

EVALUATION OF MAJOR ISSUES

2.6 JOBS-HOUSING BALANCE

Jobs: The County will assess whether the provisions of the Comprehensive Plan adequately promote a diverse economy and will analyze wage base compatibility with the housing market.

Housing: The County will assess whether provisions of the Comprehensive Plan adequately promote choice regarding the distribution of affordable housing relating to employment locations.

Intergovernmental Coordination: The County will assess current partnerships with the State and municipalities with respect to coordinating economic development and the availability of urban services. The County will evaluate the coordination of the Economic Development Strategic Plan with the Comprehensive Plan.

INTRODUCTION

The Jobs-housing balance concept refers to having an equivalent number of jobs and housing units in a jurisdiction or market area. The concept of jobs-housing balance can be expressed as the ratio of employment to housing in a given area of analysis. Ideally, the jobs in an area should match the labor force skills, and housing should be available to the labor force at appropriate prices, sizes and locations to achieve a quantitative as well as a qualitative jobs-housing balance (Weitz 2003).

Four possible types of jobs and housing imbalances are summarized in the table below.

Table 2.6A: Typology of Jobs-Housing Imbalances

Type of Imbalance	Jobs	Housing Units	Example
Type 1: The area is job-rich & needs more housing for low-wage workers.	Too many low-wage.	Too few low-end.	Suburban employment centers.
Type 2: The area is job-rich & needs more housing for higher wage workers.	Too many high-end.	Too few high-end.	Downtown employment areas in central cities.
Type 3: The area is job-poor & needs more employment opportunities for the resident, lower-wage labor force.	Too few low-wage.	Too much low-end.	Older suburbs and central-city neighborhoods.
Type 4: The area is job-poor but has a highly skilled resident labor force.	Too few high-end.	Too much high-end.	High-income bedroom communities.

(Source: Jerry Weitz, Jobs-Housing Balance, American Planning Association/PAS Report No. 516)

BACKGROUND

Comprehensive Plan Review

The concept of jobs-housing balance was not specifically addressed when the Comprehensive Plan was adopted; however, the Plan includes Objectives and Policies that address land use allocation, coordination of the Future Land Use and Housing Elements, housing supply and infrastructure, housing assistance, housing rehabilitation, housing sustainability, group housing, housing incentives, commercial district redevelopment, neighborhood redevelopment, activity centers and intergovernmental coordination. Furthermore, the provision of mixed land uses, accessory units/garage apartments, farm worker housing and home occupation regulations are consistent with, and promote the concept of, jobs-housing balance. Objective 1.3.3, as noted below, captures the concept of jobs-housing balance:

Objective 1.3.3 - The Future Land Use Element will be coordinated with the Housing Element to ensure that there will be a balance of needed housing types located in a convenient manner to key employment areas.

This Objective speaks to land use allocation and housing, but does not address job creation or opportunities. The Comprehensive Plan currently addresses the “jobs” side of the jobs-housing balance concept through the promotion of activity centers, home occupation regulations, the provision of mixed land uses and the appropriate allocation of commercial and industrial future land uses.

Regarding intergovernmental coordination, the Comprehensive Plan states that interlocal agreements may include, but not be limited to, the following topics: Land Use, Transportation, Recreation, Utility Services, Conservation, Housing, Libraries and Schools. There is one interlocal agreement regarding economic development – the Interlocal Agreement for a Regional Workforce Board, the Workforce Development Board of Flagler and Volusia Counties, Inc. In addition, the Volusia County Economic Development Department works closely with Enterprise Florida, MyRegion.com, Mid-Florida Economic Commission, Volusia Information Partners (VIP) and Economic Development Advisory Board for Daytona Beach. They also hold quarterly meetings with all area chambers of commerce within Volusia County and provide briefings to the Southeast Volusia Economic Advisory Board, among others.

Job-Housing Balance Analysis

In order to determine the extent of balance or imbalance, jobs-housing ratios for Volusia County were calculated using the jobs-to-resident-workers ratio. There are many possible measures of jobs-housing balance. The jobs-to-housing-units-ratio is the most common measure of jobs-housing balance; however, this measure has potential shortcomings in that the number of housing units may inaccurately represent the actual number of workers living in a community. This is especially true for Volusia County since there is such a large retiree population. The most accurate measure to use to estimate the number of working opportunities in a given area is the number of resident workers - the actual labor force (Weitz 2003). The jobs-housing ratios for Volusia County were calculated using the jobs-to-resident-workers (actual labor force) ratio for 1990 (the year the Comprehensive Plan was adopted), 1999 (the year the last EAR-based amendments were adopted) and 2004 (the most recent year of this evaluation timeframe).

The jobs-to-resident-workers ratios were calculated using ES-202 employment figures from the Quarterly Census of Employment and Wages Program and Local Area Unemployment Statistics for labor force data. Solely using Local Area Unemployment Statistics for employment and labor force data has a potential shortcoming in that the employment figures includes workers who reside within a community, but work outside of the community; whereas, the ES-202 employment figures are aggregated by geographical area. However, the reader should note that the ES-202 figures do not include jobs that are exempt or otherwise not covered by unemployment insurance, such as self-employed nonagricultural workers, insurance agents paid by commission and employees of religious organizations. Table 2.6B summarizes the job-housing ratios for the above referenced time periods.

Table 2.6B: Jobs-Housing Ratios for Volusia County, 1990, 1999 & 2004

	Jobs-to-Resident-Workers Ratio	Balance Range
1990	.72	.8:1 to 1.25:1 (Cervero 1996)
1999	.77	
2004	.67	

Source: Florida Agency for Workforce Innovation, Labor Market Statistics- March 2005; Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment & Wages Program (ES-2020), Local Area Unemployment Statistics Program, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics

Volusia County has historically had a mismatch between jobs and housing, in that it has been a predominantly residential community, as illustrated by the jobs-housing ratios in Table 2.6B. The jobs-housing ratios for Volusia County are lower on the jobs side than the recommended range. In fact, a one-to-one (1:1) ratio is ideal for a community wanting to match resident workers with employment in the community.

Around twenty percent of the County's total labor force works outside of the County. Table 2.6C, based on 2000 Census data, shows where some of these workers commute to everyday.

Table 2.6C: Where Do Workers Work?

Live in Volusia County & Work In:	Number	Percent
Volusia County, FL	149,832	80.59
Seminole County, FL	16,653	8.96
Orange County, FL	11,011	5.92
Flagler County, FL	1,847	0.99
Brevard County, FL	1,397	0.75
Other	5,175	2.78
Total	185,915	100.00

Source: Florida Census Data Center, County-to-County Worker Flow Tables

ES-202 data shows the average annual wage in 2004 for Volusia County at \$29,339. Average annual wages in Volusia County increased by 4.6 percent from 2003-2004, however, they trailed rising real estate prices. The Volusia County Property Appraiser's Office states that the average sale price of a single family home in January 2004 was \$150,771, and in December 2004, \$182,359. The Daytona Beach News-Journal recently reported that by May 2005, the median sales price of existing homes in the Volusia-Flagler area reached \$197,900. The gap between wages and increasing housing costs is a significant factor in decreasing affordable housing options. First-time

home buyers, young families, police officers, firefighters, teachers and nurses, among others, are especially running into trouble as wages have not kept pace with real estate prices.

Volusia County reflects a hybrid Type 1 and Type 4 imbalance of jobs and housing. A Type 1 imbalance signifies an area with many entry-level retail and service jobs, with a shortage of low-to-moderate-income housing. A Type 4 imbalance signifies that an area has a shortage of high paying jobs, but has a highly skilled resident labor force. Volusia County's economy has had an over-reliance on service workers, combined with a lack of high paying, high-tech research and manufacturing jobs. In Volusia County there are around 45,000 people who are currently underemployed. These underemployed workers possess the education, skills and experience that may qualify them for better paying jobs. Furthermore, the County has the potential to have a more highly skilled labor force by attracting and keeping more college graduates, especially from local higher education institutions such as Bethune Cookman College, Daytona Beach Community College, Embry-Riddle Aeronautical University, Keiser College, Nova Southeastern University local campus, Stetson University and the University of Central Florida local campus.

Volusia County has historically had an abundance of affordable housing and overall housing choices. This affordability is attributable to the County being underpriced compared to some neighboring counties and other areas in Florida. However, due to recent increases in property values, affordable workforce housing is increasingly becoming an issue. The decrease in affordable workforce housing could be a potential deterrent for employers considering locating in the County.

According to the National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI), a negative change has occurred in Volusia County's affordability ranking. The HOI is a measure of the percentage of homes sold in a given area that are affordable to families earning the area's median income during a specific quarter. Currently, the Deltona-Daytona Beach-Ormond Beach Metro Area (i.e., Volusia County) is ranked 101 nationally and 36 regionally on the HOI for the 1st Quarter of 2005 (data are not available from 2002 - 2004). This is a decrease from the previous national ranking of 22 and regional ranking of 6 in the 1st Quarter of 1995 (time of the 1st EAR), and a national ranking of 3 and a regional ranking of 2 in the 1st Quarter of 1991.

A Type 1 imbalance generally requires policies to ensure housing meets the price ranges of moderately skilled, low-wage workers. The original goal of the Housing Element, as stated in the 1990 Volusia County Comprehensive Plan, is to provide, in cooperation with the private sector, "a broad geographic choice of decent, safe and sanitary housing types at affordable prices for present and projected residents." For those residents of modest economic means, Volusia County continues to provide housing assistance through programs outlined in the Consolidated Plan with incentives to encourage private sector participation. These programs continue to be implemented successfully; however, with regard to recent increases in property values, funding of these programs may need to increase.

Generally, a Type 4 imbalance is likely to result from regional transportation routes and economic development inequalities. Diversifying the regional/county economic base to provide more local high paying jobs is a logical response, but is typically easier in theory than in practice. A simple approach is to ensure that, through land use policy, there will

be suitable sites for economic development opportunities. This does not suggest that a simple land use policy of designating land for employment alone will create a “build it and they will come” situation. Land uses that create a value added job base require several other factors associated with a subject property to foster such desirable economic activity. These factors include, but are not limited to, proximity to a suitable labor force, adequate transportation infrastructure, central water and sewer and other services such as police and fire. Such sites are typically located in an urban or developing context, located next to major transportation thoroughfares and are, or can easily be, served by central water and sewer.

In Volusia County, land designated for industrial and commercial/office uses has been appropriately allocated; however, recent land use policy decisions, primarily by municipalities, have led to the conversion of industrial land to commercial/retail uses. Economists suggest that the market is likely to correct a Type 4 imbalance over time since employers study labor force statistics and many locate close to pools of skilled labor force. Nonetheless, real estate opportunities and choices must be available in order for employers to locate in a given area.

The mismatch between jobs and housing in Volusia County is anticipated to balance out in the future as a result of strategic initiatives recently implemented by the County. Volusia County began an integrated economic development initiative in 2002 through the implementation of a 5-Year Economic Development Strategic Plan which has been fully funded with an estimated \$50 million commitment on the part of the County. The overall mission of the Economic Development Strategic Plan is to, *“Generate sustained economic growth of the county by encouraging new investment, creation of value added full time employment while maintaining the area’s abundant natural and manmade resources as envisioned in Volusia Forever and ECHO.”* The Economic Development Strategic Plan encompasses not only business expansion and retention, it also addresses tourism, community development, workforce development and environmental protection.

The County has also funded a strategic Development of Regional Impact (DRI) in order to promote an activity center as a means of enhancing the economic base of the County and increasing employment opportunities. For example, the Southwest Activity Center (SWAC) is located along SR 472 and I-4 in the western portion of the County. The SWAC has been designed to accommodate more than 7.4 million square feet of light industrial, 6.8 million square feet of office, more than 3 million square feet of retail and supporting residential uses.

POTENTIAL SOCIAL IMPACTS

The spatial mismatch between the location of jobs and housing is considered a significant factor in longer commute trips, greater vehicle miles traveled and deteriorating traffic conditions. Traffic congestion, increased driver frustrations, reduced worker productivity, poor air quality and reduced quality of life may also occur as a result of jobs-housing imbalances. The 2000 Census documented that around twenty percent of Volusia County’s total labor force works outside of the County. Jobs-housing balances may enable the creation of more pedestrian-oriented places, support multimodal transportation choices, reduce vehicle miles traveled and provide for more diverse urban settings that encourage cultural vibrancy.

POTENTIAL ECONOMIC IMPACTS

Jobs-housing balance policies may lead to a slower increase in housing costs, reduce public infrastructure costs and lower personal transportation costs (Weitz 2003). As job creation increases, the demand increases for housing close or convenient to the jobs. When housing is not added in reasonable rate to the jobs added, the housing stock becomes increasingly scarce, and the market responds to the unmet increase in demand with increased housing prices. Until recently, Volusia County has historically had an abundance of affordable housing and overall housing choices, however, due to recent increases in property values, the availability of affordable housing and choice regarding the distribution of affordable housing is increasingly becoming a problem. One deterrent for employers considering locating in the County is the lack of affordable workforce housing.

Jobs-housing balance policies may also reduce public costs of new road construction and improvements by eliminating the necessity for long-distance commutes and enabling increased multimodal transportation, and possibly lower personal transportation costs by reducing vehicle miles traveled.

Many communities have also realized significant losses in annual consumer spending because they have not provided workforce housing to meet demand. Not providing affordable workforce housing, over time, may reduce a community's ability to accommodate economic growth.

Critics of jobs-housing balance policies state that over time the market will balance jobs and housing without government intervention. The imbalances are said to be a self-correcting phenomena in that more jobs will eventually come to areas with a housing surplus. With all other factors constant, this may be true for areas with job deficiencies and a highly skilled resident labor force (Type 4 imbalance), however, this is less likely in job-deficient areas with a mostly unskilled labor force (Type 3 imbalance). The market is also less likely on its own to correct undersupplies of affordable housing (Type 1 imbalance). Critics of jobs-housing balance policies also dispute the policy assumption that, if given the choice, people will choose to live closer to their workplaces, and that households consider many other factors besides proximity to job sites when selecting a home.

POTENTIAL ENVIRONMENTAL IMPACTS

As previously mentioned, a jobs-housing imbalance is considered a significant factor in longer commute trips, greater vehicle miles traveled and deteriorating traffic conditions. By reducing vehicle miles traveled, a jobs-housing balance policy may help reduce transportation impacts (e.g., paved roads), tailpipe emissions and air pollution, and possibly limit urban sprawl.

OBJECTIVE ANALYSIS

The objective analysis is provided in Table 2.6D using the recommended matrix format.

Table 2.6D: Objective Analysis Regarding Jobs-Housing Balance

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>1.3.1 Volusia County shall provide for adequate and appropriate lands for the location of all land use types (residential, commercial, industrial, agricultural, recreational, conservation and public facility) to support the anticipated population and maximize compatibility with existing uses.</p>	<p>Land use allocation.</p>	<p>County continues to implement the Future Land Use Map.</p>	<p>The Future Land Use Map contains adequate land to facilitate an appropriate mix of land uses, plus additional land to prevent artificial increases in land prices.</p>	<p>Review the allocation of land designated Industrial.</p> <p>Discourage the conversion of industrial land to commercial/retail uses.</p> <p>Review housing inventory for establishing adequate residential land uses.</p>
<p>1.3.2 Consistent with Section 163.3202(1) F.S. Volusia County shall adopt a schedule to eliminate existing land uses and regulations which are inconsistent with the purpose and intent of the Comprehensive Plan, and to continue enforcement of the zoning ordinance and building code to bolster the efforts of the Community Development Block Grant Program.</p>	<p>Consistency and compatibility.</p>	<p>The County performed an administrative rezoning of the entire County after the adoption of the Comprehensive Plan.</p>	<p>Affordable housing is considered compatible with all residential zoning classifications.</p>	<p>No change.</p>

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
1.3.3 The Future Land Use Element will be coordinated with the Housing Element to ensure that there will be a balance of needed housing types located in a convenient manner to key employment areas.	Coordination of Future Land Use Element & Housing Element.	The County has allocated land uses in an appropriate manner via the FLUM.	<p>Density bonuses are allowed for certified affordable housing developments processed through a PUD and for farm worker housing.</p> <p>This density bonus has not been utilized as yet.</p>	Make density a right instead of a PUD, for bona-fide affordable housing projects.
HAL 1.6.5/ SE 1.7.6/ SW 1.8.5 Promote development which enhances the economic base of the County.	Activity Centers.	<p>The activity centers Goals, Objectives and Policies are included in the Comprehensive Plan adopted in 1990.</p> <p>Implementation began in 1990.</p>	<p>The Southwest Activity Center (SWAC) has been designed to accommodate more than 7.4 million sq. ft. of light industrial (over 1 million sq. ft. in unincorporated County), 6.8 million sq. ft. of office (over 1.4 million sq. ft. in unincorporated County) and more than 3 million sq. ft. of retail (over 780 thousand sq. ft. in unincorporated County).</p> <p>An area-wide DRI has been approved for the unincorporated area of the SWAC.</p>	No change.

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>5.1.1 Through the year 2020, 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.</p>	<p>Housing Supply & Infrastructure.</p>	<p>In 1993 Volusia County Council passed Resolution No. 93-308 to approve the Affordable Housing Incentive Plan, and adopted the Volusia County Housing Initiative Partnership Ordinance No. 93-3.</p>	<p>In February 2003 the Community Assistance Housing Activity developed a form for expediting the building permit process, which is offered to all building contractors for new construction and rehabilitation of affordable housing units in Volusia County.</p> <p>Approximately 96 forms have been issued to builders by the Housing Activity to date.</p>	<p>Consider affordable / workforce housing strategies included in the Smart Growth Implementation Committee Final Report (i.e., Community Land Trusts, Inclusionary Zoning and Linkage Fees).</p>

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>5.1.2 For those residents of modest economic means, Volusia County shall continue to provide housing assistance through programs outlined in the Consolidated Plan with incentives to encourage private sector participation.</p>	<p>Housing Assistance.</p>	<p>Volusia County first received entitlement CDBG funds in 1981. CDBG, HOME, SHIP, and other programs, as outlined in the Consolidated Plan, were administered through the Community Services Department County-wide. The Consolidated Plan is submitted to HUD annually and serves as the primary guide in developing housing programs for very low, low, and moderate-income households. Density bonus program and expedited building permit process was established for affordable housing developments.</p>	<p>Housing assistance has been successfully provided to very low and low-income renters/homeowners/potential homeowner households making less than 80% of median income using State Housing Initiatives Partnership (SHIP) and Federal CDBG and HOME funding (see Housing Element review). Beginning in FY 2003/2004, local guidelines for State housing assistance funding (SHIP program) were amended to permit financial assistance to residents of "modest economic means" (up to 120% of median income). Excluding the current year statistics, 16 moderate-income households have received housing assistance.</p> <p>Approximately 96 forms for expediting the building permit process have been issued to builders by the Housing Activity to date.</p>	<p>Increase funding of housing assistance programs with regard to increasing property values.</p>

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>5.1.3 Volusia County shall encourage reinvestment in existing housing stock and assist in the rehabilitation or removal of substandard dwellings.</p>	<p>Housing Rehabilitation.</p>	<p>Housing rehabilitation was offered through Community Assistance to eligible very low and low-income homeowners as a voluntary program and funded through the HOME and CDBG programs.</p>	<p>Housing rehabilitation assistance continues to be offered through Community Assistance to eligible very low and low-income homeowners as a voluntary program and funded through the HOME and CDBG programs. Fewer CDBG funds (primarily HOME funds) are used for this program.</p>	<p>No change.</p>
<p>5.1.4 Volusia County shall encourage new residential development that promotes energy efficiency and safety and upgrade of efficiency and continued use of existing housing units.</p>	<p>Housing Sustainability.</p>	<p>Community Assistance continues to administer the Low Income Home Energy Assistance Program (LIHEAP) and the Weatherization Assistance Program.</p>	<p>Federal and State funding for weatherization ended in FY 2001/2002. Community Assistance continues to support this Objective and corresponding Policies, and may fund weatherization activities in the future.</p>	<p>Consider a Volusia County Green Building Ordinance that provides incentives for sustainable development and redevelopment as described in the Smart Growth Implementation Committee Final Report.</p>

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>5.1.5 Through the year 2010, 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 active code enforcement; and including group homes in housing incentive and assistance programs.</p>	<p>Group housing.</p>	<p>Group housing is a function of zoning approvals.</p>	<p>The HUD Consolidated Plan for 2005-2009 has identified farm worker households as a category with special needs for affordable housing.</p> <p>In 2001 the USDA Rural Development, with support of Federal HOME and SHIP funds, developed New Hope Villas of Seville, a 61-unit affordable apartment complex for farm worker families.</p>	<p>Update planning timeframe.</p>

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>5.1.6 Volusia County shall offer incentives to assist in the provision of affordable housing and preservation of significant historic housing.</p>	<p>Housing Incentives.</p>	<p>In 1993 Volusia County Council passed Resolution No. 93-308 to approve the Affordable Housing Incentive Plan, and adopted the Volusia County Housing Initiative Partnership Ordinance No. 93-3. The original Historic Preservation Ordinance was passed on December 19, 1991 (Ordinance No. 91-34). Updated Ordinance can be found in Chapter 62, Volusia County Code of Ordinances.</p>	<p>To foster the creation of housing for very low, low and moderate-income groups, the Future Land Use Element, through Policy 1.3.3.3, provides for a density bonus for projects that are certified by Community Services and are processed through a PUD process.</p> <p>In February 2003, the Community Assistance Housing Activity developed a form for expediting the building permit process, which is offered to all building contractors for new construction and rehabilitation of affordable housing units in Volusia County.</p> <p>Approximately 96 forms have been issued to builders by the Housing Activity to date.</p>	<p>Further coordinate density bonus provision into PUD process and procedures.</p> <p>or</p> <p>Make density a right instead of a PUD, for bona fide affordable housing projects.</p>

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>5.2.1 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).</p>	<p>Commercial District Redevelopment.</p>	<p>See current conditions.</p>	<p>Use of Community Redevelopment Areas (CRA's) (e.g., downtown DeLand).</p> <p>The Economic Development Department holds small business assistance fairs throughout the year.</p>	<p>Look at establishing a reallocation of commercial land.</p>

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>5.2.2 Volusia County shall provide public assistance to declining neighborhoods while engaging in partnerships with municipalities and/or the private sector where applicable.</p>	<p>Neighborhood Redevelopment.</p>	<p>The County qualified the Spring Hill area as part of a Weed and Seed Program, which made it eligible for various federal programs. The County and the City of DeLand established a committee of City and County staff to coordinate City and County programs and spending on the Spring Hill area. The County and City developed a joint law enforcement agreement to allow County deputies and City police to enforce the law in the unincorporated and incorporated area regardless of jurisdiction.</p>	<p>The City of DeLand and County agreed the best way to improve Spring Hill was to establish a joint CRA. In 2004 the County completed a blight study, and in 2005 the joint County-City CRA adopted a redevelopment plan for the Spring Hill area. The Spring Hill CRA was registered with the FDCA in July.</p> <p>The County approves all CRA designations County-wide.</p>	<p>No change.</p>

OBJECTIVE	TARGET	CONDITIONS AT THE 1998 EAR	CURRENT CONDITIONS	COMMENTS / ACTIONS
<p>14.1.2 Volusia County shall negotiate interlocal agreements coordinating land and planning development activities to allow for orderly growth and facilitate the efficient provision of government services and facilities. The County shall coordinate with those State, regional or local entities having operation and maintenance responsibility for public facilities when establishing level of service standards. The interlocal agreements may include, but not be limited to, the following topics:</p> <ul style="list-style-type: none"> * Land Use * Transportation * Recreation * Utility Services * Conservation * Housing * Libraries * Schools 	<p>Intergovernmental Coordination.</p>	<p>Volusia County Affordable Housing Task Force issued a report on affordable housing issues in 1990.</p> <p>The Volusia County Affordable Housing Advisory Committee issued the Affordable Housing Incentive Plan that was adopted in 1993.</p> <p>No interlocal agreements established regarding housing or economic development.</p>	<p>There is one interlocal agreement regarding housing or economic development – the Interlocal Agreement for a Regional Workforce Board, the Workforce Development Board of Flagler and Volusia Counties, Inc.</p> <p>Volusia County's Community Services Group throughout unincorporated Volusia County and 14 participating cities implement activities funded through the national CDBG program.</p> <p>Volusia County Economic Development Department works closely with Enterprise Florida, MyRegion.com, Mid-Florida Economic Commission, Volusia Information Partners (VIP) and Economic Development Advisory Board for Daytona Beach. They also hold quarterly meetings with all area chambers of commerce within Volusia County and provide briefings to the Southeast Volusia Economic Advisory Board, among others.</p>	<p>Increase intra-governmental coordination: regularly scheduled meetings with Community Assistance, Comprehensive Planning, Economic Development and Zoning staff.</p> <p>Increase coordination regarding the Economic Development Strategic Plan and the Comprehensive Plan.</p>

RECOMMENDATION

Volusia County has begun the process of balancing jobs and housing by including Objectives and Policies in the Comprehensive Plan that address land use allocation, coordination of the Future Land Use and Housing Elements, housing supply and infrastructure, housing assistance, housing rehabilitation, housing sustainability, group housing, housing incentives, commercial district redevelopment, neighborhood redevelopment, activity centers and intergovernmental coordination. Furthermore, the provision of mixed land uses, accessory units/garage apartments, farm worker housing and home occupation regulations are consistent with, and promote the concept of, jobs-housing balance. These Objectives are also incorporated into the County's Land Use and Land Development Regulations. All of the above are consistent with, and promote, the concept of jobs-housing balance. However, Volusia County has historically had a mismatch between jobs and housing. The County has been a predominantly residential community, as illustrated by the jobs-housing ratios in Table 2.6B that indicate that the County is lower on the jobs side than the recommended range. As a means of addressing the jobs-housing imbalance by way of the Comprehensive Plan and other related County programs, the following actions have been identified in the objective analysis matrix:

1. Discourage the conversion of industrial land to commercial/retail uses.
2. Make density a right, instead of a PUD, for bona fide affordable housing projects.
3. Increase funding of housing assistance programs with regard to increasing property values.
4. Increase intra-governmental coordination, including regularly scheduled meetings with Community Assistance, Comprehensive Planning, Economic Development and Zoning staff.
5. Increase coordination regarding the Economic Development Strategic Plan.
6. Consider affordable / workforce housing strategies included in the Smart Growth Implementation Committee Final Report (i.e., Community Land Trusts, Inclusionary Zoning and Linkage Fees).
7. Consider a Volusia County Green Building Ordinance that provides incentives for sustainable development and redevelopment as described in the Smart Growth Implementation Committee Final Report.

References

- Cervero, Robert. 1996. "Jobs-Housing Balance Revisited: Trends and Impacts in the San Francisco Bay Area." *Journal of the American Planning Association* 62, No. 4:492-511.
- Weitz, Jerry. 2003. *Jobs-Housing Balance*. Planning Advisory Service Report No. 516. Chicago: American Planning Association.