	2345	53.52%
090701	2	870	1630	53.37%
091013	3	1235	2320	53.23%
090803	2	890	1710	52.05%
082405	3	540	1045	51.67%
082415	1	1535	2995	51.25%
090804	2	815	1605	50.78%
090304	3	1015	2005	50.62%
083207	3	355	705	50.35%
082903	1	490	985	49.75%

### What are the characteristics of the market in these areas/neighborhoods?

In order to respond to this question, the focus will be on four census tracts that was identified more than once in the preceding questions regarding areas of concentrations. These census tracts are Tract 817 (unincorporated Volusia County); Tract 824.01 (South Daytona); Tract 906 (DeLand); and Tract 910.18 (unincorporated Volusia County). The data below is based on 2018 ACS 5-Year Estimates.

**Housing Tenure:** While Volusia County as a whole is primarily owner-occupied with just over 70% of all households in the County owning their home, there is a high rental occupancy rate ranging between 34.5% to 66.9% in the census tracts in question.

**Cost of housing:** The median home values in the four census tracts range from \$76,600 to \$144,700 which is approximately 10%-50% less than the median home value in the County of \$164,200. Median gross rent ranges from \$876 to \$1,016. All the census tracts have a lower median home value than the jurisdiction and only census tract 910.18 has a slightly higher median gross rent than the County.

**Cost burden:** The cost burden rate for owners with a mortgage in these four census tracts is higher than the County as whole. Renters in the four census tracts are also overwhelming cost burdened.

The table below provides detailed data for each census tract referenced in this narrative.

	Owner-Occupied	Renter-occupied	Median Home Value	Median Gross Rent	Owners with a mortgage % cost burden >30%	Owners without a mortgage % cost burden >30%	Renters % cost burden >30%
Jurisdiction	70.1%	29.9%	\$164,200	\$1,000	35.2%	15.8%	58.4%
817	49.8%	50.2%	\$76,600	\$879	39.7%	7.3%	72.6%
824.01	33.1%	66.9%	\$95,800	\$876	35.9%	20.7%	64.2%
906	48.3%	51.7%	\$120,000	\$915	55.3%	7.8%	76.8%
910.18	65.5%	34.5%	\$144,700	\$1,016	45.6%	6.8%	66.1%

Data Source: 2014-2018 ACS

### **Are there any community assets in these areas/neighborhoods?**

There are several community assets in the four census tracts including numerous subsidized housing developments, schools, churches, parks, and other public facilities. Census tract 906 which is part of the County's target area includes public housing developments owned and managed by the DeLand Housing Authority, LIHTC projects, and the Euclid Avenue Learning Center.

### **Are there other strategic opportunities in any of these areas?**

Based on the housing market conditions in these areas, such as the higher incidence of cost burden, there is an opportunity for residential rehabilitation and other direct benefit housing assistance programs. Also, there are opportunities to improve the living conditions of neighborhoods within the low- and moderate-income areas through public infrastructure and public facility improvements. The County may also have opportunities to partner with key stakeholders that operate within these areas such as Community Redevelopment Agencies and PHAs.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

America's digital divide impacts education, opportunity and economic growth. The extent and impact of the digital divide has been so contentious because of the lack of solid datapoints to quantify and classify it. BroadbandNow introduced a new quarterly broadband report, based on data collected from more than 2,000 ISPs, that focuses on the important issues of affordability and access to ultra-high speeds. The data shows that less than half of Americans have access to a \$60 per month wired broadband internet plan and half of Americans have access to ultra-high speeds at any price. (Julia Tanberk, "The State of Broadband in America, Q2 2019." BroadbandNow, 24 July 2019, broadbandnow.com).

In another report published by BroadbandNow, it was determined that rural communities have less access to wired broadband internet. Even when an option is available, prices are higher. Roughly 146 million people in the U.S. do not have access to a low-priced plan for residential wired broadband (Katrina Torng, "Digital divide: broadband pricing by state, zip code, and income level." BroadbandNow, 27 March 2019, broadbandnow.com). Notable findings from the report include:

- Zip codes in the bottom 10 percent of population density pay up to 37 percent more on average for residential wired broadband than those in the top 10 percent.
- Across the 50 states, fiber has the lowest average price per Megabits per second (Mbps) (\$0.48), followed by cable (\$0.65) and DSL (\$1.53).
- States with median household income of at least \$60K have 78 percent low-priced plan coverage on average, compared to only 37 percent for states with less than \$60K income.

For fiber technology, Florida has low-priced plan coverage of 13% which is below the average U.S. coverage at 16.6%. For cable technology, Florida reports coverage at 55.6% which is higher than the average U.S. coverage at 43.1%.

The Brookings Institution is a nonprofit public policy organization based in Washington, DC with a mission to conduct in-depth research that leads to new ideas for solving problems facing society at the local, national and global level. In 2017, Brookings published a report on signs of digital distress and provided a tool to map broadband availability and subscription at the neighborhood

level. Studies have shown that neighborhoods having access to broadband services can increase the economic prosperity of the community and its residents, notably low-income neighborhoods.

When mapping the Deltona–Daytona Beach–Ormond Beach metropolitan statistical area, which includes Volusia County, it shows primarily moderate to high subscription rates across Volusia County census tracts. Moderate subscription means that 40-80% of residents in those neighborhoods are connected to broadband and high subscription means that at least 80% of residents in the area are connected.

Volusia County has approximately 20 census tracts that qualify, or have block groups that qualify, as low-and moderate-income. When comparing broadband connectivity with Volusia County’s CDBG target areas, most low-income neighborhoods experience moderate coverage and several census tracts experience high coverage including census tracts 804, 824, 827, and 903. The census tracts experiencing high connectivity tend to have a lower poverty rate than census tracts reporting moderate subscription. There are areas of the County that experience low connectivity, primarily census tract 901 block group 2. This area one of the highest poverty rates at 41.2%. The data shows that while Volusia County is connected, it still falls short of 100% connectivity.

The website Governing.com also publishes Metro Area Broadband by Income Group data in their 2017 article “Where the Digital Divide Is the Worst”. The data table published by Governing.com shows that for Deltona-Daytona Beach-Ormond Beach Metropolitan Statistical Area of the households with an income less than \$20,000, 56.2% are connected to broadband services. This leaves a portion of Volusia County’s low-income population vulnerable and unconnected.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There is a variety of internet service providers throughout the County including AT&T, Xfinity, CenturyLink, dishNET, DSL Extreme, EarthLink, Hughes Net, Spectrum, and ViaSat. There are five primary residential internet providers offering services throughout Volusia County including two DSL providers and three satellite TV and internet providers. Internet providers with the greatest coverage in Volusia County include:

- AT&T: 81% cable DSL coverage;
- CenturyLink: 15% DSL coverage;
- DIRECTV: 100% satellite coverage;
- DISH: 100% satellite coverage; and

- HughesNet: 100% satellite coverage.

While broadband coverage is not 100% throughout Volusia County, the average home still has a variety of providers to choose from. However, the rapid growth of internet and online services will increase the need for providers to offer fiber optic options. Fiber optics technology is propelling the market growth to a large extent. The fiber optics technology is widely used in the telecommunication industries, which offers noise rejection, higher data rate capabilities, electrical isolation, and other services that are driving its popularity. This could make a significant difference in competitive options available.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Volusia County is located along the Atlantic coast in Central Florida. As a coastal community, County residents are subject to environmental vulnerabilities. As climate change effects impact human and natural environments, it has become increasingly important for Volusia County to adapt to climate change, mitigate climate change impacts, develop sustainably, and thereby reduce resident, business, and natural resource vulnerability. Recently, the East Central Florida Regional Planning Council (ECFRPC) developed a Resiliency Action Plan that provides a framework for Volusia County to mitigate the effects of climate change and sea level rise in the areas of business/economic development, emergency response and transportation planning, growth management, health and natural resources.

Since 1953, Volusia County's natural disaster activity is greater than the US average with 22 natural disasters reported that could be attributed to climate change (City-Data.com). Of the 22 natural disasters reported, 17 were presidentially declared major disasters and 5 emergencies have been declared. The causes of these natural disasters vary but include hurricanes, tornadoes, tropical storms, fires, and floods.

The frequency of hurricanes along the South Atlantic has increased over time, likely due to climate change. This poses a threat to Volusia County and its most vulnerable residents. In 2016, Volusia County was impacted by hurricane Matthew which was a presidentially declared major disaster. Matthew was a category 5 hurricane. The western eyewall of the storm paralleled the coast, with the most eastern portions, including Volusia County, receiving winds up to Category 2 strength. As a whole, the storm caused at least three direct deaths and eleven indirect, and up to \$1.49 billion in damages.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Natural hazards are a threat to the people, properties, and businesses of Volusia County and most analyses project that these hazards are likely to increase in intensity and/or frequency with climate change. The level of risk differs by hazard type, time of year, and location of the person or piece of property.

The most common housing problem low-income residents of Volusia County face is housing cost burden. In addition, the United Way further identifies about 33% of Volusia County's population as being Asset Limited, Income Constrained, Employed (ALICE), or "working poor." Extremely low and low-income cost burdened households are typically one emergency away from a total



crisis. A natural disaster such as a hurricane or flooding would immediately put the County's low- and moderate-income households at risk of losing their homes and potentially becoming homeless. Climatic effects from storms and hurricanes also impact efficient delivery of essential services for residents and hardest hit populations, typically extremely low and low - income households.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The County of Volusia entitlement community includes 10 participating municipalities, excluding Daytona Beach, Deltona, Port Orange, and Pierson which are separate entitlement communities. After the FY 20/21 fiscal year, Edgewater will no longer participate, therefore, there will only be 9 participating jurisdictions. Each participating municipality determines where funds will be invested in their community based upon their needs. The Town of Ponce Inlet chooses not to participate in the program and the City of Oak Hill now participates in the State of Florida- CDBG Small Cities program.

The Strategic Plan is the framework for how the County will invest its CDBG, HOME, and ESG funding during program years 2020 through 2024 based on the data and information analyzed in the Needs Assessment and Market Analysis and in consideration of stakeholder input. The Strategic Plan outlines goals and measurable outcomes for addressing priority needs during the Consolidated Plan period and is divided into the following sections:

**Geographic Priorities** – In addition to carrying out activities Countywide, the County has also identified two target areas where a portion of CDBG funds will be allocated. The County will primarily allocate CDBG, HOME, and ESG funds on a Countywide basis based on current needs, the availability of funds, and capacity. Projects may be carried out in areas that qualify as low- and moderate-income based on data provided by HUD annually.

**Priority Needs** – Funds are allocated based on the priorities established from the data in Needs Assessment and Market Analysis, data gathered through the 2020 Consolidated Plan survey, and local reports. The County identified five priority needs including: increase access to affordable housing, increase access to public services, improve access to public facilities/infrastructure, increase access to homeless prevention services, and program administration. Due to funding limitations, the County will use HUD funds on “high” priority projects and activities and coordinate with County departments and community stakeholders to address unmet needs not funded through this Consolidated Plan.

**Influence of Market Conditions** – In making funding decisions, the County will also consider housing market conditions. Housing market considerations include the limited availability of affordable housing, high incidence of housing cost burden, and housing costs that are significantly higher than fair markets rents. Limited resources also influence the housing assistance that the County will provide.

**Anticipated Resources** – This section of Plan identifies the resources the County anticipates will be available to address the priority needs. During the five-year period covered by this Plan, the estimated amount of HUD funds available is \$14,539,725 based on the CDBG, HOME, and ESG funding levels for the first year of the Plan. This amount also includes annual program income expected from the CDBG and HOME programs.

**Institutional Delivery Structure** – The County’s institutional delivery structure is comprised of the organizations or departments that will be involved in carrying out the program objectives. The Community Assistance Division is responsible for overall program administration and planning. The Community Assistance Division coordinates with other County divisions and with community organizations to ensure compliance with program requirements when carrying out projects.

**Goals** – The County has set nine goals for the term of the Consolidated Plan to address the priority needs. The goals are housing rehabilitation, homebuyer assistance, rental housing, acquisition of real property, public service assistance, public facilities/infrastructure, homeless prevention, and planning and administration. This section of the Plan also identifies the anticipated accomplishments for each goal.

**Public Housing Accessibility and Involvement** - The County administers the Housing Choice Voucher Program and also supports the surrounding local housing authorities including the DeLand, New Smyrna, and Ormond Beach Housing Authorities. The goal of the Housing Choice Voucher Program and of the housing authorities is to provide affordable rental housing to low-income persons. The County will continue to strive to be a community that does not discriminate based on source of income or limit housing opportunities for housing choice voucher holders who desire to reside in Volusia County.

**Barriers to Affordable Housing** - It is a goal of the County to increase the supply of affordable housing for low-and moderate-income persons. To accomplish this goal the County must overcome any barriers to the creation of affordable housing. During the term of the Strategic Plan, the County will take actions to address barriers to affordable housing identified in the Local Housing Assistance Plan, the Comprehensive Plan Housing Element, and the Analysis of Impediments to Fair Housing Choice (AI).

**Homelessness Strategy** – The Point-in-Time count and data in the Needs Assessment shows that there are extremely low-income individuals and families that may be susceptible to homelessness after just one crisis. To address current homeless needs and curb future homelessness, the County will use their ESG funds for rapid re-housing and homelessness prevention activities.

**Lead-Based Paint Hazards** - The County is obligated to take steps to address lead hazards when assisting housing built before 1978. For any housing rehabilitation projects that involve HUD

funding, the County will follow its policies and procedures to ensure that the occupants of the housing, especially young children, are not exposed to lead-based paint, and that families are aware of the risk.

**Anti-poverty Strategy** – The County strives to increase the availability, affordability, and accessibility of decent housing for low- and moderate-income households and to provide essential services. Persons living below the poverty level are often forced to make hard decisions about how to meet their basic needs with limited financial resources. By addressing poor housing conditions through housing rehabilitation, the burden of making costly home repairs is addressed and cost savings from lower utilities and other household expenses may also be realized. Providing financial assistance to low-income homebuyers also offers the opportunity to access affordable, decent housing and supports upward mobility. In addition, the County will fund public service programs aimed at promoting self-sufficiency for low-income persons.

**Monitoring** – This section provides a description of how the County will monitor its projects to ensure compliance with program requirements, Consolidated Planning requirements, and crosscutting federal requirements applicable to the CDBG, HOME, and ESG Programs such as environmental review, procurement, and uniform administrative requirements.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

<b>Area Name:</b>	1.County Wide
<b>Area Type:</b>	Countywide
<b>Other Target Area Description:</b>	N/A
<b>Identify the neighborhood boundaries for this target area.</b>	Volusia County boundaries.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The needs assessment, market analysis, and community meetings determined that various areas throughout the County suffer from a lack of affordable housing and the need for public facility and capital improvements and that homeless and special needs populations require public/social services to reduce poverty.
<b>Identify the needs in this target area.</b>	Volusia County, overall, needs an increased supply of affordable housing, public facility improvements, increased public services, and increased economic opportunities.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include increased access to affordable housing and the provision of services to provide decent housing and a suitable living environment for all Volusia County residents. There is also an opportunity for local/regional organizations that have similar goals of the County to partner on projects and other efforts.
<b>Are there barriers to improvement in this target area?</b>	Volusia County, overall, faces a significant shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the County, particularly in high opportunity neighborhoods.
<b>Area Name:</b>	2.Spring Hill
<b>Area Type:</b>	Local Target Area
<b>Other Target Area Description:</b>	N/A

<b>Identify the neighborhood boundaries for this target area.</b>	The Spring Hill target area is defined by 5 specific census tracts and designated block groups within each. These census tracts and block groups are: CT 905 BG1; CT 906 BG4; CT 906 BG 5; CT 90702 BG 1; CT 90702 BG 2.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	During consultations with the City of DeLand it was made clear that this previously identified target area will continue to be an area to work in. The City of DeLand desires to continue allocated their CDBG funds and improving this area as much as possible. The City of DeLand holds public meetings and has a neighborhood improvement board which analyzes these funding and targeting decisions.
<b>Identify the needs in this target area.</b>	This area needs improvements in housing, public facilities, infrastructure, and public services.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include increased access to affordable housing and the provision of services to provide decent housing and a suitable living environment for residents in this target area.
<b>Are there barriers to improvement in this target area?</b>	This area has a very high percentage of low-income residents and is also minority concentrated so the degree of need in the Spring Hill target area is high. Transformational change requires significant investment, sustained over a long period of time. Limited funding acts as a barrier to comprehensive change.
<b>Area Name:</b>	3.Southeast Volusia - New Smyrna Beach
<b>Area Type:</b>	Local Target Area
<b>Other Target Area Description:</b>	N/A
<b>Identify the neighborhood boundaries for this target area.</b>	The Southeast Volusia - New Smyrna Beach target area is defined by 1 specific census tract and designated block groups within it. The census tract and block groups include: CT 82903 BG 1,4. The address where projects will take place is 201 N. Myrtle Ave., New Smyrna Beach.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of New Smyrna Beach has a CDBG advisory board which holds public meetings and analyzes the proposed use of funds. The board chooses to allocate their available CDBG funds in this area.

<b>Identify the needs in this target area.</b>	This area is in need of improved affordable housing, public services, public facility improvements, and better infrastructure.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include increased access to affordable housing and the provision of services to provide decent housing and a suitable living environment for residents in this target area.
<b>Are there barriers to improvement in this target area?</b>	This area has a very high percentage of low-income residents and is also minority concentrated so the degree of need in the Spring Hill target area is high. Transformational change requires significant investment, sustained over a long period of time. Limited funding acts as a barrier to comprehensive change.

**Table 48 - Geographic Priority Areas**

### **General Allocation Priorities**

#### **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).**

The Volusia County Urban County Entitlement Community includes the unincorporated areas of Volusia County and 10 participating municipalities which are: Daytona Beach Shores, DeBary, DeLand, Edgewater, Holly Hill, Lake Helen, New Smyrna Beach, Orange City, Ormond Beach, and South Daytona. After the FY 20/21 fiscal year, Edgewater will no longer participate, therefore, there will only be 9 participating jurisdictions. These municipalities have entered into cooperative agreements with Volusia County which are renewed every three years. Each municipality participating in the Volusia County CDBG program receives an allocation which was approved by Volusia County Council. These percentages are based upon poverty levels established by U.S. Census, and cities with higher poverty rates receive a higher percentage of the allocation, with a minimum allocation percentage set for those participating cities with lower populations and poverty levels.

Participating cities determine how allocated CDBG funds will be used for non-housing community development activities within their incorporated areas. Adjustments to the percentages are completed when new cities enter into the entitlement community, or current participating cities choose to opt out of the program.

The Spring Hill area of DeLand and Southeast Volusia - New Smyrna Beach have been identified as target areas for expenditure of CDBG funds. These target areas have concentrated areas of

poverty and minority households.

Funding that is made available for affordable housing and homeless projects are available throughout the Volusia County Entitlement Community and are not specifically designated on a geographic basis.



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	<b>Increase Access to Affordable Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	County Wide
	<b>Associated Goals</b>	Housing Rehabilitation Homebuyer Assistance Rental Housing – CHDO Set-Aside and Operations Acquisition of Real Property
	<b>Description</b>	Support the provision of decent housing by increasing the availability/accessibility of affordable housing. The County will address the priority need by funding housing rehabilitation and homebuyer assistance programs and providing funds to CHDO organizations and other developers to assist with deferred loans.
	<b>Basis for Relative Priority</b>	The County conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>2</b>	<b>Priority Need Name</b>	<b>Increase Access to Public Services</b>
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Homeless Persons
	<b>Geographic Areas Affected</b>	County Wide and Spring Hill Target Area
	<b>Associated Goals</b>	Public Service Assistance
	<b>Description</b>	Support availability/accessibility to a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The County will assist non-profit organizations in carrying out public service activities assisting low-income persons, youth, elderly, and the homeless.
	<b>Basis for Relative Priority</b>	The County conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>3</b>	<b>Priority Need Name</b>	<b>Improve Access to Public Facilities / Infrastructure</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	County Wide and Southeast Volusia – New Smyrna Beach Target Area
	<b>Associated Goals</b>	Public Facilities / Infrastructure

	<b>Description</b>	Support neighborhood livability and a suitable living environment for residents by revitalizing community streets and sidewalks and making public facility and public infrastructure improvements in the community.
	<b>Basis for Relative Priority</b>	The County conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>4</b>	<b>Priority Need Name</b>	<b>Increase Access to Homeless Prevention Services</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Homeless Persons
	<b>Geographic Areas Affected</b>	County Wide
	<b>Associated Goals</b>	Rapid Re-Housing Homeless Prevention
	<b>Description</b>	Prevent homelessness and provide access to a decent living environment by providing funds for affordable rental housing for the homeless and at-risk of becoming homeless.
	<b>Basis for Relative Priority</b>	The County conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>5</b>	<b>Priority Need Name</b>	<b>Program Administration</b>
	<b>Priority Level</b>	High
	<b>Population</b>	N/A
	<b>Geographic Areas Affected</b>	County Wide
	<b>Associated Goals</b>	Planning and Administration

	<b>Description</b>	Management and operation of tasks related to administering and carrying out the HUD CDBG, HOME, and ESG programs.
	<b>Basis for Relative Priority</b>	N/A

**Table 49 – Priority Needs Summary**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> <li>• Tenant Based Rental Assistance is not an eligible use of CDBG funds and the County does not use HOME or ESG funding for TBRA activities.</li> </ul>
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> <li>• Tenant Based Rental Assistance is not an eligible use of CDBG funds and the County does not use HOME or ESG funding for TBRA activities.</li> </ul>
New Unit Production	<ul style="list-style-type: none"> <li>• Limited availability of decent, standard, and affordable units for LMI households and for persons with special needs.</li> <li>• Housing costs that are significantly higher than Fair Market Rents</li> <li>• Extensive waiting list for housing choice vouchers</li> </ul>
Rehabilitation	<ul style="list-style-type: none"> <li>• High incidence of cost burden and severe cost burden among LMI households.</li> <li>• Cost for rehabilitation compared to the cost to construct new units.</li> <li>• Age of housing stock as Volusia County has a relatively high percentage of housing that is more than 30 years old</li> </ul>
Acquisition, including preservation	<ul style="list-style-type: none"> <li>• Home values that are unaffordable to LMI households.</li> <li>• The cost and availability of land to be used for the development of affordable housing.</li> <li>• Tight lending requirements that limit homeownership opportunities for LMI households.</li> </ul>

**Table 50 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

During the five years covered by this Plan, Volusia County expects to receive \$9,442,260 in CDBG funding, \$4,290,605 in HOME funding, and \$806,860 in ESG funding for a total of \$14,539,725. The anticipated amount assumes annual program allocations remain the same. Program income is also included for CDBG resources in the amount of \$100,000 and for HOME resources in the amount of \$311,700. The CDBG, HOME, and ESG funds will be used to address the priority needs identified in this Strategic Plan.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Annual Allocation: \$ Expected Amount Available Year 1	Program Income: \$ Expected Amount Year 1	Prior Year Resources: \$ Expected Amount Available Year 1	Total: \$ Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	Federal	Affordable Housing Public Services Public Facilities Planning & Admin	\$1,868,452	\$100,000	\$0	\$1,968,452	\$7,473,808	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$795,781	\$89,480	\$0	\$885,261	\$3,405,344	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to

								participating jurisdictions.
ESG	Federal	Rapid Re-Housing Homelessness Prevention Planning & Admin	\$161,372	\$0	\$0	\$161,372	\$645,488	The Emergency Shelter Grant Program is a program that provides resources to address homeless and special needs.

**Table 51 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

CDBG funds leverage private, local, and state funds to complete activities that exceed the amount of CDBG funds available to a subrecipient or non-profit agency. While CDBG does not require match, subrecipients and non-profits will utilize other funding sources when bid proposals or the cost to provide the service exceed budgeted amounts. The amount of leverage for CDBG cannot be estimated at this time as it is based upon actual project costs.

The HOME program match requirements will be satisfied using the State Housing Initiatives Partnership (SHIP) allocation, SHIP program income and prior years' excess HOME match reported for homebuyer and homeowner rehabilitation units assisted that have the same income requirements as the HOME program.

ESG funds require a match will be satisfied by the agency that is awarded the funding and implements the activity.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

Florida Statutes Section 166.0451, Disposition of municipal property for affordable housing, requires that cities create an inventory list of real property with fee simple title appropriate for affordable housing. In compliance with the statute, Volusia County maintains the inventory of County-owned surplus land that are potential properties for the development of permanent affordable housing. The



County may partner with nonprofit organizations that develop affordable housing for low income households. However, the disposition of any of these properties for affordable housing is subject to the discretion of the County. Community Assistance will review this list during the program year to determine if any of these properties may be disposed of to support affordable housing.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Volusia/Flagler County Coalition for the Homeless	Continuum of care	Homelessness	Region
Deland Housing Authority	PHA	Public Housing	Jurisdiction
New Smyrna Beach Housing Authority	PHA	Public Housing Rental	Jurisdiction
Ormond Beach Housing Authority	PHA	Public Housing	Jurisdiction
City of DeBary	Subrecipient	neighborhood improvements public facilities	Jurisdiction
City of DeLand	Subrecipient	neighborhood improvements public facilities public services	Jurisdiction
City of New Smyrna Beach	Subrecipient	neighborhood improvements public facilities public services	Jurisdiction
City of Holly Hill	Subrecipient	neighborhood improvements public facilities	Jurisdiction
City of Lake Helen	Subrecipient	neighborhood improvements public facilities	Jurisdiction
City of Edgewater	Subrecipient	neighborhood improvements public facilities	Jurisdiction
City of South Daytona	Subrecipient	neighborhood improvements	Jurisdiction

		public facilities	
City of Orange City	Subrecipient	neighborhood improvements public facilities	Jurisdiction
City of Ormond Beach	Subrecipient	Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
County of Volusia	Departments and agencies	Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Southeast Volusia Habitat for Humanity, Inc.	Non-profit organizations	Ownership	Jurisdiction

**Table 52 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The County of Volusia and participating partners are detailed in Table 56, which provides a summary of the jurisdiction's organizational capacity. These partnerships support the jurisdiction in addressing the needs of the community and executing the strategies outlined in this plan. The Volusia County Community Assistance Division will continue to be the primary entity responsible for the program implementation and delivery of services and management of non-housing community development and housing assistance programs. Enhancing the ability to implement and operate programs, the jurisdiction partners with affordable housing non-profit agencies, for-profit businesses, and Community Housing Development Organizations (CHDOs). To improve housing conditions for low- and moderate-income residents, the County ensures that public services and development/rehabilitation programs are available to residents throughout the jurisdiction. Incentives to increase affordable housing development are granted to the private

sector through tax credits provided by the federal tax credit program, which provide a developer with an additional state subsidy for low-income apartment construction, and with financial support through the County Bond Financing.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services.**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		X
Mental Health Counseling	X	X	X
Transportation	X		
<b>Other</b>			
Other			

**Table 53 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

Volusia Flagler County Coalition for the Homeless (VFCCH) is continuing to engage various stakeholders beyond traditional homeless-specific service providers to quickly identify, assess, refer, house, and stabilize households experiencing homelessness through implementation of supportive services and housing resources throughout Volusia County. Referrals to services and housing interventions such as Rapid Rehousing, Permanent Supportive Housing, SSVF, and ESG-

funded programs are based on the needs of the consumer and assessed through use of a consistent assessment tool. The VFCCH's efforts to expand the breadth of the Coordinated Entry System include creating entry points in geographically-specific locations and incorporating entry among various service systems such as the school district, domestic violence providers, youth-specific service providing agencies, and other organizations that target services to specific subpopulations to better capture and engage residents experiencing or at-risk of a housing crisis. Volusia County has representation the CoC Board of Directors, CoC Executive Committee, and Applications Committee to support coordination and implementation of strategies in the jurisdiction for persons experiencing homelessness. The network of providers within Volusia County that offer direct support services link consumers to mental health, substance use treatment, food assistance, financial assistance, educational needs, and employment assistance.

Participating stakeholder non-profit agencies, such as SMA Behavioral Care, provide supportive services and case management to participants in CoC-funded housing programs and persons experiencing homelessness which assist in wellness, recovery, and housing stabilization. Agencies are aware of the need to link individuals and families with insurance through the Affordable Care Act, provide an increase in SOAR processing to quickly obtain SSI or SSDI benefits, assist consumers with accessing mainstream benefits, and linking consumers to employment or educational supports which can increase economic independence and continued housing stabilization through community based resources such as Career Source and Goodwill Industries.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

The Commission on Homelessness for Volusia and Flagler Counties Five Year Strategic Plan (2017-2022) outlines the top five goals for the CoC to target which aligned with the Federal Strategic Plan for Ending Homelessness, "Opening Doors." These objectives are based on improvements needed in the service system to make homelessness rare, brief, and one-time in Volusia County:

- Enhance Coordinated Entry System
- Assure the provision of homeless prevention, early intervention services and human services
- Increase services, retool existing services and enhance the provision of housing services
- Assure Access to Health Services
- Assist clients to achieve economic stability

Permanent housing, rapid re-housing, and decreasing the possibility of returning to homelessness are top priorities of the CoC. These are areas where there are gaps in the system. Volusia County plans to use ESG funds and coordinate with the CoC and providers as much as possible to help address the gap in available rapid re-housing.

The plan, addressing strengths and gaps in the system, envisions that, with these improvements, the system can re-house or shelter people the moment they ask for help, where no one has to sleep outside who doesn't want to; permanently house people as quickly and efficiently as possible; and effectively connect homeless households to mainstream self-sufficiency services in order to minimize returns to the homeless system.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

Volusia County has identified seven high priority needs including: increase access to affordable housing, increase access to public services, improve access to public facilities/infrastructure, increase access to homeless prevention services, CDBG program administration, HOME program administration, and ESG program administration. Resources are being dedicated to these priorities. The market has been analyzed to direct funds to the areas/services that need them. The jurisdictions have analyzed their own needs and gaps in determining non-housing community development needs and proposed projects. The continuing analysis of all areas, funding, and services throughout the Consolidated Plan period will allow Volusia County to see if the gaps in institutional structure are being properly addressed or if changes are needed. If changes in the housing market or changes in other housing relating funding impacts the needs and goals, the plan will be amended to reflect it.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing	County Wide	Increase Access to Affordable Housing	CDBG: \$2,205,000	Homeowner Housing Rehabilitated: 50 Units Rehabilitated
2	Homebuyer Assistance	2020	2024	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$3,135,495	Direct Financial Assistance to Homebuyers: 78 Households Assisted
3	Rental Housing – CHDO Set-Aside and Operations	2020	2024	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$735,000	Rental Housing Added: 9 Units Constructed
4	Acquisition of Real Property	2020	2024	Affordable Housing	County Wide	Increase Access to Affordable Housing	CDBG: \$95,099	Homeowner Housing Added: 4 Units Constructed

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Service Assistance	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	County Wide  Spring Hill	Increase Access to Public Services	CDBG: \$295,734	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 15,227 Persons Assisted
6	Public Facilities / Infrastructure	2020	2024	Non-Housing Community Development	County Wide  Southeast Volusia – New Smyrna Beach	Improve Access to Public Facilities / Infrastructure	CDBG: \$4,957,977	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit: 34,939 Persons Assisted
7	Rapid Re- Housing	2020	2024	Homeless	County Wide	Increase Access to Homeless Prevention Services	ESG: \$373,172.75	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
8	Homeless Prevention	2020	2024	Homeless	County Wide	Increase Access to Homeless Prevention Services	ESG: \$373,172.75	Homelessness Prevention: 100 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Planning and Administration	2020	2024	Planning and Administration	County Wide	Program Administration	CDBG: \$1,888,450  HOME: \$420,110  ESG: \$60,514.50	N/A

Table 54 – Goals Summary

### Goal Descriptions

1	Goal Name	<b>Housing Rehabilitation</b>
	Goal Description	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The County will also use CDBG funds for housing rehabilitation program delivery activity.
2	Goal Name	<b>Homebuyer Assistance</b>
	Goal Description	Provision of a deferred payment loan to low-moderate income first-time homebuyers to assist them by reducing the cost to purchase a safe, decent and affordable home.
3	Goal Name	<b>Rental Housing – CHDO Set-Aside and Operations</b>
	Goal Description	Provision of funds to CHDO organizations and other developers to assist with deferred loans to create safe, decent and affordable rental housing units for low-moderate households, including non-homeless households with special needs.

4	Goal Name	Acquisition of Real Property
	Goal Description	Support the provision of decent housing by acquiring real property for the purpose of developing affordable housing.
5	Goal Name	Public Service Assistance
	Goal Description	Create a suitable living environment by increasing the availability of public services to youth, elderly, and homeless.
6	Goal Name	Public Facilities / Infrastructure
	Goal Description	Create a suitable living environment by addressing essential public facility and infrastructure improvements.
7	Goal Name	Rapid Re-Housing
	Goal Description	Funds to provide affordable rental housing to those experiencing homelessness as well as the administration involved in implementing the activity.
8	Goal Name	Homeless Prevention
	Goal Description	Funds to provide affordable rental housing to those at imminent risk of experiencing homelessness as well as the administration involved in implementing the activity.
9	Goal Name	Planning and Administration
	Goal Description	Funds will be used for the administration and implementation of the CDBG, HOME, and ESG programs. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

**Table 55 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).**

Volusia County will utilize its CDBG and HOME funds to provide affordable housing opportunities for 136 extremely low, low, and moderate income households during the Consolidated Plan period through: housing rehabilitation (50 HH); homebuyer assistance (77

HH); and the creation of rental housing (9 HH). The County will also acquire 4 properties to support the development of affordable housing. Affordable housing activities are targeted towards extremely low, low, and moderate-income individuals and families. In addition, the County will use nearly \$750,000 of ESG funds to support the homeless population in obtaining affordable housing.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement).**

The County's housing authorities are not covered by a Section 504 Voluntary Compliance Agreement requiring an increase in the number of accessible units.

### **Activities to Increase Resident Involvements.**

All three PHAs serving the jurisdiction and Volusia County encourage resident involvement in management through participation in advisory boards. In regard to encouraging participation in homeownership programs, the County and the PHAs connect Family Self Sufficiency (FSS) program participants with community organizations that are involved in providing homeownership opportunities for LMI households.

More specifically, the DeLand Housing Authority (DHA) involves residents in management by having a HCV participant on the DHA Board of Directors. Financial and homeownership counseling is provided to public housing residents and HCV participants who are interested in purchasing a home.

The New Smyrna Beach Housing Authority (NSBHA) has an elected resident council and staff of the housing authority meets with the council on a quarterly basis to get their input on management objectives of the housing authority. The NSBHA also has a Resident Advisory Board that helps with the development of the PHA 5-Year Plan as well as the Annual Plan. NSHBA also operates a FSS program that provides families with homeownership opportunities.

The Ormond Beach Housing Authority (OBHA) encourages its public housing residents and vouchers holders to participate in the FSS program. Additionally, OBHA partners with community organizations such as the Mid Florida Housing Partnership, Inc. to develop homeownership opportunities for its residents.

Volusia County Community Services Section 8 program promotes homeownership opportunities to voucher holders through the FSS program. The County also conducts new and current tenant briefings regarding the availability of rental units outside of high poverty areas and areas of minority concentration.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation?**

None of the public housing authorities in the Volusia County Urban County have been designated by HUD as troubled.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Affordable housing is a growing concern at the federal, state and local levels. Housing affordability has also become an important public policy issue, as home ownership is viewed as being an important goal for both individual and social reasons. Housing prices, household incomes, and mortgage rates are the primary determinants of housing affordability.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. Volusia County recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of County policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the County.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes. It is important to note that during and after the economic recession of 2008 there was little residential investment in Volusia County. The collection of residential impact fees by the County was in a moratorium until mid-2015.

In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), Volusia County develops an Analysis of Impediments to Fair Housing Choice (AI) to identify impediments or barriers to affordable housing and fair housing choice, and create actions toward the resolution of the barriers. The County's most recent Analysis of Impediments identified the following impediments to affordable housing and fair housing choice:

- Lack of public awareness of fair housing rights and fair housing services:
  - Lack of understanding Federal and State fair housing law:
    - Uncertain of who or what groups are protected under the law.
    - Uncertain or lack of knowledge of what actions constitute violations of.
  - Lack of uniformity in referrals for prospective victims of housing discrimination.
- Some unlawful discrimination appears to be occurring in rental and owner markets:
  - Housing discrimination complaints and lawsuits have been filed and sustained regarding housing discrimination.
  - Responses to public and stakeholder surveys report that some housing discrimination does occur.
- High home mortgage loan denial rates for selected minorities, particularly for blacks and Hispanics.
- Economic barriers limit lower income households ability to choose housing in the market of their choice:
  - Volusia County wages are considerably lower than the statewide average.
  - Studies point to lower income households continued inability to afford safe, decent, and affordable housing based on the real wages earned in comparison to cost of housing.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To combat barriers to affordable housing, the County adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The County also has an Affordable Housing Advisory Committee (AHAC) in relation to its SHIP program. The AHAC is a citizens' advisory committee representing a collaboration of public, nonprofit and private agencies tasked with making recommendations to the County Council on affordable housing incentives. The advisory board must triennially review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the County Council while making recommendations on specific actions or initiatives to encourage or facilitate affordable housing while protecting the property's ability to appreciate in value. The eleven (11) member AHAC routinely identifies barriers to affordable housing and strategies to remove such barriers.

Volusia County's Affordable Housing Incentive Plan contains the following affordable housing incentives:

- **Expedited Permitting:**

Building permits are currently expedited by the County's Building and Zoning Division for homeowner rehabilitation and single-family homebuyer construction projects located in the County's jurisdiction. The Community Assistance Division identifies these projects as affordable housing using an affordable housing project sheet with property location information. The Community Assistance Director must sign and approve before submission for permit. These permits are given preference by the Building and Zoning Division. A housing ombudsman team has been established in the County's Growth and Resource Department whose primary role is to assist developers of residential developments and shepherd both the applicant and application through the review process. The affordable housing development process is being promoted to the intended audience, and shared with the development community.

- **Ongoing review process:**

The Volusia County Comprehensive Plan has incorporated affordable housing goals in its Housing Element. A review of the Comprehensive Plan is held biannually for the public and staff comments. The Development Review Committee (DRC) is responsible to review prior to adoption or enactment those policies, procedures, ordinances, regulations and Comprehensive Plan provisions that have been identified by staff as having a potential to impact the cost of housing.



- **Density Bonus:**

The Planned Unit Development (PUD) rezoning process currently available can be utilized to allow lot size reductions for eligible affordable housing projects. Density bonuses are allowed through Comprehensive Plan policies 1.3.3.3 and 5.1.6.2. Policy 1.3.3.3 provides a density increase per future land use designation for such housing projects that are certified by the Community Services Department and processed as a planned unit development. Policy 5.1.6.2 provides for a 10% density increase for projects that provide low income housing needs.

- **Inventory of Surplus County-Owned Land Suitable for Affordable Housing:**

An inventory of County-owned surplus land that has been determined to be suitable for affordable housing is adopted by Volusia County Council on a periodic basis and at least every three years. The parcels on the list are available to support affordable housing in accordance with the provisions of s. 125.379, F.S.

County staff must report annually to the State of Florida any actions that increase the cost to develop single or multi-family housing. This analysis must include a dollar value of the increase of development including, but not limited to, increases in permit fees, increases in impact fees, introduction of new building standards, etc..

Additionally, the Housing Element of Volusia County's Comprehensive Plan includes the goal that through the year 2025 the County will devote the necessary and effective resources available, (including private sector incentives and public programs) to ensure sanitary, affordable, and safe housing for county residents in a quantity adequate to accommodate reasonable growth in county population. The objectives under this goal include:

*Objective 1: Housing Supply and Infrastructure.* Through the year 2025, Volusia County shall ensure the provision of adequate infrastructure and appropriate residential land use categories, in unincorporated areas of the County, to accommodate projected growth in population and a range of housing types. This is to specifically include adequate sites and distribution of housing for very low, low, and moderate income households.

*Objective 2: Housing Assistance.* For those residents of modest economic means, Volusia County shall continue to provide housing assistance through programs outlined in the Consolidated Plan and the Local Housing Assistant Plan written and updated regularly by the Community Assistance Division with incentives to encourage private sector participation.

*Objective 3: Housing Rehabilitation.* Volusia County shall encourage reinvestment in existing housing stock and assist in the rehabilitation or removal of substandard dwellings.

*Objective 4: Sustainable Housing.* Volusia County shall encourage new residential development that promotes energy efficiency and safety and upgrade of efficiency and continued use of existing housing units.

*Objective 5: Group Housing.* Through the year 2025, Volusia County shall assist in providing, those citizens with special needs, group housing that is safe, sanitary, and affordable, by providing adequate sites for group homes and foster care facilities in a variety of land use categories; providing code enforcement; and including group homes in housing incentive and assistance programs.

*Objective 6: Housing Incentives.* Volusia County shall offer incentives to assist in the provision of affordable housing and preservation of significant historic housing.

*Objective 7: Relocation Housing.* In the event that Volusia County directly participates in a project that displaces a family or occupants from their place of residence, the County shall provide just compensation in the form of financial remuneration or shall relocate the displaced family or occupants in a comparable housing unit. Housing relocation due to voluntary housing rehabilitation assistance, offered through Community Assistance Division to eligible very low, low and moderate income homeowners, is a voluntary program and does not require compensation.

*Objective 8: Commercial District Redevelopment.* Volusia County shall work with municipalities to redevelop existing commercial areas and districts in an effort to strengthen the local economy (facilitate job creation and incubate small business growth) and to improve the aesthetic and functional value of the built environment (reinvestment in existing infrastructure and ensuring future sustainable development).

*Objective 9: Neighborhood Redevelopment.* Volusia County shall provide public assistance to declining neighborhoods while engaging in partnerships with municipalities and/or the private sector where applicable.

Further, the Volusia County Analysis of Impediments to Fair Housing Choice identified actions to remove or ameliorate impediments to fair and affordable housing including:

- Assist in improving public awareness of fair housing rights and fair housing services;
- Assist in improving efforts to identify markets where housing discrimination may be occurring; and
- Continue to support efforts to increase economic opportunities for Volusia County residents to improve housing affordability and opportunities to exercise fair housing choice.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The Commission on Homelessness' five-year plan's first objective is to enhance the Coordinated Entry System, which increases access to housing and services for all persons experiencing homelessness, especially those in unsheltered settings. The Continuum of Care's (CoC) intention is "to facilitate the allocation of assistance as effectively as possible and that entry into the service system be easily accessible no matter where or how people present." Persons experiencing homelessness in Volusia County access information and referral through the 2-1-1 phone system, outreach, and the embedded entry points which all utilize streamlined assessment and referral processes. Selected according to geographically relevant areas of the jurisdiction, specific agencies are designated to be coordinated access points, providing easy access for persons experiencing homelessness to access screening and referral services. Volusia County recognizes the importance of outreach as way to engage persons who otherwise do not seek out services and link them to network of providers and services available. In an effort to capture all persons experiencing homelessness in the region, the CoC seeks to expand the number of partners participating in a Coordinated Entry process and the Homeless Management Information System (HMIS).

The sixth objective is to assure the implementation of outreach and safety activities to identify those experiencing homelessness to increase community and personal safety. The goals of this objective are:

- To identify and engage homeless individuals and place them into appropriate housing;
- To ensure the safety of those individuals experiencing homelessness; and
- To increase public awareness of homeless issues in Volusia and Flagler Counties.

The CoC's network of direct service providers meet monthly in an ad hoc group to discuss the process, issues, and barriers to find solutions improving access into housing. Housing providers and referral agencies meet bi-weekly to discuss the most vulnerable and hard to place persons, improving case coordination and expediting the highest priority homeless populations into housing in as little time as possible. Emergency Solutions Grant (ESG) and Projects for Assistance in Transition from Homeless (PATH) programs support outreach and prevention services in the jurisdiction. SMA Healthcare administers the PATH program in the jurisdiction. SMA PATH providers assist with the completion of the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment, provide housing options and case management services to persons experiencing homelessness, and evaluate whether individuals meet criteria for PATH.

New PATH case managers shadow the Volusia Flagler County Coalition for the Homeless (VFCCH) outreach workers to ensure that the agencies are working in coordination with one another.

The CoC's fourth objective in the strategic plan is to assure health services to persons experiencing homelessness incorporated in this component are strategies to outreach persons experiencing homelessness and identify their individual services needs through providing access to licensed or certified providers and continuation of medical and behavioral health-based case management services at homeless service site locations to increase on-site service capability, reduce patient barriers and increase referrals to behavioral health services and investigating new community resources and partnerships to address unmet needs tied to medically compromised or dependent homeless individuals.

#### **Addressing the emergency and transitional housing needs of homeless persons.**

Due to the physically large and spread-out jurisdiction served, the FL-504 CoC intends to establish several satellite Coordinated Entry points throughout the region to meet the needs of veterans, single adults, families, and unaccompanied youth. Each Coordinated Entry site will also serve as a housing resource within its respective area.

The following services will be provided as part of the Coordinated Entry System:

- Standardized assessment (VI/Family-SPDAT), prioritization and housing plan development
- Referrals/direct placement into "bridge" housing
- Referrals/placement in Rapid Re-Housing
- Referrals/direct placement in Permanent Housing
- Coordination and referral to direct financial assistance
- Ongoing follow-up services commensurate with the household's need

Outreach programs, Emergency Shelters, and Transitional Housing programs in each area can access housing assistance through direct referrals into the Coordinated Entry portal within the HMIS system, as monitored by the Systems Navigator. The System Navigator develops and manages a central prioritization list in order to identify the most vulnerable population with the longest duration of homelessness and provide assistance for direct and immediate entry into different housing options. In addition, the System Navigator may directly assist with utility deposits to facilitate entry into housing where no other subsidy is available. The direct service providers working with households experiencing a housing crisis can offer services such as outreach, case management services, assistance in signing up for healthcare, mental health services, Rapid Re-housing, Housing First opportunities, emergency shelters, and access to domestic abuse shelters. Additionally, VFCCH has a Domestic Violence Housing Navigator who

works in tandem with the DV shelters and outreach programs so that those suffering from DV have access to Coordinated Entry and Housing Solutions.

The CoC seeks to expand provider capacity to increase placement opportunities and service linkage at every step within the Continuum. The CoC is seeking to increase and retool existing emergency shelter and transitional housing programs to bridge housing using federal, state, and local funding opportunities. Identifying new funding and locations for family shelters increases Bridge Housing capacity for families and the CoC continues to pursue shelter for single male and female individuals using community and multi-city support. Encouraged by federal guidance and demonstrated success, VFCCH's strategy includes pivoting from Transitional Housing to Rapid ReHousing (RRH), as RRH has demonstrated as a quick and effective permanent housing solution. Families are prioritized for RRH through the Coordinated Entry System. From 2013 to 2016, \$749,782 of HUD funding was reallocated from Transitional Housing to Permanent Supportive Housing programs, utilizing the Housing First model, which increased the ability to house families and individuals rather than temporarily manage their housing crisis.

The CoC recognizes that increasing permanent housing options will decrease homelessness within the region and simultaneously, it is still necessary to ensure there is capacity to serve persons in need of immediate shelter. Salvation Army, Neighborhood Center, Halifax Urban Ministries, Family Life Center, and Stewart Marchman Act Healthcare and Beacon Center provide shelter services within the CoC service region. Additional cold weather shelters provide beds, as needed.

Volusia County consults with the CoC to determine priority needs identified within the housing crisis response system and plans to address these needs utilizing ESG to fund rapid re-housing. The CoC and other public systems are working together to prevent service gaps. These enhancements such as discharge planning, provision of homeless prevention and early intervention services, self-sufficiency, and behavioral health services include participation from Salvation Army, Neighborhood Center, Halifax Urban Ministries, SMA Behavioral Healthcare, Flagler Family Life Center, Beacon Center, Family Renew Community, Mid Florida Housing, Inc., Sheltering Tree Lutheran Services of Florida, Restoration House, participating Housing Authorities, other non-profits and privately funded organizations. These coordinated efforts improve the opportunities of a person experiencing a housing crisis to achieve housing stability through multidisciplinary services offered among various systems of care.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Recognizing the importance of stakeholder participation to prevent and end homelessness in Volusia County, the overall system strategy seeks to expand the number of partners participating in Coordinated Entry and HMIS. As each category of persons served is unique, households often need targeted services. The CoC's Coordinated Entry System is developed to identify and establish coordinated access points for veterans, individuals, families, unaccompanied youth and individuals being discharged from institutions to ensure the right intervention is taking place, at the right time, by the right provider. Going beyond traditional services that include assistance obtaining mainstream benefits, employment, education and job training, medical, mental health, dental, substance abuse treatment, budgeting and life skills training, providers within the jurisdiction provide tailored support services, that compliment housing assistance, which assist the participating households in retaining housing and improving their quality of life.

The CoC works actively with the school district to engage and solicit participation in the Coordinated Entry System, helping the CoC identify and rehouse families and Unaccompanied Homeless Youth within the school system. Volusia County School District and the CoC entered into an agreement with the to provide linkage to RRH through Coordinated Entry with funding provided by the school district's Futures Foundation.

The County of Volusia allocated \$534,000 in funding to Halifax Urban Ministries for a 32 beds wing for Unaccompanied Homeless Youth with an additional \$97,000 in operating costs annually. The CoC has partnered with SMA Behavioral healthcare who has been awarded an 11 bed Runaway Homeless Youth program. These programs offer age-specific services related to behavioral healthcare and sex assault/trafficking that enhance the delivery of services to young people who are experiencing other complex issues significant to housing stability. The Salvation Army's Transitional GPD program provides support to veterans who are chronically homeless to help them transition from homelessness to housing. Veterans with mental health needs are also served at the 20-bed Safe Haven, operated by Halifax Urban Ministries.

As expressed in the above section, the CoC's strategy includes retooling Transitional Housing programs to create new Rapid Rehousing (RRH) projects. The components of RRH are essential in the reduction in length of time homeless because this permanent housing intervention

specifically includes housing navigation services which helps participants identify and secure community integrated housing, while also providing supportive services and financial assistance. While the program is time limited, housing participants are linked to community-based resources, based on their unique needs, that will remain once the RRH ends. Intentionally acting to quickly identify and rehouse people reduce the length of time a homeless episode lasts and a household's reliance on assistance through the CoC.

VFCCH has signed agreements with all of the Public Housing Authorities for the implementation of Foster Youth to Independence Program as well. Daytona Beach Housing Authority has partnered with the CoC to fast-track homeless preference vouchers. HUD-Veteran Affairs Supportive Housing (HUD-VASH) vouchers serve eligible veterans with acute service needs who are chronically homeless. Within Volusia County, Ormond Beach Housing Authority, New Smyrna Beach Housing Authority, Deland Housing Authority, and Daytona Housing Authority each administer HUD-VASH, which is a partnership with the VA and administering PHA, incorporating the CoC system to identify the most vulnerable veterans in the region. The Salvation Army implements rapid re-housing through Supportive Services for Veterans with Families (SSVF), to veterans and their families experiencing homelessness to obtain and retain housing through supportive services and financial assistance.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

The CoC's second objective outlined in the five-year plan is to "Assure the provision of Homeless Prevention, Early Intervention Services, and Human Services" which is intended "to identify and stabilize households at risk for homelessness." Services are provided by Volusia County Human Services Office and includes assistance with past due rent or utilities, first month's rent payment, and emergency food funds. Strategies implemented by VFCCH include increasing access to SSI/SSDI benefits and increasing access to non-cash benefits. To expand the capacity to prevent returns to homelessness, the CoC pursues federal, state, and local grants for prevention of homelessness. General health and mental health network case management assist Rapid Re-housing, Transitional Housing, Permanent Supportive Housing participants to access the local health service support systems.

Lutheran Services Florida (LSF) has implemented initiatives related to Housing Coordination, SSI/SSDI Outreach, Access, Recovery (SOAR), and Care Coordination throughout its service area, complimenting the CoC's existing efforts to participate in developing discharge policies and procedures with mental health providers. These initiatives identify overlapping utilizers of the

behavioral health and CoC systems, improve discharge planning beginning at the time of admission to ensure that people transition from inpatient care settings to community integrated housing which is then paired with support services and access to benefits. LSF has representation on the CoC Board and is actively engaged in the Applications Committee/Ranking and Review for the allocation of federal, state, and local funding to local agencies. SMA Behavioral Health Services (SMA), primary mental health providers, are participants in the Coordinated Intake/Assessment process and referral system. SMA operates CoC funded permanent housing and participates in HMIS.

To prevent returns to homelessness, the VFCCH has a vital relationship with all of the Public Housing Authorities, which can link consumers to Housing Choice Voucher (HCV) waitlist openings, Family Self-Sufficiency programs, and other special purpose voucher programs. The Daytona Beach, New Smyrna Beach, and Deland Housing Authorities utilize the CoC's Coordinated Entry process for Mainstream HCV which targets non-elderly individuals/families where one adult member of the household has a disability, has been previously homeless, imminent risk of homelessness, homeless, or returning from an institutional setting.



## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead is a toxic metal that was used for many years in paint and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior.

As the administrator of the County's Homebuyer Assistance Program and the Owner-Occupied Housing Rehabilitation Program, the Community Assistance Division is committed to mitigating lead-based paint exposure in each housing unit constructed prior to 1978 that is assisted with federal grant funds.

The specific actions that the Community Assistance Division will take to address lead-based paint hazards in Volusia County's housing stock are:

- Performing visual assessments for deteriorated paint surfaces in all residential uses, regardless of the year of construction.
- Performing risk assessments on single family and multifamily dwelling units to determine the existence, nature, severity, and location of lead-based paint hazards.
- When indicated based on the risk assessment, the lead-based paint consultant performs paint testing and lead or hazard screening, by testing on a limited number of surfaces in the housing unit.
- When lead-based paint has been found, the lead-based paint consultant provides a scope of work for abatement. Volusia County requires the abatement work to be completed by a contractor that has a lead-based paint abatement certification.
- Instructing rehabilitation contractors to work with lead safely in accordance with HUD and/or EPA standards.
- Ensuring the CDBG subrecipients that undertake demolition projects comply with lead-based paint hazard assessments, abatement, and clearance.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

For purposes of this Consolidated Plan, houses constructed prior to 1980 and occupied by households with children are the units considered to contain lead-based paint hazards. Of the total 52,687 owner-occupied units built before 1980, 14% of those units have children present. An additional 27,777 renter-occupied were built before 1980, of which 16% have children present. Based on this data, approximately 5% (11,695) of occupied housing units in Volusia County may contain lead-based paint.

Additionally, lead poisoning data from the Florida Department of Health for Volusia County show relatively low levels of lead poisoning between 2015 and 2018. During that time there were 57 cases of lead poisoning in the County. For 2018, that equates to a rate of 3.2 per 100,000 population compared to a rate of 10.1 for the state of Florida.

Based on the data, there is a low incidence of lead poisoning in the County. The strategy outlined above is intended to address lead paint hazards in housing units occupied by low- and moderate-income households. Even though the presence of lead-based paint is unlikely in the majority of housing units in the County, by adhering to the process outlined above, the County has a thorough method for ensuring any risk is eliminated in the housing units it assists.

**How are the actions listed above integrated into housing policies and procedures?**

Volusia County has adopted an Affordable Housing Program Policy and Procedures that governs how the actions described above addresses lead-based paint hazards. The Community Assistance Division has regular staff training and housing rehabilitation checklists, to ensure compliance with adopted policies and procedures and the federal requirements in the HUD Lead Safe Housing Rule at 24 CFR Part 35.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the 2018 ACS data, 15.2% of Volusia County's population for whom poverty status is determined live below the poverty level. Volusia County has an overarching goal of reducing poverty for all its residents using resources from a variety of sources including the HUD resources available under the Consolidated Plan.

The Community Assistance Division – Human Services Activity operates an anti-poverty program in accordance with the Community Services Block Grant (CSBG) through funds allocated by the Florida Department of Economic Opportunity and the U.S. Department of Health and Human Services. Human Services completes and implements an annual Community Action Plan (CAP) that includes a community needs assessment, service delivery system, and a strategic plan for reducing poverty in Volusia County. The Human Services Activity covers the entire county, with its main office in DeLand and satellite offices in Daytona Beach, New Smyrna Beach, and Orange City. Its mission is to eliminate the causes of poverty by organizing resources and providing opportunities to help families become self-sufficient.

The objective of the CSBG program is to lessen poverty in communities and build sustainable communities by alleviating the causes of poverty while increasing self-sufficiency and improving living conditions. Volusia County uses program funds to assist low-income individuals and families to become more self-sufficient through a Family Self-Sufficiency program that was implemented to provide participants with available resources and in some cases financial assistance to promote their progression to independence and an improved economic situation.

Additionally, the County's Section 8 Housing Choice Voucher (HCV) program is instrumental in reducing poverty for very low and low-income individuals and families who use vouchers to reduce their housing costs. A component of the HCV program is the Family Self-Sufficiency (FSS) program that helps voucher recipients become self-sufficient by providing supportive services including education, job training, job placement, and life management skills. Participants in the FSS program are able to reduce their dependency on welfare assistance and rental subsidies. The County provides case management to HCV program participants to work towards the goal of economic independence and successful participants can also work towards homeownership, a major opportunity for wealth building for marginalized groups.

Section 3 of the Housing and Urban Development Act of 1968 creates economic opportunities for low and very-low income persons by requiring recipients of HUD assistance, such as Volusia County, provide training, employment, contracting, and other economic opportunities to Section 3 residents and Section 3 business concern. As part of the procurement process in awarding

contracts for housing rehabilitation and capital improvement projects, the Community Assistance Division actively promotes Section 3 hiring of contractors and subcontractors.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The Housing and Grants Division of the Community Assistance Division actively coordinates with the Human Services Division. The Human Services Division is responsible for the planning and implementation of the CSBG, Low Income Housing Energy Assistance Program (LIHEAP), and other state and federal grants that directly assist families and individuals with incomes at or below the poverty level. The Human Services caseworkers are knowledgeable of the affordable housing resources available through the Consolidated Plan and within the private sector, and referrals are made to increase the client's ability to access affordable housing services.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

Volusia County's monitoring plan includes several aspects to track accomplishments, monitor specifics projects and activities, and ensure program compliance. The County will monitor the following areas to ensure long-term compliance with the requirements of the HUD programs.

### Project and Activity Monitoring

The County is responsible for oversight of all recipients of CDBG, ESG, and HOME funding and will perform the following tasks:

- Distinguish between subrecipients, contractors, internal County departments, and other entities and apply relevant program requirements;
- Execute written agreements containing all required elements before providing funds to subrecipients, contractors, and developers;
- Review subrecipients periodically through correspondence, site visits, and monthly, quarterly, and annual reports, in order to determine that program requirements are being met;
- Perform on-site monitoring and desk monitoring for compliance with federal requirements, such as Davis-Bacon Act, Section 3, Minority Business Enterprise (MBE), and Women Business Enterprises (WBE) regulations, as well as the scope of work in subrecipient and CHDO agreements on an annual basis;
- Review financial and accounting procedures and records to ensure compliance with applicable OMB circulars;
- On-site inspection of HOME-assisted rental properties that are within the period of affordability and Section 8 units to make sure housing quality standards are satisfactory; and
- Take effective corrective and remedial actions toward subrecipients who do not comply.

### Procurement

The County will follow the County's procurement procedures for the use of contractors needed to carry out programs. Any firms used to carry out services will have the appropriate licensing and insurances to complete the activities, which they are charged with undertaking.

### Technical Assistance

To ensure activities are carried out in compliance with Federal regulations, when appropriate, technical assistance will be provided.

### Timeliness and Deadline Compliance

The timely expenditure of CDBG, HOME, and ESG funding on eligible activities is an important program requirement. Projects and activities will be monitored to ensure they begin and are implemented in a timely manner and funds will be tracked and drawdowns completed on a regular basis.

### Reporting and Program Compliance

- The County shall monitor all projects to ensure that statutory and regulatory requirements are being met and that the information entered in HUD's Integrated Disbursement and Information System (IDIS) is correct and complete.
- At the end of each program year, County staff will develop a Consolidated Annual Performance and Evaluation Report (CAPER) detailing Annual Action Plan, goals, objective, and accomplishments.
- Staff will provide Federal Cash Transactions reports on a quarterly basis as required by HUD.
- Review request for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations and authorized under the sub-recipient agreement.
- Assure compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

## **Expected Resources**

### **AP-15 Expected Resources – 91.220(c)(1,2)**

#### **Introduction**

During PY 2020-2021, Volusia County expects to receive an annual allocation of \$1,968,452 in CDBG funding, \$885,261 in HOME funding, and \$161,372 in ESG funding for a total of \$3,015,085. Program income is included for CDBG resources in the amount of \$100,000 and for HOME resources in the amount of \$89,480. The CDBG, HOME, and ESG funds will be used to address the priority needs, goals, and objectives identified in the Consolidated Plan.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Annual Allocation: \$ Expected Amount Available Year 1	Program Income: \$ Expected Amount Available Year 1	Prior Year Resources: \$ Expected Amount Available Year 1	Total: \$ Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	Federal	Affordable Housing Public Services Public Facilities Planning & Admin	\$1,868,452	\$100,000	\$0	\$1,968,452	\$7,473,808	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$795,781	\$89,480	\$0	\$885,261	\$3,405,344	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as



								formula grants to participating jurisdictions.
ESG	Federal	Rapid Re-Housing Homelessness Prevention Planning & Admin	\$161,372	\$0	\$0	\$161,372	\$645,488	The Emergency Shelter Grant Program is a program that provides resources to address homeless and special needs.

**Table 56 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

CDBG funds leverage private, local, and state funds to complete activities that exceed the amount of CDBG funds available to a subrecipient or non-profit agency. While CDBG does not require match, subrecipients and non-profits will utilize other funding sources when bid proposals or the cost to provide the service exceed budgeted amounts. The amount of leverage for CDBG cannot be estimated at this time as it is based upon actual project costs.

The HOME program match requirements will be satisfied using the State Housing Initiatives Partnership (SHIP) allocation, SHIP program income and prior years' excess HOME match reported for homebuyer and homeowner rehabilitation units assisted that have the same income requirements as the HOME program.

ESG funds require a match will be satisfied by the agency that is awarded the funding and implements the activity.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

Florida Statutes Section 166.0451, Disposition of municipal property for affordable housing, requires that cities create an inventory list of real property with fee simple title appropriate for affordable housing. In compliance with the statute, Volusia County maintains the inventory of County-owned surplus land that are potential properties for the development of permanent affordable housing. The County may partner with nonprofit organizations that develop affordable housing for low income households. However, the disposition of any of these properties for affordable housing is subject to the discretion of the County. Community Assistance will review this list during the program year to determine if any of these properties may be disposed of to support affordable housing.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2021	Affordable Housing	County Wide	Increase Access to Affordable Housing	CDBG: \$425,000	Homeowner Housing Rehabilitated: 10 Units Rehabilitated
2	Homebuyer Assistance	2020	2021	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$730,638	Direct Financial Assistance to Homebuyers: 18 Households Assisted
3	Rental Housing – CHDO Set-Aside and Operations	2020	2021	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$75,000	Rental Housing Added: 1 Units Constructed

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Service Assistance	2020	2021	Non-Homeless Special Needs Non-Housing Community Development	County Wide  Spring Hill	Increase Access to Public Services	CDBG: \$70,278	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 3,107 Persons Assisted
5	Public Facilities / Infrastructure	2020	2021	Non-Housing Community Development	County Wide  Southeast Volusia – New Smyrna Beach	Improve Access to Public Facilities / Infrastructure	CDBG: \$999,484	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit: 8,841 Persons Assisted
6	Rapid Re- Housing	2020	2021	Homeless	County Wide	Increase Access to Homeless Prevention Services	ESG: \$74,634.55	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
7	Homeless Prevention	2020	2021	Homeless	County Wide	Increase Access to Homeless Prevention Services	ESG: \$74,634.55	Homelessness Prevention: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Planning and Administration	2020	2021	Planning and Administration	County Wide	Program Administration	CDBG: \$393,690  HOME: \$79,578  ESG: \$12,102.90	N/A

Table 57 – Goals Summary

### Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The County will also use CDBG funds for housing rehabilitation program delivery activity.
2	Goal Name	Homebuyer Assistance
	Goal Description	Provision of a deferred payment loan to low-moderate income first-time homebuyers to assist them by reducing the cost to purchase a safe, decent and affordable home.
3	Goal Name	Rental Housing – CHDO Set-Aside and Operations
	Goal Description	Provision of funds to CHDO organizations and other developers to assist with deferred loans to create safe, decent and affordable rental housing units for low-moderate households, including non-homeless households with special needs.

4	<b>Goal Name</b>	<b>Public Service Assistance</b>
	<b>Goal Description</b>	Create a suitable living environment by increasing the availability of public services to youth, elderly, and homeless.
5	<b>Goal Name</b>	<b>Public Facilities / Infrastructure</b>
	<b>Goal Description</b>	Create a suitable living environment by addressing essential public facility and infrastructure improvements.
6	<b>Goal Name</b>	<b>Rapid Re-Housing</b>
	<b>Goal Description</b>	Funds to provide affordable rental housing to those experiencing homelessness as well as the administration involved in implementing the activity.
7	<b>Goal Name</b>	<b>Homeless Prevention</b>
	<b>Goal Description</b>	Funds to provide affordable rental housing to those at imminent risk of experiencing homelessness as well as the administration involved in implementing the activity.
8	<b>Goal Name</b>	<b>Planning and Administration</b>
	<b>Goal Description</b>	Funds will be used for the administration and implementation of the CDBG, HOME, and ESG programs. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

**Table 58 – Goal Descriptions**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The County will undertake various projects during the 2020-2021 program year focused on providing decent affordable housing and creating a suitable living environment for residents. The County will utilize their HUD CDBG, HOME, and ESG grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

#### Projects

#	Project Name
<b>CDBG</b>	
1	CDBG Program Administration
2	Housing Rehabilitation
3	Countywide Street Improvements
4	City of DeBary Rob Sullivan Park Restroom
5	City of DeLand ADA Sidewalk Improvements
6	City of DeLand Spring Hill Resource Center
7	City of Edgewater Boys and Girls Club
8	City of Edgewater Sewer Lining
9	City of Holly Hill Water/Sewer Improvements
10	City of Lake Helen Lake Pearl Drive Repaving
11	City of Orange City Coleman Park ADA Restrooms
12	City of Ormond Beach Central Park I Playground
13	City of Ormond Beach Hope Place
14	City of New Smyrna Beach Alonzo "Babe" James Community Center Shade Structure
15	City of South Daytona Riverfront Veterans Memorial Park Playground Improvement
<b>HOME</b>	
1	HOME Program Administration
2	Homebuyer Assistance
3	Rental Housing – CHDO Set-Aside and Operations
<b>ESG</b>	
1	ESG Program Administration
2	Rapid Re-Housing
3	Homeless Prevention

**Table 59 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

In identifying priorities, the County uses a ranking system to determine needs as low, medium, high, or no need. In ranking needs within the community the County takes into consideration information from the Needs Assessment, Housing Market Analysis, citizen participation process, and agency consultation. The County assesses the amount of funding available and which activities can be funded within budget to address high priority needs.

The priority ranking system is as follows:

- High Priority: Activities determined as a critical need and will be funded during the Consolidated Plan period.
- Medium Priority: Activities determined to be a moderate need and may be funded during the Consolidated Plan period as funds are available.
- Low Priority: Activities determined as a minimal need and are not expected to be funded during the Consolidated Plan period.
- No Need: Activities determined as not needed or are being addressed in a manner outside of the Consolidated Plan programs. Funding will not be provided for these activities during the Consolidated Plan period.

There are various elements that produce obstacles to meeting need within the community. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The current housing market and economic environment also serve as barriers to meeting needs. Housing values have increased tremendously limiting access to affordable housing for low income persons while stagnant incomes have added to the number of families and individuals needing access to services. The County utilizes its CDBG, HOME, and ESG funds to the fullest extent to assist in meeting underserved needs. Leveraging efforts with public and private entities are also made to supplement federal funds and increase the resources available to address community needs.



## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	CDBG: \$505,000
	<b>Description</b>	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The activity budget includes \$80,000 in program income.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 10 very-low, low, or moderate-income households.
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	Housing Rehabilitation
<b>2</b>	<b>Project Name</b>	Countywide Street Improvements
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$153,388

	<b>Description</b>	The County will create a suitable living environment for County residents by revitalizing community streets in primary low-income residential neighborhoods.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 500 very-low, low, and moderate-income persons.
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	Street Repair
<b>3</b>	<b>Project Name</b>	City of DeBary Rob Sullivan Park Restroom
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$62,225
	<b>Description</b>	Provision of funds to install an ADA accessible prefabricated concrete restroom and concession stand.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 632 disabled persons considered to be limited clientele and assumed to be low income.
	<b>Location Description</b>	200 W. Highbanks Road, DeBary, FL
	<b>Planned Activities</b>	ADA Accessibility
<b>4</b>	<b>Project Name</b>	City of DeLand ADA Sidewalk Improvements
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure

	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$189,594
	<b>Description</b>	Provision of funds will be used to improve ramps and walkways at 14 intersections by making them ADA accessible.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 2,496 disabled persons considered to be limited clientele and assumed to be low income.
	<b>Location Description</b>	Earl Brown Park Walking Trail, S. Stone/W. Hubbard, N. Clara/W. Michigan, S. Clara/W. Winnemisset, S. Orange/W. Howry, N. Kentucky/E. Rich, N. Boston/E. Rich, N. Phippen/E. Rich, N. McDonald/E. Indiana, N McDonald/E. Rich, N. McDonald/E. Church, N. McDonald/E. Wisconsin, S. Elsasser/W. Voorhis, S. Elsasser/W. Howry
	<b>Planned Activities</b>	ADA Accessibility and Sidewalk Repair
5	<b>Project Name</b>	City of DeLand Spring Hill Resource Center
	<b>Target Area</b>	Spring Hill Target Area
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services
	<b>Funding</b>	CDBG: \$33,458
	<b>Description</b>	Provision of funds for staff costs for the operation of the Spring Hill Community Resource Center.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 3,030 extremely low, low, and moderate-income persons.

	<b>Location Description</b>	481 Mathis Street, CT 905 BG1, CT 906 BG4, CT 906 BG 5, CT 90702 BG 1, CT 90702 BG 2
	<b>Planned Activities</b>	Operations and Management
<b>6</b>	<b>Project Name</b>	City of Edgewater Boys and Girls Club
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services
	<b>Funding</b>	CDBG: \$13,914
	<b>Description</b>	Provision of funds to provide financial assistance to implement an expanded youth public service for the Torch and Keystone Program at the Jeep Beach/Edgewater Boys and Girls Club location.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 45 extremely low, low, and moderate-income youth.
	<b>Location Description</b>	211 N. Ridgewood Avenue, Edgewater, FL
	<b>Planned Activities</b>	Operations and Management
<b>7</b>	<b>Project Name</b>	City of Edgewater Sewer Lining
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$80,473

	<b>Description</b>	Provision of funds will be used for the rehabilitation and lining of clay sewer piping that was originally installed in 1963. The rehabilitation and lining of the clay sewer piping to the original design capacity and integrity will improve the sewer service provided to residents.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 510 very-low, low, and moderate-income persons.
	<b>Location Description</b>	South of W. Park and east of U.S. 1, CT 083008 BG 1
	<b>Planned Activities</b>	Sewer Line Improvements
8	<b>Project Name</b>	City of Holly Hill Water/Sewer Improvements
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$100,119
	<b>Description</b>	Provision of funds will be used for the replacement of existing hardware, installation of submersible pumps, rails and pipes at a lift station installed in 1993. Work will also include dewatering, bypass pumping, electrical work, maintenance of traffic, restoration and furnishment of as-built drawings.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 835 very-low, low, and moderate-income persons.
	<b>Location Description</b>	1028 Great Oaks Drive, Holly Hill, FL, CT 809.03 BG 3
	<b>Planned Activities</b>	Sewer Improvements

<b>9</b>	<b>Project Name</b>	City of Lake Helen Lake Pearl Drive Repaving
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: 50,000
	<b>Description</b>	Provision of funds will be used to establish roadways and street improvements for select roads. The project will have resurfacing (pave over existing asphalt) of road paving with 2.25" of asphalt paving.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 28 extremely low, low, and moderate-income persons.
	<b>Location Description</b>	Lake Pearl Drive from Lakeview Drive to Prevatt Avenue
	<b>Planned Activities</b>	Street Improvements
<b>10</b>	<b>Project Name</b>	City of Orange City Coleman Park ADA Restrooms
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$69,153
	<b>Description</b>	Provision of funds will be used to construct an ADA restroom facility at Coleman Park. The facility will include one male and one female ADA restroom. The restroom facility will be connected to water, sewer, and electricity. Each restroom will be furnished with all amenities including toilet, sink, vandal proof toilet paper dispenser and soap dispenser, and electric hand dryers.

	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 1,505 extremely low, low, and moderate-income persons and persons with disabilities.
	<b>Location Description</b>	210 E. Blue Springs Avenue, Orange City, FL, CT 90806 BG 2
	<b>Planned Activities</b>	ADA Accessibility
<b>11</b>	<b>Project Name</b>	City of Ormond Beach Central Park I Playground
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$129,803.50
	<b>Description</b>	Provision of funds will replace playground equipment that was installed in the 1990's by installing new playground equipment for children ages 5-12. Funds will be used for new playground equipment, benches, rubber surfacing, concrete curbing around the edge and a new 5' sidewalk connection to an existing sidewalk.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 190 extremely low, low, and moderate-income persons.
	<b>Location Description</b>	601 Fleming Avenue, Ormond Beach, FL, CT 80803 BG 2
	<b>Planned Activities</b>	Park Revitalization
<b>12</b>	<b>Project Name</b>	City of Ormond Beach Hope Place
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services

	<b>Funding</b>	CDBG: \$22,906.50
	<b>Description</b>	Provision of funds for the salary and benefits to hire an Unaccompanied Youth House Manager who will be provided room and board at Hope Place.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 32 homeless youth considered limited clientele and assumed to be low income.
	<b>Location Description</b>	1340 Wright Street, Daytona Beach, FL
	<b>Planned Activities</b>	Operations and Management
<b>13</b>	<b>Project Name</b>	City of New Smyrna Beach Alonzo "Babe" James Community Center Shade Structure
	<b>Target Area</b>	Southeast Volusia – New Smyrna Beach Target Area
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$95,099
	<b>Description</b>	Provision of funds will be used to design and install a 4,000 square foot environmental shade structure over the existing recreation area at the Alonzo "Babe" James Community Center. This includes materials and parts, as well as the installation of columns and canopies.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 945 very-low, low, and moderate-income households.
	<b>Location Description</b>	201 N. Myrtle Ave., New Smyrna Beach, FL, CT 82903 BG 1,4
	<b>Planned Activities</b>	Revitalization of a Recreational Facility



<b>14</b>	<b>Project Name</b>	City of South Daytona Riverfront Veterans Memorial Park Playground Improvement
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Public Facilities / Infrastructure
	<b>Needs Addressed</b>	Improve Access to Public Facilities / Infrastructure
	<b>Funding</b>	CDBG: \$69,629
	<b>Description</b>	Provision of funds will replace an aged playground located at Riverfront Park with a new playground and turf.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 1,200 very-low, low, and moderate income persons.
	<b>Location Description</b>	CT 82401 BG 1
	<b>Planned Activities</b>	Park Improvements
<b>15</b>	<b>Project Name</b>	Homebuyer Assistance
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Homebuyer Assistance
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	HOME: \$730,683

	<b>Description</b>	Provision of funds to assist with the costs to purchase a safe, decent and affordable home by providing a deferred payment loan with recapture provisions for down payment, gap financing and closing costs to very-low and low-income households as defined by the HOME program. The project also includes \$50,000 of prior year program income and funds for eligible project delivery costs related to staff and third-party fees necessary for implementation. Activity budget includes \$89,480 of program income.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 18 very-low, low, and moderate-income households.
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	Direct Financial Assistance to Homebuyers
16	<b>Project Name</b>	Rental Housing - CHDO Set-Aside and Operations
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Rental Housing – CHDO Set-Aside and Operations
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	HOME: \$75,000
	<b>Description</b>	Provision of funds for a CHDO set aside eligible activity to acquire and rehabilitate one single-family housing unit for rent to very-low and low-income households that meet HOME income guidelines for the applicable HOME affordability period. New construction of rental housing will also be considered under this activity. The project also provides funds for staff project delivery costs.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will create affordable rental housing for 1 very-low, low, or moderate-income household.

	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	Acquisition, Rehabilitation, or New Construction
<b>17</b>	<b>Project Name</b>	Rapid Re-Housing
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Increase Access to Homeless Prevention Services
	<b>Funding</b>	ESG: \$74,634.55
	<b>Description</b>	Provision of funds to include the activity of rapid re-housing to assist households experiencing homelessness as well as the administration activity to implement the project.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 10 households experiencing homelessness or at-risk of becoming homeless.
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	Rapid Re-Housing
<b>18</b>	<b>Project Name</b>	Homeless Prevention
	<b>Target Area</b>	County Wide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Increase Access to Homeless Prevention Services
	<b>Funding</b>	ESG: \$74,634.55
	<b>Description</b>	Provision of funds to include the activity of homeless prevention to assist households at imminent risk of homelessness as well as the administration activity to implement the project.

	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 20 households experiencing homelessness or at-risk of becoming homeless.
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	Homelessness Prevention
19	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$393,690
	<b>Description</b>	Funds will be used for the administration and implementation of the HUD CDBG program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments. Activity budget includes \$20,000 of program income.
20	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Program Administration

	<b>Funding</b>	HOME: \$79,578
	<b>Description</b>	Funds will be used for the administration and implementation of the HUD HOME program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.
<b>21</b>	<b>Project Name</b>	ESG Program Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	ESG: \$12,102.90
	<b>Description</b>	Funds will be used for the administration and implementation of the HUD ESG program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

**Table 60 – Project Summary**

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

The County of Volusia Urban County Entitlement Community includes 10 participating jurisdictions as well as the unincorporated areas of Volusia County. Funds are not directed toward jurisdictions that are separate entitlement communities or choose to opt out of the Urban County Community including, Daytona Beach, Port Orange, Deltona, Ponce Inlet, Oak Hill, and Pierson. After the FY 20/21 fiscal year, Edgewater will no longer participate, therefore, there will only be 9 participating jurisdictions. HOME and ESG funds are used throughout the jurisdiction area. CDBG funds are allocated utilizing the same method HUD uses to determine the allocation of Volusia County, Formula A. The formula which weighs poverty, population, and overcrowding has been applied to all participating jurisdictions and unincorporated Volusia County to determine geographic allocations.

Volusia County adheres to all program-specific eligibility requirements when allocating funds. HUD sets the low/moderate income threshold at 51%. Volusia County has 46 census block groups that qualify as meeting the low-moderate income criteria as provided in 24 CFR 570.208 (a), (1), (ii). Minority/low income populations are dispersed throughout the County. If \projects are funded which must meet area low-moderate income area benefit criteria, they will be in these block groups.

The County has designated two additional target areas including Spring Hill and Southeast Volusia – New Smyrna Beach. The census block groups where funding will be allocated for the Spring Hill target area include CT 905 BG1; CT 906 BG4; CT 906 BG 5; CT 90702 BG 1; CT 90702 BG 2. The census block groups where funds will be allocated for the Southeast Volusia – New Smyrna Beach target area include CT 82903 BG 1,4.

The primary distribution of the population benefiting from the grant assistance program will be countywide, and in most cases extremely low, low, and moderate-income. Beneficiaries will also include the elderly, youth, and the homeless or at-risk of becoming homeless. The County's housing programs are concentrated on scattered sites throughout the County. The priority community development needs and public service locations will be throughout the County.

## Geographic Distribution

Target Area	Percentage of Funds
County Wide	96%
Spring Hill	1%
Southeast Volusia – New Smyrna Beach	3%

Table 61 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically.

The participating municipalities mentioned above have entered into cooperative agreements with Volusia County which are renewed every three years. Each municipality participating in the Volusia County CDBG program receives an allocation which was approved by Volusia County Council. These percentages are based upon poverty levels established by U.S. Census, and cities with higher poverty rates receive a higher percentage of the allocation, with a minimum allocation percentage set for those participating cities with lower populations and poverty levels.

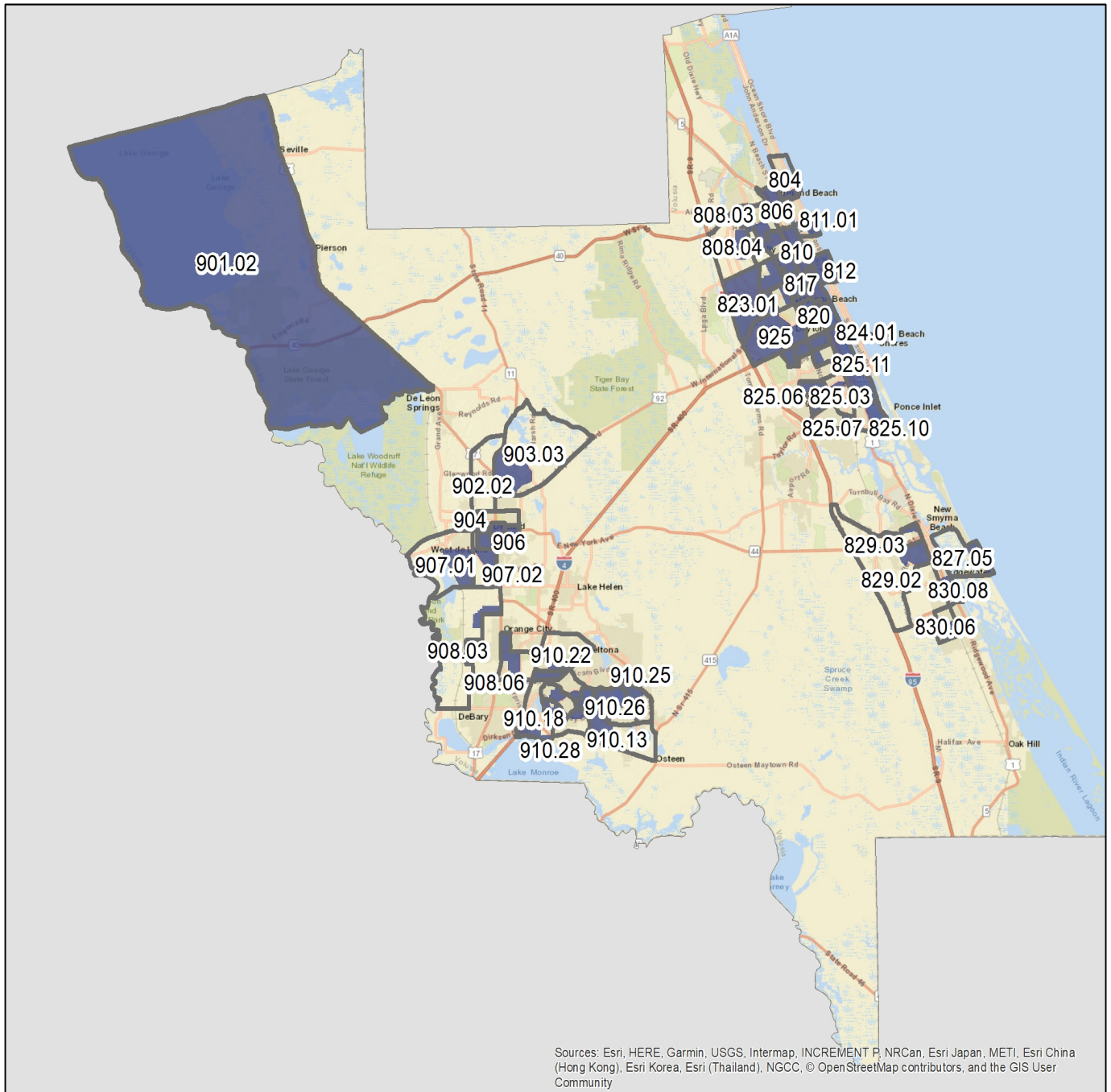
Participating cities determine how allocated CDBG funds will be used for non-housing community development activities within their incorporated areas. Adjustments to the percentages are completed when new cities enter into the entitlement community, or current participating cities choose to opt out of the program.

The Spring Hill area of DeLand and Southeast Volusia - New Smyrna Beach have been identified as target areas for expenditure of CDBG funds. These target areas have concentrated areas of poverty and minority households.

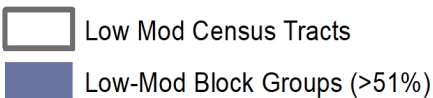
Funding that is made available for affordable housing and homeless projects are available throughout the Volusia County Entitlement Community and are not specifically designated on a geographic basis.



## Volusia County Low-Mod Census Tracts (>51%)



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In PY 2020-21 Volusia County will support affordable housing through its CDBG, HOME, and ESG programs by funding activities including: housing rehabilitation, direct financial assistance to homeowners, new construction through a CHDO, rapid re-housing, and homelessness prevention.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	29
Special-Needs	0
Total	59

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	1
Rehab of Existing Units	10
Acquisition of Existing Units	18
Total	59

Table 63 - One Year Goals for Affordable Housing by Support Type

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are three public housing authorities and one public housing agency in the Volusia Urban County. The DeLand Housing Authority (DHA), the New Smyrna Beach Housing Authority (NSBHA), and the Ormond Beach Housing Authority (OBHA) offer public housing units and manage the Section 8 Housing Choice Voucher (HCV) program. Volusia County Community Services Department is also designated as a PHA and administers a Section 8 Housing Choice Voucher (HCV) Program but does not own or operate any public housing units.

### **Actions planned during the next year to address the needs to public housing.**

Volusia County does not plan on investing any HUD funds to address the needs of public housing during PY 2020-21. Public housing needs will be addressed by the public housing authorities.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

*Deland Housing Authority (DHA):* DHA involves residents in management by having a HCV participant on the DHA Board of Directors. Financial and homeownership counseling is provided to public housing residents and HCV participants who are interested in purchasing a home.

*New Smyrna Beach Housing Authority (NSBHA):* NSBHA has an elected resident council and staff of the housing authority meets with the council on a quarterly basis to get their input on management objectives of the housing authority. The NSBHA also has a Resident Advisory Board that helps with the development of the PHA 5-Year Plan as well as the Annual Plan. NSHBA also operates a FSS program that provides families with homeownership opportunities.

*Ormond Beach Housing Authority (OBHA):* OBHA encourages its public housing residents and vouchers holders to participate in the FSS program. Additionally, OBHA partners with community organizations such as the Mid Florida Housing Partnership, Inc. to develop homeownership opportunities for its residents.

*Volusia County Community Services Department:* Volusia County Community Services Section 8 program promotes homeownership opportunities to voucher holders through the FSS program. The County also conducts new and current tenant briefings regarding the availability of rental units outside of high poverty areas and areas of minority concentration.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Volusia/Flagler County Coalition for the Homeless (VFCCH) is the Continuum of Care (CoC) Lead Agency, directing the housing crisis response system in Volusia County. The CoC is responsible for conducting the Point In Time (PIT) Count, identifying housing and service needs and gaps for persons experiencing homelessness, and executing the strategy to prevent and end homelessness in the jurisdiction.

The Commission on Homelessness for Volusia and Flagler Counties Five Year Strategic Plan (2017-2022) outlines the top five goals, aligned with the Federal Strategic Plan for Ending Homelessness, “Opening Doors” includes:

- Enhance Coordinated Entry System
- Assure the provision of homeless prevention, early intervention services and human services
- Increase services, retool existing services and enhance the provision of housing services
- Assure Access to Health Services
- Assist clients to achieve economic stability

With a focus on these strategies, the CoC intends to not only provide the right intervention to the right person at the right time to facilitate a connection back to permanent housing as quickly and effectively as possible, but to provide the right supports which will help the housing participant sustain housing stability and self-sufficiency.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.**

The CoC’s network is comprised of various stakeholders throughout multiple service systems who often serve diverse populations with specific service needs. Within the jurisdiction, the CoC leads the coordination among these stakeholders to make homelessness rare, brief, and one-time throughout the County. Employing best practices and interventions that have demonstrated success in preventing and ending homelessness, the CoC applies funding and other resources to evidence based programs that quickly identify and rehouse persons experiencing homelessness, prevent homelessness, and divert people from entering the homeless system.

The CoC, in accordance with federal regulations, has developed a robust Coordinated Entry System which continues to be enhanced through expansion of participating providers, allowing a far reach beyond the CoC system to identify and assess people experiencing homelessness in the jurisdiction. Effective components of the crisis response system that are detailed in the strategic plan include utilizing a streamlined entry process and assessment tool, mandating

housing-focused and low barrier Emergency Shelter, and providing linkage to housing and services within the shortest time frame possible supports an improved flow for participants to obtain permanent housing solutions. Most importantly, people end homelessness when they are housed. Therefore, the CoC recognizes that the foundation for all consumers in their system is permanent housing.

Demonstrated by the services and housing listed below, Volusia County and the CoC are actively pursuing activities that prevent, reduce, and end homelessness:

- Rapid re-housing through HUD CoC, Supportive Services for Veteran Families (SSVF);
- Emergency Solutions Grant (ESG);
- Permanent housing through HUD CoC, HUD Veteran Affairs Supportive Housing (VASH);
- Community Housing Development Organization/Neighborhood Stabilization Program (CHDO/NSP) affordable housing programs;
- Prevention services through SSVF, ESG, Children and Families Advisory Board (CFAB), and faith-based organizations;
- STAR Family Center - serves as a gateway assessing the needs of the homeless and providing vital services to the sheltered and unsheltered homeless;
- STAR Family Shelter - provides housing and supportive services to homeless families with children and medically needy homeless individuals;
- The I Dignity Program which helps the homeless overcome the difficulties of obtaining personal identity that is crucial to employment and becoming self-sufficient;
- An outreach program for chronically homeless men and women through Halifax Urban Ministries Day Center;
- A conduit for the homeless to crossover from the street to needed services utilizing HMIS which captures client information on the homeless in an attempt to meet their needs through better information to guide them through the delivery system; and
- Psychiatric medications and consultation through SMA Behavioral Healthcare

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The CoC Lead Agency, VFCCH, leads an interdisciplinary outreach approach, led by three VFCCH

Coordinated Entry Street Outreach Staff who lead a multi-agency outreach team. The team includes SMA Behavioral Healthcare PATH program, SSVF Outreach program, Healthy Start, SMA Youth Outreach, and VA Outreach for Volusia and Flagler counties and VA catchment areas. Improve outreach opportunities to engage persons who are in need of assessment and referral for services and housing within crisis response system, the CoC has incorporated otherwise siloed systems into the Coordinated Entry System process.

### **Addressing the emergency shelter and transitional housing needs of homeless persons.**

The following direct service organizations provide emergency and/or transitional housing and services to families, individuals, youth, veterans, and the special needs populations in the County.

Beacon Center – provides emergency housing for women with or without children who are fleeing domestic violence, and subsequently homeless.

Halifax Urban Ministries – provides Safe Haven emergency shelter to veterans experiencing homelessness who are persons who have a mental illness.

Neighborhood Center - provides emergency shelter for homeless individuals on the West side of Volusia County.

The Salvation Army - provides emergency shelter to single men and women who are homeless.

Stewart Marchman Act Behavioral health – provides a variety of services that support persons experiencing homelessness who have behavioral health needs. SMA also provides emergency shelter and permanent housing to consumers within the CoC.

Tailored services based on the person's desire and need are offered whether experiencing unsheltered homelessness or engaged in an emergency or transitional program. Employing the Housing First philosophy, the foundation of housing is necessary prior to the ability to stabilize and recover. Transitioning from homelessness to permanent housing requires that people can live independently. Services often offered to promote wellness, recovery, and housing stabilization include assistance with obtaining community-based services, eligible benefits, substance use and mental health counseling, and education/skills development that will lead to employment. To ensure services are available once the household exist the CoC's system of care, consumers are linked to providers that can provide on-going supports based on the person's needs. The CoC has been and continues to seek funding to expand capacity of its network providers and resources for persons experiencing homelessness Volusia County to addresses the service gaps, especially for persons with special needs.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Within the jurisdiction, there are five organizations that supply Transitional Housing, totaling 12 programs and 250 beds. Serving families, individuals, veterans, and youth, participants receive varying services based on their need. However, the traditional service array provided to consumers includes case management that links persons to mainstream benefits, employment support, education and job training, medical services, mental health supports, dental, substance abuse treatment, budgeting and life skills training, food assistance, and other services specific to a persons' need.

The CoC has incorporated housing navigation services for various populations and programs which can assist consumers with locating affordable apartments, financial assistance, and many resources for furnishings and household items. Case managers, regardless of which service system, many times provide help searching and obtaining housing-because that is generally the factor preventing stabilization. Beacon Center, Family Renew Community and Neighborhood Center of West Volusia work with local landlords and Housing Choice Voucher (HCV) programs. To ensure long-term subsidies for persons with the highest service needs and lengths of time homeless, the CoC's network of providers operate 16 Permanent Supportive Housing (PSH) projects which pair supportive services and housing to prevent returns to homelessness.

Reallocating transitional housing funds to expand capacity of Rapid Rehousing (RRH) projects supports the CoC's effort to focus on more permanent housing solutions with an emphasis on quickly identifying and rehousing people through the incorporation of housing navigation, financial assistance, and supportive services-which are all time limited. Both PSH and RRH are considered permanent housing, as the participant executes a lease in their own name with full tenancy rights. Identified in the 2019 Housing Inventory Count (HIC), there are two RRH providers, totaling four programs and 123 beds.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Preventing homelessness requires the capacity to identify and stabilize households who are at-risk of homelessness. The CoC and Volusia County recognize the importance of investing in



homelessness prevention strategies and implement prevention through the Volusia County Human Services Office by providing housing-related financial assistance such as rent, mortgage, and utility assistance. Provider agencies within Volusia County also offer residents prevention related services which includes the Salvation Army, Family Life Center, and Catholic Charities.

To prevent vulnerable persons from being discharged from institutional settings to homelessness, the CoC participates in discharge policies and procedures, incorporating this population into the Coordinated Entry System, with mental health providers. Case managers assist consumers with coordinating services that emphasize housing stabilization and retention, preventing returns to homelessness. Combining appropriate supports and the Coordinated Entry System processes, persons who otherwise slip through the cracks can be better assessed using a streamlined approach for housing resources, reducing lengths of time homeless and the possibility of returns to homelessness. Once the foundation of housing is stabilized, community-based services can work with the consumer to identify goals and assist with continued housing retention, economic mobility, and improved quality of life.

### **Discussion**

Continuing their coordination with the CoC to strategically support the needs of homeless persons and persons with special needs, Volusia County will support the most vulnerable, at-risk community members through housing and supportive services. Volusia County will use its ESG allocation to provide rapid re-housing and homeless prevention services. The County will provide funds to households experiencing or at imminent risk of becoming homeless.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

Affordable housing is a growing concern at the federal, state and local levels. Housing affordability has also become an important public policy issue, as home ownership is viewed as being an important goal for both individual and social reasons. Housing prices, household incomes, and mortgage rates are the primary determinants of housing affordability.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. Volusia County recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of County policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the County.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes. It is important to note that during and after the economic recession of 2008 there was little residential investment in Volusia County. The collection of residential impact fees by the County was in a moratorium until mid-2015.

In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), Volusia County develops an Analysis of Impediments to Fair Housing Choice (AI) to identify impediments or barriers to affordable housing and fair housing choice, and create actions toward the resolution of the barriers. The County's most recent Analysis of Impediments identified the following impediments to affordable housing and fair housing choice:

- Lack of public awareness of fair housing rights and fair housing services:
  - Lack of understanding Federal and State fair housing law:
    - Uncertain of who or what groups are protected under the law.
    - Uncertain or lack of knowledge of what actions constitute violations of.
  - Lack of uniformity in referrals for prospective victims of housing discrimination.
- Some unlawful discrimination appears to be occurring in rental and owner markets:
  - Housing discrimination complaints and lawsuits have been filed and sustained regarding housing discrimination.
  - Responses to public and stakeholder surveys report that some housing discrimination does occur.
- High home mortgage loan denial rates for selected minorities, particularly for blacks and Hispanics.
- Economic barriers limit lower income households ability to choose housing in the market of their choice:
  - Volusia County wages are considerably lower than the statewide average.
  - Studies point to lower income households continued inability to afford safe, decent, and affordable housing based on the real wages earned in comparison to cost of housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

To combat barriers to affordable housing, the County adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The County also has an Affordable Housing Advisory Committee (AHAC) in relation to its SHIP program. The AHAC is a citizens' advisory committee representing a collaboration of public, nonprofit and private agencies tasked with making recommendations to the County Council on affordable housing incentives. The advisory board must triennially review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the County Council while making recommendations on specific actions or initiatives to encourage or facilitate affordable housing while protecting the property's ability to appreciate in value. The eleven (11) member AHAC routinely identifies barriers to affordable housing and strategies to remove such barriers.

Volusia County's Affordable Housing Incentive Plan contains the following affordable housing incentives:

- Expedited Permitting:

Building permits are currently expedited by the County's Building and Zoning Division for homeowner rehabilitation and single-family homebuyer construction projects located in the County's jurisdiction. The Community Assistance Division identifies these projects as affordable housing using an affordable housing project sheet with property location information. The Community Assistance Director must sign and approve before submission for permit. These permits are given preference by the Building and Zoning Division. A housing ombudsman team has been established in the County's Growth and Resource Department whose primary role is to assist developers of residential developments and shepherd both the applicant and application through the review process. The affordable housing development process is being promoted to the intended audience, and shared with the development community.

- Ongoing review process:

The Volusia County Comprehensive Plan has incorporated affordable housing goals in its Housing Element. A review of the Comprehensive Plan is held biannually for the public and staff comments. The Development Review Committee (DRC) is responsible to review

prior to adoption or enactment those policies, procedures, ordinances, regulations and Comprehensive Plan provisions that have been identified by staff as having a potential to impact the cost of housing.

- **Density Bonus:**

The Planned Unit Development (PUD) rezoning process currently available can be utilized to allow lot size reductions for eligible affordable housing projects. Density bonuses are allowed through Comprehensive Plan policies 1.3.3.3 and 5.1.6.2. Policy 1.3.3.3 provides a density increase per future land use designation for such housing projects that are certified by the Community Services Department and processed as a planned unit development. Policy 5.1.6.2 provides for a 10% density increase for projects that provide low income housing needs.

- **Inventory of Surplus County-Owned Land Suitable for Affordable Housing:**

An inventory of County-owned surplus land that has been determined to be suitable for affordable housing is adopted by Volusia County Council on a periodic basis and at least every three years. The parcels on the list are available to support affordable housing in accordance with the provisions of s. 125.379, F.S.

County staff must report annually to the State of Florida any actions that increase the cost to develop single or multi-family housing. This analysis must include a dollar value of the increase of development including, but not limited to, increases in permit fees, increases in impact fees, introduction of new building standards, etc..

Additionally, the Housing Element of Volusia County's Comprehensive Plan includes the goal that through the year 2025 the County will devote the necessary and effective resources available, (including private sector incentives and public programs) to ensure sanitary, affordable, and safe housing for county residents in a quantity adequate to accommodate reasonable growth in county population. The objectives under this goal include:

*Objective 1: Housing Supply and Infrastructure.* Through the year 2025, Volusia County shall ensure the provision of adequate infrastructure and appropriate residential land use categories, in unincorporated areas of the County, to accommodate projected growth in population and a range of housing types. This is to specifically include adequate sites and distribution of housing for very low, low, and moderate income households.

*Objective 2: Housing Assistance.* For those residents of modest economic means, Volusia County shall continue to provide housing assistance through programs outlined in the

Consolidated Plan and the Local Housing Assistant Plan written and updated regularly by the Community Assistance Division with incentives to encourage private sector participation.

*Objective 3: Housing Rehabilitation.* Volusia County shall encourage reinvestment in existing housing stock and assist in the rehabilitation or removal of substandard dwellings.

*Objective 4: Sustainable Housing.* Volusia County shall encourage new residential development that promotes energy efficiency and safety and upgrade of efficiency and continued use of existing housing units.

*Objective 5: Group Housing.* Through the year 2025, Volusia County shall assist in providing, those citizens with special needs, group housing that is safe, sanitary, and affordable, by providing adequate sites for group homes and foster care facilities in a variety of land use categories; providing code enforcement; and including group homes in housing incentive and assistance programs.

*Objective 6: Housing Incentives.* Volusia County shall offer incentives to assist in the provision of affordable housing and preservation of significant historic housing.

*Objective 7: Relocation Housing.* In the event that Volusia County directly participates in a project that displaces a family or occupants from their place of residence, the County shall provide just compensation in the form of financial remuneration or shall relocate the displaced family or occupants in a comparable housing unit. Housing relocation due to voluntary housing rehabilitation assistance, offered through Community Assistance Division to eligible very low, low and moderate income homeowners, is a voluntary program and does not require compensation.

*Objective 8: Commercial District Redevelopment.* Volusia County shall work with municipalities to redevelop existing commercial areas and districts in an effort to strengthen the local economy (facilitate job creation and incubate small business growth) and to improve the aesthetic and functional value of the built environment (reinvestment in existing infrastructure and ensuring future sustainable development).

*Objective 9: Neighborhood Redevelopment.* Volusia County shall provide public assistance to declining neighborhoods while engaging in partnerships with municipalities and/or the private sector where applicable.

Further, the Volusia County Analysis of Impediments to Fair Housing Choice identified actions to remove or ameliorate impediments to fair and affordable housing including:

- Assist in improving public awareness of fair housing rights and fair housing services;

- Assist in improving efforts to identify markets where housing discrimination may be occurring; and

Continue to support efforts to increase economic opportunities for Volusia County residents to improve housing affordability and opportunities to exercise fair housing choice.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

This section of the Plan describes the specific actions that Volusia County will take to address the housing and community development needs of low- and moderate-income residents during PY 2020-2021 based on the strategies outlined in the five-year plan for reducing lead-based paint hazards, reducing poverty, developing institutional structure, and enhancing coordination between the public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

One of the primary obstacles the County faces in meeting its goals is the limited resources available to address the priority needs identified in the Strategic Plan. Generally, the needs of low- and moderate-income persons exceeds the available resources, and the shortage of resources precludes the County from providing funding increases to non-profit organizations who resources are stretched by an increased demand in services. The County will address this obstacle by using the available federal resources to support existing partners and build new relationships and will also leverage non-federal funding to have a greater impact in the community. Specific to housing needs, the County's Analysis of Impediments to Fair Housing Choice (AI) identifies strategies to address barriers to fair housing choice. During the program year, the County will continue to implement actions in the AI. The County will also continue to support agencies and organizations that provide services for low- and moderate-income persons and support self-sufficiency and economic opportunity.

### **Actions planned to foster and maintain affordable housing**

During PY 2020-2021, Volusia County Community Assistance Division will foster and maintain affordable housing by continuing to implement the Homebuyer Assistance Program (HBA) and the Owner-Occupied Housing Rehabilitation Program which are funded with both state funding through SHIP and federal funds from the CDBG and HOME programs. The HBA program provides funds to assist with down payment and closing costs for very low and low-income first-time homebuyers and the Owner-Occupied Housing Rehabilitation Program provides funds to rehabilitate or reconstruct existing owner-occupied homes.

The County will continue to with its partners, including governmental entities and non-profit and for-profit developers to address the need for affordable housing units. This includes the use of HOME funds to support a Community Housing Development Organization (CHDO) that will acquire and rehabilitate one single-family unit that will be rented to a very low or low-income household.

Additionally, Volusia County will foster affordable housing by encouraging the private sector to



create housing units that will serve the population, including the most needy, by incentivizing the development and preservation of affordable housing units with strategies such as expedited permitting, density bonuses, and surplus land donation.

#### **Actions planned to reduce lead-based paint hazards**

Housing units in the County that were constructed prior to 1978 may contain lead-based paint which may put occupants at risk for lead poisoning and other health concerns. To mitigate the risk posed by the presence of lead-based paint, any pre -1978 county-assisted housing unit, will be subject to a screening and evaluation process that complies with the HUD Lead Safe Housing Rule at 24 CFR Part 35. This process includes determining if a property is exempt from the Lead Safe Housing Rule, notifying occupants of the housing units by providing lead-based hazard information, conducting a visual inspection of all painted surfaces to identify deteriorated paint, and conducting paint stabilization and a clearance examination, if necessary.

#### **Actions planned to reduce the number of poverty-level families**

Volusia County is committed to reducing the number of persons living in poverty and assists with uplifting individuals and families through programs that provide job training and life skills that will enable residents to secure living wage employment. These programs include the Community Services Block Grant (CSBG), the Housing Choice Voucher (HCV) Program, and Section 3.

The objective of the CSBG program is to lessen poverty in communities and build sustainable communities by alleviating the causes of poverty while increasing self-sufficiency and improving living conditions.

The County operates the HCV program which reduces housing expenses for eligible households to an affordable rent payment which reduces poverty. Additionally, participants in the HCV program can also participate in the Family Self Sufficiency (FSS) program and are able to reduce their dependency on welfare assistance and rental subsidies. The County provides case management to HCV program participants to work towards the goal of economic independence and successful participants can also work towards homeownership, a major opportunity for wealth building for marginalized groups.

Section 3 of the Housing and Urban Development Act creates economic opportunities for low and very-low income persons by requiring recipients of HUD assistance, such as Volusia County, provide training, employment, contracting, and other economic opportunities to Section 3 residents and Section 3 business concern. As part of the procurement process in awarding contracts for housing rehabilitation and capital improvement projects, the Community Assistance

Division actively promotes Section 3 hiring.

The Community Assistance Division as the lead agency for implementation of the housing programs in Volusia County is able to coordinate CDBG and HOME programs including public service activities with the CSBG, HCV, and FSS programs to have a significant impact on poverty reduction.

#### **Actions planned to develop institutional structure**

Volusia County collaborates with numerous governmental entities, municipalities, departments, agencies, and organizations to implement the strategies in the Consolidated Plan. To address any weaknesses in the institutional structure the County coordinates the design and implementation of its programs and activities with the appropriate partners to increase impact and avoid duplicative programs or processes. Some specific actions that the County will take during PY 2020-2021 to continue to develop the County's institutional structure include:

- Providing technical assistance to agencies/organizations seeking funding through the CDBG, HOME, and ESG programs;
- Providing technical assistance and support to grant applications submitted by local housing authorities;
- Partnering with local agencies that provide services to program beneficiaries such as housing counseling, supportive services, and other social services to address needs that cannot be met by the County;
- Capacity building of local non-profit agencies, including certified CHDOs, to undertake housing development and management , either directly or through training opportunities offered by the Florida Housing Coalition, the statewide provider of training and technical assistance;
- Continue active participation in the Commission on Homelessness for Volusia and Flagler counties;
- Continue refining the process for application submission for CDBG funds by county departments, cities, and agencies as well as the process for Requests for Statement of Qualifications (RSQ) applications to fund agencies that assist non-homeless special needs and homeless populations that are awarded through the Children and Families Advisory Board (CFAB); and
- Continue to build partnerships and relationships with other CDBG entitlement jurisdictions in Volusia County – City of Daytona Beach, Deltona, and Port Orange – to share information and best practices.

#### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

Volusia County will collaborate with the CoC, public and assisted housing providers, municipalities, and social services agencies to ensure the most effective system of delivering housing and services to residents.

*Commission on Homelessness and Housing for Volusia and Flagler Counties (CoHH):* To enhance coordination with the CoHH, Volusia County will maintain its partnership to provide services for individuals and families experiencing or at risk of homelessness. The Volusia/Flagler County Coalition for the Homeless (VFCCH), the designated lead agency for managing the housing crisis response system in Volusia County, will continue to collaborate with the County to identify activities to be funded with ESG. The Community Assistance Division also consults with the Attainable Housing Committee, a sub-committee of the CoHH which focuses on raising awareness of the community's needs for affordable and attainable housing.

*Volusia County Affordable Housing Partners (AHP):* The AHP is comprised of for-profit and non-profit affordable housing organizations, local lenders, and real estate professionals throughout the County. The AHP helps income-qualified households apply for homebuyer assistance loans awarded through Volusia County. The Community Assistance Division will maintain this partnership and consult with AHP on issues of concern to income-restricted homebuyers, including credit standards and suitability of the housing stock.

*The Children and Families Advisory Board (CFAB):* The role of the CFAB is to assess and evaluate the priority needs of children and families, develop strategies to meet those needs and make funding recommendations to the County Council to allocate general revenue funds budgeted for those needs. The Community Assistance Division will provide staff support and coordinate with the Board to ensure that information and funding opportunities available through the PY 2020-2021 Action Plan is shared with CFAB and agencies.

*One Voice for Volusia:* The County plans to continue to provide financial support to One Voice for Volusia, 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 the County. The Community Assistance Division will also coordinate with One Voice to ensure that information and data gathered by One Voice is considered when identifying priority needs.

*United Way/2-1-1:* The County will continue to provide financial support to the United Way to operate the "First Call for Help/211" telephone system that provides 24 hour/7 days a week referral and information services to link persons to housing , social services, medical services, food, transportation, and other essential needs of daily living.

**Program Specific Requirements**  
**AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

**Community Development Block Grant Program (CDBG)**  
**Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$89,480
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	

**Other CDBG Requirements**

1. The amount of urgent need activities	\$0
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**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The County of Volusia does not plan to use other forms for investment beyond those identified in Section 92.205.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The County of Volusia plans to use HOME funds in FY 2020-2021 to assist first-time homebuyers acquire a home. When providing opportunities for homeownership through the Homebuyer Assistance Program, the County of Volusia follows recapture guidelines to ensure compliance with HOME regulations as required in 24 CFR 92.254 (a) (5).

The County of Volusia requires recapture (repayment) of the entire amount of the HOME investment from the homeowner if the housing is transferred or ceases being the principal residence of the family for the duration of the 15 year mortgage period, which may exceed the statutory HOME affordability period as defined in 24 CFR 92.254 (a) (4). If HOME funds are provided to a developer as subsidy, these funds are not subject to recapture from the homebuyer.

The County's recapture guidelines also provide for the recapture of the net shared appreciation, on a pro rata basis, if the home is sold, or ceases to be the principal residence, during the first ten years of ownership. The net shared appreciation is as follows and is collected pro rata as follows:

- Year 1 to end of 2nd year: 100% of net appreciation
- Year 3 to end of 5th year: 50% of net appreciation
- Year 6 to end of 10th year: 20% of net appreciation

The recapture provisions are subject to the limitation, contained in the mortgage, that when the recapture requirement is triggered by a sale of the home, and the proceeds of the sale are not sufficient to repay the entire amount of the HOME investment, the County will accept the net proceeds as the full recapture amount. The term "net proceeds" means the sales price minus any superior loan repayment and closing costs paid by the seller.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The recapture of HOME funds is enforced through the use of a recorded mortgage with recapture provisions. The mortgage is for a fifteen year period. However, the HOME affordability period is based on the amount of HOME funds actually invested in the unit and the statutory limits as set forth in 24 CFR 92.254 (a) (4).

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The County of Volusia does not have any plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

**1. Include written standards for providing ESG assistance (may include as attachment).**

ESG Written Standards have been attached as a program specific requirement.

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Continuum of Care has a coordinated entry system utilizing the Homeless Management Information System (HMIS). The process of implementing and enhancing the centralized system involves pilot programs; such as, Supportive Services for Veteran Families (SSVF). The SSVF program utilizes the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT), once more agencies are able to utilize this system it will greatly benefit the coordinated entry plan. The CoC is seeking opportunities to increase funding toward HMIS and coordinated assessment support to further improve and implement the centralized system to all agencies.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The County of Volusia will issue a Notice of Funding Availability (NOFA) and make applications available. ESG funds will be awarded to one agency based on the applications provided. The agency must demonstrate in their application an ability to successfully implement a rapid re-housing activity, meet match requirements, and provide written standards.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The County of Volusia has consulted with the Volusia/Flagler Continuum of Care in establishing standards and funding decisions for ESG. The CoC meets the homeless

participation requirement set forth in 24 CFR 576.405(a).

**5. Describe performance standards for evaluating ESG.**

ESG performance will be evaluated based on the following standards:

- Number of days to re-house households;
- Use of an intake process and screening tool;
- Case management; and
- Recertification of program participants at a minimum of semi-annually.