

# COUNTY OF VOLUSIA

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<b>I. EXECUTIVE SUMMARY</b>
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### **FISCAL YEAR 2010-2014 FIVE-YEAR CONSOLIDATED PLAN**

The Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD). This document serves the following functions:

- ❑ A planning document for Volusia County, which builds on a comprehensive community consultation process.
- ❑ An application for federal funds under HUD's formula grants programs.
- ❑ A strategy to be followed in carrying out HUD programs; and
- ❑ An action plan that provides a basis for assessing performance.

Volusia County's FY 2010-2014 Consolidated 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). This document summarizes Volusia County's plan and provides interested parties an understanding of the planned housing and community development activities that will be implemented over the next five years.

Funding received through this application/plan from the U.S. Department of Housing and Urban Development (HUD) makes a substantial impact on serving the needs of very low-income, low-income, moderate-income, homeless and special needs populations in Volusia County.

This plan provides information regarding the needs of residents in Volusia County and how the programs funded through HUD will be administered to meet those needs. This document also describes the goals and objectives of our HUD-funded programs over the next year and five years.

### **FISCAL YEAR 2010- 2014 PRIORITIES**

Volusia County's five-year strategy is designed to assist the needs of principally the very low- and low-income population by adhering to the statutory goals of providing decent housing and a safe living environment. The strategy will be implemented through a combination of Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant Program (ESG) funds, as well as, through community, public and private partnerships.

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

❑ **Housing Assistance**

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

❑ **Homelessness Assistance**

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

❑ **Non-Housing Community Development Assistance**

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

More specifically, the priorities that have been planned and funded for the next five years are listed in the tables below. Each table provides the priority level, activity funded, funding level, funding resources, timeframe and proposed accomplishments over the next one and five years.

**Table I-1 Summary of Specific Objectives (HUD Required Table 1C)**

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	Rental Housing Acquisition/ Rehabilitation	HOME-CHDO set aside	2010	Number of affordable rental units acquired/made standard	2		%
			2011		2		%
			2012		2		%
			2013		2		%
			2014		2		%
DH 1.2	Homeowner Rehabilitation projects	HOME and CDBG	2010	Number of units brought from substandard condition to standard	18		%
			2011		18		%
			2012		18		%
			2013		18		%
			2014		18		%
DH 1.3	New Construction Rental Housing	HOME	2010	Number of new safe, affordable housing units constructed.	4		%
			2011		4		%
			2012		4		%
			2013		4		%
			2014		4		%
		MULTI-YEAR GOAL			120		%
Affordability of Decent Housing (DH-2)							
DH 2.1	Homebuyer Assistance	HOME	2010	Number of households receiving purchase assistance	6		%
			2011		6		%
			2012		6		%
			2013		6		%
			2014		6		%
DH 2.2	Homeless Prevention Project	ESG	2010	Number of households receiving emergency financial assistance to prevent homelessness	440		%
			2011		440		%
			2012		440		%
			2013		440		%
			2014		440		%
		MULTI-YEAR GOAL			2,230		%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	4 Public Infrastructure Improvement Projects	CDBG	2010	Number of LMI persons assisted with new, improved, upgraded access to public infrastructure, facilities or services	3,296		%
			2011		TBD		%
			2012		TBD		%
			2013		TBD		%
			2014		TBD		%
SL 1.2	5 Public Facility Improvement Projects	CDBG	2010		8,397		%
			2011		TBD		%
			2012		TBD		%
			2013		TBD		%
			2014		TBD		%
SL 1.3	3 Public Service Projects	CDBG	2010		3,524		%
			2011		TBD		%
			2012		TBD		%
			2013		TBD		%
			2014		TBD		%

Availability/Accessibility of Suitable Living Environment (SL-1) ( Continued)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL 1.4	2 Public Service Projects	CDBG	2010	Number of homeless persons assisted with new, improved, upgraded access to facilities or services	3,702		%
			2011		TBD		%
			2012		TBD		%
			2013		TBD		%
			2014		TBD		%
SL 1.5	1 Public Service Activity	CDBG	2010	Number of elderly persons assisted with new, improved, upgraded access to services	1,083		%
			2011		TBD		%
			2012		TBD		%
			2013		TBD		%
			2014		TBD		%
SL 1.6	5 Public Facility Projects	CDBG	2010	Number of public facilities with new, improved, upgraded access to services	5		%
			2011				%
			2012				%
			2013				%
			2014				%
SL 1.7	1 Infrastructure Project	CDBG	2010	Number of disabled persons assisted with new, improved, upgraded access to services	6,442		%
			2011		TBD		%
			2012		TBD		%
			2013		TBD		%
			2014		TBD		%
SL 1.8	Homeless Projects	ESG	2010	Number of homeless persons assisted with improved access to services.	6,177		%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL		TBD		%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	1 Clearance and Demolition Project	CDBG	2010	Number of substandard units demolished	3		%
			2011		5		%
			2012		5		%
			2013		5		%
			2014		5		%
			MULTI-YEAR GOAL		23		

\*LMA information has not been determined for projects beyond FY 2010

## FISCAL YEAR 2010-2011 ONE-YEAR ACTION PLAN

A separate FY 2010-2011 One-Year Action Plan listing of proposed projects was prepared based on the priorities and strategies identified in the Five-Year Consolidated Plan and inputs from the program participants, citizen participation meetings and feedback from citizen and agency needs assessment surveys.

The County expects the following sources of Federal and non-Federal funding to be available to address housing, homeless and non-housing community development needs.

HOME Investment Partnership Program (HOME)	\$ 944,954
Emergency Shelter Grant Program (ESG)	\$ 85,661
Community Development Block Grant (CDBG)	<u>\$ 2,100,315</u>
<b>Total</b>	<b>\$3,130,930</b>

The following tables explain how each funding source listed above will be expended during the FY 2010/11 program year.

<b>FY 2010 One-Year Action Plan – HOME Program</b>	
<b>Project Title</b>	<b>Budget</b>
Housing Rehabilitation- Homeowner	\$405,000.00
Homebuyer Assistance- Existing	\$200,000.00
Acquisition/Rehabilitation of Rental Hosuing	\$145,459.00
New Construction – Multi-Family Rental Housing	\$150,000.00*
Administration	\$ 94,495.00
<b>TOTAL</b>	<b>\$994,954.00</b>

\*Includes \$50,000 estimated program income.

<b>FY 2010 One-Year Action Plan – ESG Program</b>	
<b>Project Title</b>	<b>Budget</b>
Homeless Facility Essential Services Costs	\$25,698.00
Homeless Facility Operating Costs	\$34,265.00
Homeless Prevention	\$25,698.00
<b>TOTAL</b>	<b>\$85,661.00</b>

\*\$25,698 County cash match required.

<b>FY 2010 One-Year Action Plan – CDBG Program</b>			
<b>Project Title</b>	<b>Budget</b>	<b>Project Title</b>	<b>Budget</b>
<b>Daytona Beach Shores</b>	<b>\$67,210</b>	<b>Orange City</b>	<b>\$67,210</b>
Senior Citizens' Programs	\$67,210	ADA Improvements- Valentine Park	\$67,210
<b>DeBary</b>	<b>\$67,210</b>	<b>Ormond Beach</b>	<b>\$115,517</b>
ADA Improvements-Gateway Park	\$67,210	ADA Sidewalk Improvements- S. Halifax	\$30,000
		Seldon Ave Drainage and Watermain Improvements	\$51,517
<b>DeLand</b>	<b>\$176,427</b>	Public Services- Great Kids Explorer Program	\$19,000
Clearance/Demolition	\$20,000	Volusia/Flagler Coalition for the Homeless- Operating Expenses	\$15,000
Public Services-C.R. Coordinator	\$42,000		
Public Services-Back to Basics	\$5,000	<b>Pierson</b>	<b>\$67,210</b>
Public Facility Improvements- Chisholm Center Weight Room	\$60,000	Public Facility Improvement	\$67,210
Park Improvement- Eastside Park	\$49,427		
		<b>South Daytona</b>	<b>\$77,712</b>
<b>Edgewater</b>	<b>\$96,615</b>	Water/Sewer Improvements- West Nova	\$77,712
Public Facility Improvement- YMCA	\$96,615		
		<b>County of Volusia</b>	<b>\$1,114,859</b>
<b>Holly Hill</b>	<b>\$96,615</b>	Administration	\$420,063
Lift Station Replacement- Magnolia Avenue	\$96,615	Housing Rehabilitation	\$444,859*
		Housing Administration	\$100,000
<b>Lake Helen</b>	<b>\$67,210</b>	Volusia/Flagler Coalition for the Homeless- Operating Costs	\$20,000
Street Improvements- S. Summit	\$67,210	Public Services- Halifax Urban Ministries	\$20,000
		Public Services- Community Res. Center	\$35,000
<b>New Smyrna Beach</b>	<b>\$136,520</b>	Public Facility Improvement	\$74,937
Park Improvements- Pettis Park Walkway and Trail	\$58,000		
Public Facility Improvements- Babe James Message Sign	\$25,000		
Public Facility Improvements- Babe James Splash Pad	\$53,520		
		<b>TOTAL</b>	<b>\$2,150,315</b>
*\$50,000 budget consists of estimated program income.			



## **II. GENERAL**

### **A. CONSOLIDATED PLAN PROCESS**

The Consolidated Plan was developed under the Volusia County's citizen participation process and is designed to be a cooperative course of action to facilitate the participation of all residents in the identification and assessment of community development needs. Residents and service providers were provided the opportunity and encouraged to participate in identifying community priority needs, activities and projects to be funded with Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funding.

As a HUD designated Urban County, Volusia County is entitled to receive funding from the CDBG, HOME and ESG programs, which is administered by the Housing and Grants Administration activity of the Community Assistance Division. As such, the Housing and Grants Administration activity is the lead agency responsible for the development of the Consolidated Plan.

There are eleven (11) municipalities participating in Volusia County's CDBG program, each receiving annual allocations to fund community development needs identified as priorities in each community. The County's participating municipalities include: Daytona Beach Shores, DeBary, DeLand, Edgewater, Holly Hill, Lake Helen, Orange City, Ormond Beach, New Smyrna Beach, Pierson, and South Daytona. Additional CDBG funds are allocated to the community development needs of the unincorporated areas of Volusia County.

The Consolidated Plan describes needs, goals and objectives of the County of Volusia in implementing federally funded programs. This plan covers a five-year period beginning on October 1, 2010 (Fiscal Year 2010 - 2011) and ending on September 30, 2015 (Fiscal Year 2014 - 2015). An annual update or action plan is due to HUD annually by August 16. The plan was developed pursuant to Federal guidelines found at 24 CFR 91.

The Consolidated Plan process allows for key agencies in Volusia County to exchange information on needs, goals and objectives related to housing, community development and social services. During the Consolidated Planning process various agencies, governmental entities and citizens were contacted for input. Through this effort, each affected agency, as well as other interested parties, were provided with insight into the process and structure for administering funds to assist those in need in Volusia County. The entities involved in the development of Volusia County's 5-year Consolidated Plan are included in **Appendix I – Consultation List.**

## ***Development and Consultation***

Data and information included in the plan comes from numerous sources, including the U.S. Census Bureau and the Shimberg Center for Affordable Housing located at the University of Florida in Gainesville. A more comprehensive list of sources is provided in a later section of this document as well as noted throughout the same.

## ***Agency Consultation***

Volusia County consulted with various public, non-profit and private organizations including public housing authorities, Community Development Housing Organizations, lenders, special needs service providers, Continuum of Care member agencies, affordable housing providers, and government housing partners, and as part of the process of assessing the housing and community development needs and developing strategies for improvement of the low-income and special needs populations served through the Consolidated Plan. Consultation venues included, but were not limited to the following:

1. Meetings with key staff from all participating municipalities on community development needs;
2. Review of published and on-line reports by local and national housing and community development policy organizations;
3. Written survey sent to 93 affordable housing related agencies to assist in determining affordable housing services, needs and barriers. The survey was completed and returned by 24 local agencies involved with providing housing to low-income and special needs populations;
4. Written survey to 3 public housing authorities and 1 public housing agency to assess the current services and condition of public housing, with follow up telephone interviews on information provided;
5. Review of statistical data provided in written and electronic form from relevant regulatory and policy organizations.
6. Consultation and review of reports shared by Volusia/Flagler Coalition for the Homeless, the lead agency for the continuum of care in Volusia.

## ***Public Housing Authorities Consultation***

Volusia County consulted with the four public housing agencies that are located within the jurisdiction. This consultation was conducted through several different methods, including a written survey and follow-up contact with staff, review of HUD Resident Characteristics Reports, the HA's Five-Year and Annual Plans.

## **B. CITIZEN PARTICIPATION**

The County sought and encouraged community-wide participation in the development of the 2010-2014 Consolidated Plan through a community and resident outreach and participation process. To foster community input, the County utilized its Citizen Participation Plan, updated and adopted by the Volusia County Council on May 6, 2010, which establishes procedures for citizen involvement for the use of CDBG, HOME, and ESG funds in accordance with 24 CFR 91.200(b). It was determined that the most appropriate and effective means to ensure community participation in the development of the Consolidated Plan was through:

- A community needs survey,
- A housing needs survey,
- Public meetings held at 3 different sites in the County to facilitate attendance

The details of the surveys and public meetings conducted are described below.

### **Community Survey**

Volusia County's Housing and Grants Administration activity distributed a community needs survey to solicit citizen input in identifying community development needs and priorities. Notification of availability of the survey included posting it on the County of Volusia website, press release, and subsequent printing in the local newspaper. Copies of the survey were also distributed to all Volusia County public libraries, and local Human Services offices. The survey was distributed by email to forty-five (45) agencies that provide services as part of the Volusia County Children and Families Advisory Board funding program. Additionally, 100 copies of the survey in Spanish were provided to be distributed in the Pierson and Seville areas of Volusia County known to have a high Hispanic population.

A copy of the community needs survey tool used in the development of the plan and the results of the surveys are located in **Appendix VI**.

### **Housing Needs Survey**

A specialized survey to assess current affordable housing needs was distributed to various agencies, public housing authorities, and affordable housing providers that currently provide services to low-income, special needs and homeless persons in Volusia County.

A copy of the housing needs survey tool used in the development of the plan and the results of the surveys are located in **Appendix VI**.

## **Public Meetings**

A summary of proposed activities for the Consolidated Plan was developed based on identified community priority needs, with contributions from the community needs and housing needs surveys. The following public meetings were held to invite the community to review and comment on proposed community development activities:

<b>Date</b>	<b>Time</b>	<b>Location</b>
June 7, 2010	5:30 p.m.	Ormond Beach
June 8, 2010	5:30 p.m.	DeLand
June 10, 2010	5:30 p.m.	New Smyrna Beach

Citizens were notified of these meetings by display advertisement in the Daytona Beach News-Journal on May 16, 2010. An announcement of the meeting was placed on the Volusia County website at [www.volusia.org](http://www.volusia.org) on May 24, 2010. In addition, flyers were prominently displayed in all Volusia County Human Services Offices and Volusia County libraries.

In addition to these meetings held by Volusia County, each of the 11 participating municipalities conducted public meetings for citizens to review and provide input on community development needs within their boundaries.

A detailed listing of all public meetings held by County of Volusia and participating municipalities may be found in **Appendix II – Public Meeting Dates and Locations/Citizen Comments** which contains detailed citizen input from the public meetings held during the Consolidated Plan process. The County of Volusia Citizen Participation Plan is located in **Appendix III – Citizen Participation Plan**.

A draft of the proposed activities for FY 2010 - 2011 was advertised in the June 20, 2010 edition of *The Daytona Beach News Journal*, and the final plan was advertised in the August 15, 2010 edition. The final Five-Year plan was published and made available for public review.

### **III. COMMUNITY PROFILE**

The following profile describes some of the demographic, economic and social characteristics of Volusia County to provide a better understanding of the diverse nature of this community.

According to the 2008 American Community Survey, the population for Volusia County was 498,036, an increase of 12.3% from the 2000 Census. This population change is slightly lower than the state growth rate of 14.7 for the same period of time. This population resides in an area that totals 1,103 square miles, so the population density is 451.5 persons per square mile.

The median age for Volusia County residents in 2008 was 42.3, and median income \$46,139. The percentage of households that own the home they reside in is over 76%, and the average household size is 2.43.

A large segment of Volusia County's population is elderly, with 20.8% of the residents being over age 65. Another 19.4% of the population is under the age of 18, so the largest age group is adults ages 18-64, at 59.8% of the total population.

The top Volusia County employers, according to statistics compiled by the Volusia County Department of Economic Development, include: education; government; healthcare and grocery/retail. In 2008, Economic Development reported that there were over 2,300 different construction businesses, and almost 2,000 retail trade businesses. An additional 1,000 businesses operated in the accommodation and food services, and almost 1,200 were classified as other services.

The top three industries with the highest average monthly employment are:

- Retail trade 24,502
- Health care and social assistance 26,880
- Accommodation and food services 18,013

Conversely, retail trade and accommodation/food services fall at the bottom of the list for average annual wages, at \$23,251 and \$15,469 respectively. From this we can conclude that a large percentage of Volusia County's workforce is employed in service-related jobs that pay wages well below the area median income.

As shown in the previous table, the population in Volusia County has increased by over 12 percent between the years 2000 and 2008. This is lower than the statewide growth rate of 14.7 percent for the same period of time.

In Volusia County, under the CDBG program, there are currently 11 participating municipalities. A description of each municipality, along with some population characteristics, is provided to demonstrate the diversity within the Volusia County entitlement community. The following table and narrative describes some population characteristics to provide further insight into the economic base for each participating municipality.

**Table III-1 Volusia County population distribution by area, 2008**

Participating City	Population	Median Age	Household Size	Percent Own Home
Daytona Beach Shores	4,582	64.5	1.77	81.8%
DeBary	19,564	48.9	2.37	87.8%
DeLand	25,478	40.5	2.25	61%
Edgewater	21,977	45.2	2.6	84%
Holly Hill	12,797	44.7	2.13	60%
Lake Helen	2,850	45.3	2.44	88%
New Smyrna Beach	24,335	55.9	2.04	76%
Orange City	8,090	53.1	2.11	78%
Ormond Beach	41,000	49.9	2.28	82%
Pierson	2,936	33.9	4.1	77%
South Daytona	13,484	42.2	2.24	67%

Source: Volusia County Department of Economic Development

### **Daytona Beach Shores**

The City was incorporated on April 22, 1960, and is located on the eastern coast, with Daytona Beach to the north. About 80 percent of the residents live in high-rise condominiums that stretch along the Atlantic Ocean and the city is mainly a resort and retirement community. The median age for this city's population of 4,582 was 64.7 as of the 2000 Census, and expected to rise to 65.1 by 2013. The average household size is 1.77, with over 79% of households owning their home.

### **DeBary**

DeBary has been incorporated since December 1993 and has a population of 19,564 within an area of 25 square miles. Among the corporate partners that call DeBary home are Florida Power & Light (electrical generation/distribution); Progress Energy (electrical generation/distribution); Florida Public Utilities (natural

gas generation/distribution). The median age for the residents of DeBary is 45.1. The average household size is 2.37 and over 88% of the households own their home. Ten parks are located in the City, which vary from neighborhood playgrounds and baseball parks to a large 108-acre park preserved in its natural state.

### ***DeLand***

DeLand's economy is founded on a diverse base that includes tourism, agriculture, education, finance, health care, government, manufacturing, and the DeLand airport. Education, health care and government are the area's largest employers. The population characteristics of DeLand's 25,478 residents include a median age of 37.5 and average household size of 2.22. The percentage of households that own their home is lower than average, 54%, and there are approximately 3,835 rental households within this city.

### ***Edgewater***

Business and industry flourish in Edgewater, a community on the Indian River in the eastern portion of the county, with products of the paint, building boat, and garment and honey industries produced locally and distributed throughout the global marketplace. The City of Edgewater has a population of 21,977. The percentage of households that own their home is approximately 88%, and the average household size is 2.46. Residents of this city have a median age of 42.2.

### ***Holly Hill***

The City was incorporated in 1901, and borders Daytona Beach to its south. In addition to the urban area residents, Volusia County attracts over 200,000 tourists annually. Holly Hill has a strong commercial corridor comprising nearly 50% of its tax base and providing a variety of local job opportunities for its citizens. The median age for the city is 44.7, and the average household size is 2.13. Households that own their homes comprise 60% of the population.

### ***Lake Helen***

Lake Helen is located on the west side of the County, along the I-4 corridor. The city was first incorporated in 1888, and the residents are proud of the well preserved Victorian architecture and small-town atmosphere. The median age of its population is 45.3, and have an average household size of 2.44. The rate of households that own their home is 88%.

### ***New Smyrna Beach***

Located south of Daytona Beach and on the east side of Volusia County, the major industry is tourism but also includes light manufacturing, agriculture and service-related businesses. New Smyrna Beach retail businesses prosper from the area's tourism industry and many unique businesses. The median age for New Smyrna

Beach residents is 55.9, and the average household size is 2.04. Households that own their home comprise approximately 76% of the residents.

### ***Orange City***

The economy is primarily service related with several industries employing a number of residents. Its location along the I-4 high-tech corridor, between two metropolitan areas; proximity to interstate highway interchanges; new roads; vacant, available land; and user-friendly growth management practices make Orange City an active business and commercial hub. The median age for Orange City residents is 53.1, average household size is 2.11 and homeownership rate is 78%.

### ***Ormond Beach***

Ormond Beach became a city in 1880, and is a beachside community that has diversified its industry to include manufacturing in addition to its beachside tourism industry. Ormond Beach Business Park and Airpark, a foreign trade zone, is home to 29 companies that provide more than 2,000 jobs. The median age of the residents of Ormond Beach is 49.9, and the average household size is 2.28. The rate of households that own their home is 82%.

### ***Pierson***

The town is best known for the ferns grown and exported worldwide for use in floral arrangements and other decorations. Agriculture is the mainstay of employment. The residents of Pierson have a median age of 33.9, average household size of 4.1 and home ownership rate of 77%.

### ***South Daytona***

Incorporated in 1951, the City of South Daytona is a small, primarily residential community bordering the Halifax River and only minutes away from the Atlantic Ocean beaches that attract more than eight million tourists a year. The city prides itself on being business friendly and has numerous small and prosperous businesses, including hundreds of home occupations. The median age for South Daytona residents is 42.2, has an average household size of 2.24 and the rate of the population that own their homes is 67%.



Table III-2 provides additional information on the population characteristics of Volusia County residents, as reported in the 2000 census and 2008 American Community Survey.

**Table III-2 Selected population characteristics**

<b>Population</b>	<b>Volusia County</b>	<b>State of Florida</b>
2000 Census	443,343	15,982,378
2008 estimate	498,036	18,328,340
The percent increase from April 1, 2000 to July 1, 2008	12.3%	14.7%
The percentage of the population that is female	51%	50.9%
<b>Age</b>		
In 2008, the percentage of Persons under 18 years old	19.4%	21.8%
In 2008, the percentage of Persons 65 years and older	20.8%	17.4%
<b>Heritage</b>		
In 2008, the percent of foreign born persons	7.4%	18.5%
In 2008, language other than English spoken at home (age 5+)	12.5%	25.9%
In 2008, percent of White Persons	86.3%	79.8%
In 2008, percent of persons of Hispanic or Latino origin	10.7%	21.0%
In 2008, percent of African American Persons	10.5%	15.9%
In 2008, percent other than White or African American	3.2%	4.3%
<b>Income</b>		
Median household income in 2008	\$46,139	\$47,802
Percent of persons below poverty in 2008	12.9%	13.3%
<b>Education</b>		
In 2008, percent high school graduates age 25+	88.4%	85.2%
In 2008, percent of persons age 25+ with bachelor's degree or higher	22.2%	25.8%
<b>Housing</b>		
Number of housing units in 2008	248,253	8,800,294
Homeownership rate in 2008	76.5%	70.0%
Median Value of owner-occupied housing units in 2008	\$198,700	\$218,700
Number of households in 2008	199,936	7,0578,285
Number of persons per household in 2008	2.43	2.54

Source: Census Quick Facts and 2008 American Community Survey

## **Economic Development**

Volusia County, through the Economic Development Department, provides assistance to companies with performance based incentives to create and retain jobs in the community. As part of this effort, the department provides a quarterly report that profiles the current status of the economy in Volusia County. The following information is based upon their First Quarter 2010 Update report that was released May 7, 2010.

Between the first quarter of 2009 and first quarter of 2010, there were over 5,000 jobs lost across all major industries. The only industry to report an increase in the number of jobs was in the education and health services field. During the first quarter, the unemployment rate decreased from 13.1% in January, 2010, to 12.7% as of March 2010, with the total number of unemployed in Volusia County totaling 32,180.

A profile of the unemployed worker, as of March 2010, shows that 65.8% were laid off or completed temporary jobs. Construction was a major industry and source of income for many Volusia County residents in years past, but the number of permits issued for new construction remains to be lower than normal.

The number of foreclosures for the first quarter of 2010 remains high, totaling 2,099. The percentage of these foreclosures that were homestead residential properties is 64%, while only 3% of the foreclosures were commercial properties.

## **Transportation**

The Volusia Transportation Planning Organization (VTPO), formerly known as the Volusia County Metropolitan Planning Organization (MPO), is the designated agency responsible for transportation planning and programming of Federal transportation funds within the identified Volusia County Urbanized Areas. The plans for transportation improvement fiscal years 2009-2013, outlined in the Transportation Improvement Program (TIP), include the following varied projects: widening roadways to decrease congestion; installing sidewalks specifically to improve safety for students walking to school; improving access for cyclists and pedestrians; and improving access to a SunRail station in anticipation of commuter rail coming to West Volusia.

I-95 is proposed to be widened from 4 lanes to 6 from the Brevard County Line to I-4, improving the commute for residents in the southeastern portion of the county. The four-laning of State Road 415 from the Seminole County line is another significant project, which will not only improve congestion on that particular road, but is expected to relieve traffic on I-4 for West Volusia residents that commute to nearby Seminole and Orange Counties.

The 2007 Volusia County MPO Bicycle and Pedestrian School Safety Study (Phase 2) analyzed bicycle and pedestrian safety issues within the Volusia County elementary school walk zones and provided recommendations for improvement. Implementing activities to create safe walk zones to encourage people to ride their bicycles or walk to school is emphasized in this report, and projects specific to these recommendations are planned in the upcoming years.

The 2009 Bicycle & Pedestrian Project Map features projects that have been studied, are underway and/or have been completed over the last several years. The vision for a proposed trail network has been developed that, once complete, will include an elaborate network of multi-use trails that will connect all four corners of Volusia County.

Plans continue for the \$1.2 billion mass transit system that will connect the City of DeLand to Poinciana, 3 counties away. Volusia County has invested approximately \$1.8 million already in planning for this commuter rail system, which will provide a public transportation option for the multitude of Volusia County residents that regularly commute to Seminole and Orange Counties. The first link in the SunRail project, from DeBary to downtown Orlando, is expected to be in place by 2012 or 2013, with the route from DeLand by 2014.

In the area of public transportation, Votran recorded more than 3 million fixed route boardings throughout Volusia County for the last fiscal year, a 4-percent increase over the previous year. Wheelchair boardings increased by 14 percent. The busiest route for Votran continues to be one that serves S.R. A1A and Granada Boulevard in the Ormond Beach area, which recorded 442,892 boardings in the last fiscal year. On the county's southwest side, routes that served the DeLand and Deltona area had 280,160 boardings, a very slight increase over the prior year.

## **Conclusion**

The preceding information demonstrates the diversity of the Volusia County community; from a rural, agricultural industry throughout, tourism and industry in the east, and bedroom communities in the west, each having varied community development and housing needs. Volusia County also must consider the needs of the elderly population as well as the workforce that primarily works in lower paying service industry type jobs. Volusia County government strives to meet these individual needs through activities identified in this Consolidated Plan.



## **IV. HOUSING AND HOMELESS NEEDS ASSESSMENT**

### **A. GENERAL**

Volusia County has undertaken an analysis of its current and projected housing inventory to determine the state of supply for decent, safe, sanitary and affordable housing for its residents with needs, including income constrained households, persons with special needs and homeless individuals.

The housing situation for extremely low-income, low-income, moderate-income and middle-income families in Volusia County is complex. Substantial variation of needs exists from neighborhood to neighborhood, and from city to city. Since the data being analyzed is not at the neighborhood level, the following discussion regarding housing needs of low-income categories by family and household size provides general estimates of projected needs for housing assistance for the entire county. However, Census population totals for the cities of Daytona Beach and Deltona have been excluded, since these municipalities are separate entitlement districts for HUD purposes. The City of Port Orange is included with the Census data, although no longer part of the Volusia County entitlement community, because CHAS Data more current than 2000 is not available at this time. Available Census data and comparisons drawn from such data were used extensively in the assessments.

#### ***Sources of Data***

To assess the region's significant current housing makeup and our projected housing needs for the next five years, Volusia County utilized the following sources of data:

- ❑ 2000 U.S. Census data
- ❑ 2008 American Community Survey Data
- ❑ 2000 U.S. Census Data adjusted by HUD (CHAS Data) – Volusia County/CDBG Version (excludes the cities of Daytona Beach and Deltona which are separate entitlement areas for CDBG and HOME purposes)
- ❑ University of Florida Shimberg Center for Affordable Housing Data
- ❑ Consultations with appropriate social services/public housing agencies
- ❑ Existing reliable studies and reports (specific sources noted)

### **B. CATEGORIES OF PERSONS AFFECTED**

As a result of the housing needs assessment, Volusia County's estimates of current and projected housing needs are discussed under four broad classifications. These classifications are defined below.

## **1. Income Constrained Households**

Households with low-incomes, also known as “income constrained households,” are the primary focus of the Consolidated Plan. The following household income classifications are used throughout the Consolidated Plan (unless stated otherwise), and are defined by HUD as follows:

- ❑ *Extremely low-income* is less than 30% of the area median income (AMI) for the area.
- ❑ *Low-income* is between 31% and 50% of the AMI.
- ❑ *Moderate-income* is between 51% and 80% of the AMI.
- ❑ *Middle-income* classification is not considered to be income constrained, and is generally offered for comparison purposes. As defined by HUD, is considered to be between 81% and 95% of AMI. However, for purposes of this Consolidated Plan we define middle income to be the income bracket including households with income greater than 80% and less than 120% of AMI. This income bracket is used Shimberg Center and is used by the State of Florida and Volusia County for estimating housing demand projections and State housing funding.

## **2. Household Status**

Households with low-incomes that also possess other special characteristics are of special concern for purposes of the Consolidated Plan. The following household status classifications are used either in this section of the CP, or elsewhere, and are defined as follows:

- ❑ *Elderly households* are those with one or more members, ages 65 and older.
- ❑ *Large families* are those households with 5 or more members.
- ❑ *Single persons* are those living in a single person household, and also include small-related households with 1-2 members, excluding elderly households.
- ❑ *Persons with disabilities* include those households where one or more members have HIV/AIDS, or a mental, physical, and/or developmental disability.

## **3. Households living with a housing problem**

These are households whose 1) income and housing costs create certain defined economic burdens, or 2) those that live in housing units which are sub-standard. These terms are defined as follows:

*Cost burdened households* are those where the rent/mortgage payments exceed 30% of the AMI.

- ❑ *Severely cost burdened households* are those where the rent/mortgage payments exceed 50% of the AMI.
- ❑ *Households living in sub-standard housing units* are those housing units with one or more of the following problems;
  - Lacking complete kitchen facilities;
  - Lacking complete plumbing facilities;
  - Lacking a heating fuel source; or
  - Overcrowded housing – Those housing units with 1.01 or more persons per room.

#### ***4. Households with a disproportionately greater need***

This analysis includes identifying whether any racial or ethnic group has a disproportionately greater affordable housing need for any income category in comparison to the need of that category as a whole.

## HOUSING ASSISTANCE NEEDS

In order to identify existing demand for affordable housing in Volusia County, we first need to identify the existing population of households that we consider income constrained, and thus might require assistance in obtaining affordable housing. According to the 2000 Census data, the household Area Median Income (AMI) was \$35,219 for the whole of Volusia County.

**Table IV-1**

<b>HOUSING NEED &amp; COST BURDEN ASSESSMENT VOLUSIA COUNTY, 2000</b>										
Housing Problem/ Cost Burden By Income Category	<b>Rental Households</b>					<b>Owner Households</b>				
	Elderly	Small Related	Large Related	All other Hshlds	Total Renters	Elderly	Small Related	Large Related	All Other Hshlds	Total Owners
Extr. Low-Income (0-30% AMI)	970	1,191	256	1,303	3,720	3,488	1,289	162	1,303	6,242
% with Any Housing Problem	67.4	81.3	84.4	73	76.5	72.7	77.3	86.4	72.7	77.2
% Cost Burden > 30%	66	80	82.8	73	75.4	72.4	75.5	77.8	70	73.9
% Cost Burden > 50%	46.3	69.8	73	66.3	63.8	50.8	67.4	70.4	59.6	62.0
Low-Income (31 to 50% AMI)	1,381	1,535	285	1,265	4,466	5,788	1,769	429	1,005	8,991
% with Any Housing Problem	72.8	84.4	93.7	90.4	85.3	53	79.9	86.5	68.1	71.8
% Cost Burden > 30%	71.8	83.3	65.3	89.8	77.5	52.6	77.2	72.5	67.7	67.5
% Cost Burden > 50%	48.5	40.6	12.3	37.5	34.7	21.2	43	33.8	39.5	34.3
Moderate Income (51 to 80% AMI)	1,433	2,403	407	1,854	6,097	9,803	4,506	804	2,344	17,457
% with Any Housing Problem	63	48.6	67.1	48.8	56.8	26	55.5	61.6	58.1	50.3
% Cost Burden > 30%	62	44.5	37.3	46.5	47.5	25.9	54	45.5	56.7	45.5
% Cost Burden > 50%	23.2	3	2	5.9	8.5	7.2	14.2	11.4	18.4	12.8
Total All Households/ Income Levels	3,784	5,129	948	4,422	14,283	19,079	7,564	1,395	4,652	32,690

Source: CHAS Data Housing Problems – Volusia County (CDBG): 2000



As the previous Housing Needs & Cost Burden Assessment for 2000 Table IV-1 presents, there were a total of 46,973 income-constrained households, i.e., those with incomes less than 80% of the then median income in 2000 of \$35,219. To project future demand for affordable housing we also reviewed these same income classifications in the discussion below to determine the potential growth of income-constrained households and thus the needs for housing assistance by 2015, as detailed below in Table IV-2, Housing Need & Cost Burden Assessment –Volusia County – 2015.

**Table IV-2**

<b>HOUSING NEEDS &amp; COST BURDEN ASSESSMENT VOLUSIA COUNTY, 2015</b>										
Housing Problem/ Cost Burden By Income Category	<b>Rental Households</b>					<b>Owner Households</b>				
	Elderly *	Household Size			Total Renters	Elderly *	Household Size			Total Owners
		1-2	3-4	5+			1-2	3-4	5+	
Extr. Low-Income (0-30% AMI)	732	2,608	865	285	3,758	3,440	6,023	730	135	6,888
% Cost Burden > 30%	73.1	80.4	87.8	89.1		68.5	71.8	81.0	100	
% Cost Burden > 50%	48.9	62.4	74.4	70.2		44.9	53.9	72.2	100	
Low-Income (31 to 50% AMI)	1609	3,358	1187	375	4,920	5,480	7656	1243	517	9416
% Cost Burden > 30	65.8	79.2	76.4	49.1		53.0	57.3	76.1	77.8	
% Cost Burden > 50%	49.0	51.7	40.0	15.0		24.8	30.7	45.7	46.8	
Moderate Income (51 to 80% AMI)	1,312	4,403	1,666	467	6,536	9,584	13,879	2,914	842	17,635
% Cost Burden > 30%	51.7	52.7	36.9	34.5		25.3	34.1	52.8	46.8	
% Cost Burden > 50%	31.3	16.5	6.1	0		7.5	10.9	13.0	12.7	
Total 0-80% Households	3,653	10,369	3,718	1,127	15,214	18,504	27,558	4,887	1,494	33,934
Middle Income (81-120%)	1,235	4,406	1,866	530	6802	10,418	17,252	5,744	1,496	24,492
% Cost Burden > 30%	43.0	14.2	9.2	5.8		11.2	19.0	23.6	14.1	
% Cost Burden > 50%	23.2	<1	<1	<1		2.5	4.1	1.9	1.7	
All Households	6,293	19,816	7,928	2,288	30,032	44,384	76,580	25,755	6,448	108,783

Source: Shimberg Center for Affordable Housing: Housing Data Volusia County Entitlement Area- 2015

\*Data on Elderly households is included in totals renter figures as not broken down by household size.

## ***Renter Households***

### ***Extremely Low- and Low-Income Elderly Renter Households***

An elderly household is a family where one or more members are aged 65 or older. According to Table IV-2, in 2015 the Shimberg Center estimates there will be 6,293 elderly renter households in Volusia County, of which 2,341 or 37% will be extremely low- and low-income renters. There will be 732 or 12% of the households in this income category who have incomes 30% or less than the AMI. Moreover, 1,609 or 26% of these households have incomes at or between 31% to 50% of the AMI. These categories will represent 1.7% of total households in Volusia County.

### ***Extremely Low- and Low-Income 1-2 Person Renter Households***

Renter households that consist of 1-2 members are estimated to total 19,816 by 2015, of which 5,966 or 30% will be extremely low- and low-income renters. The Shimberg data identified 3,358 households or about 17% of total 1-2 person renter households as having incomes at or between 31% to 50% of the AMI. These categories will represent 4.3% of total households in Volusia County.

### ***Extremely Low- and Low-Income 5 Person or More Renter Households***

By 2015, the Shimberg data estimates that there will be 2,288 households in Volusia County that consist of 5 or more persons. Of these households, 660 households, or about 29%, will be extremely low- and low-income renters. The 2015 Shimberg data identified 375 or 16% of these households as having incomes at or between 31% to 50% of the AMI. These categories will represent less than 1% of total households in Volusia County.

### ***Moderate-Income Elderly Renter Households***

Of the estimated 6,293 elderly renter households by 2015, 1,312 are expected to be moderate-income renters. This category represents approximately 21% of all elderly renters, and less than 1% of total households in Volusia County.

### ***Moderate-Income 1-2 Person Renter Households***

Of the 19,816 1-2 person renter households estimated by the Shimberg Center by 2015, 4,403 or about 22% will be moderate-income renters. This category will represent 3.2% of all households in Volusia County.

### ***Moderate-Income 5 Person or More Renter Households***

Shimberg Center data estimates that of the 2,288 5 Person or more renter households by 2010, 467 or about 20% will be moderate-income renters. This category will represent less than 1% of total households in Volusia County.

#### *Middle-Income – 1-2 Person, 3-4 Person, and 5 Person or More Renter, and Elderly Households*

According to Table IV-2, by 2015 there will be 6,802 middle-income renter households classified by household size, representing 5% of households across income and tenure. Of this total, 4,406 will be a 1-2 person renter household, 1,866 will be a 3-4 person renter household, and 530 will be a 5 Person or more renter household. Shimberg data estimates that there will be 1,235 elderly renter households, scattered throughout all household sizes.

#### *Conclusions – Renter Households*

The Shimberg Center estimates that by 2015 the largest category of households with income constraints will be households consisting of 1-2 person household renters. This category will number 10,369 income-constrained households, representing 7.5% of the total households across income and tenure categories. Estimates reflect a total of 3,653 elderly households being income constrained (0-80% of AMI), representing 2.6% of the total households across income and tenure categories. Another 3,718 3-4 person renter households are expected to be income constrained, representing 2.7% of the total households. 5 Person or more renter households with income constraints will number only 1127 households, representing less than 1% of the total households across income and tenure categories.

#### **Owner Households**

##### *Extremely Low-, Low- and Moderate-Income Elderly Owner Households*

The Shimberg Center estimates that by 2015 there will be 44,384 elderly owner households. Of the total elderly, the number of income constrained elderly households that are homeowners in Volusia County will total 18,504, or about 42% of the total number of elderly owners in the county. The total will break down as follows: 3,440 extremely low-income elderly households, 5,480 low-income elderly households, and 13,879 moderate-income elderly households. These three income categories will represent 13.3% of the all households across income and tenure categories.

##### *Extremely Low-, Low- and Moderate-Income 1-2 Person Owner Households*

The Shimberg Center estimates that by 2015 there will be 44,384 1-2 person owner households in Volusia County. Of the total 1-2 person owner households, the Shimberg Center estimates that 27,558 will be income constrained. This is a sharp increase from 7,564 as recorded in the 2000 Census, and represents 36% of all 1-2 person owner households in Volusia County. The 1-2 person owner households that are income constrained will break down as follows: 6,023 extremely low-income households; 7,656 low-income and 13,879 moderate-income. These three income categories will represent 19.9% of the total households in Volusia County across income and tenure categories.

#### *Extremely Low-, Low and Moderate-Income 5 Person or More Owner Households*

The Shimberg Center estimates that by 2015 there will be a total of 6,448 owner households that have 5 persons or more. The number of income constrained 5 person or more households that are homeowners in Volusia County will have increased from the 2000 Census to a total 1,494, which is 23.2% of all 5 person or more owner households. This is broken down as follows: 135 extremely low-income large- related households; 517 low-income large-related households, and 842 moderate-income large-related households. These three income categories will represent 1% of the total households across income and tenure categories.

#### *Middle-Income – 1-2 Person, 3-4 Person, and 5 Person or More, and Elderly Owner Households*

The Shimberg Center estimates that by 2015 the total number of middle-income households who are homeowners in Volusia County will total 33,934 , or 24.4% of all owner households. Middle-income households will break down as follows: 17,252 1-2 person households, 5,744 3-4 person households, and 1,496 5 person or more households. The middle-income owners categories will represent 24.4% of the total households across income and tenure categories. The number of middle-income elderly owner households regardless of household size is estimated to total 10,418, representing 7.5% of the total households.

#### *Conclusions – Owner Households*

The Shimberg Center estimates that by 2015 the largest category of owner households with income constraints will be 1-2 person owner households. This category will number 27,558 income-constrained households, representing 19.9% of the total households across income and tenure categories. Elderly households, regardless of size, will be the second largest category with a total of 18,504 elderly owner households being income constrained (0-80% of AMI), and representing 13.3% of the total households across income and tenure categories. Owner households with 5 persons or more that are income constrained will number 1,494 representing 1% of the total households across income and tenure categories.

### **HOUSING NEEDS FOR PERSONS WITH DISABILITIES AND HIV/AIDS**

According to the Shimberg Center for Affordable Housing, in 2005 there were a total of 8,982 households that fell in the extremely low, low and moderate income levels and had at least one member age 15 or older with a disability, as Table IV-3 demonstrates by income category and tenure of household. The data provided by Shimberg shows that 57% of these households are in the extremely low income category, while another 35% are classified as low income. Of the 8,982 households in these categories, 5,368 fall below the poverty line and 5,564 are receiving Social Security Disability or Supplemental Security Income.

**Table IV-3**

<b>HOUSEHOLDS WITH A DISABLED MEMBER, VOLUSIA COUNTY 2005</b>			
	Renter Households	Owner	Total
Extremely Low	2,724	2,446	5,170
Low Income	1,811	1,339	3,150
Moderate Income	546	116	662
Total All Households	5,081	3,901	8,982

Source: Shimberg Center for Affordable Housing- 2005

Within the broader population of the disabled, is the smaller subset of persons with HIV/AIDS and their families. The State of Florida Health Department reported that as of November 2009 there are approximately 1,381 persons living with HIV/AIDS in Volusia County.

## **HOUSING NEEDS FOR HOUSEHOLDS FACING COST BURDENS AND SUB-STANDARD HOUSING**

### ***Cost Burdened Households***

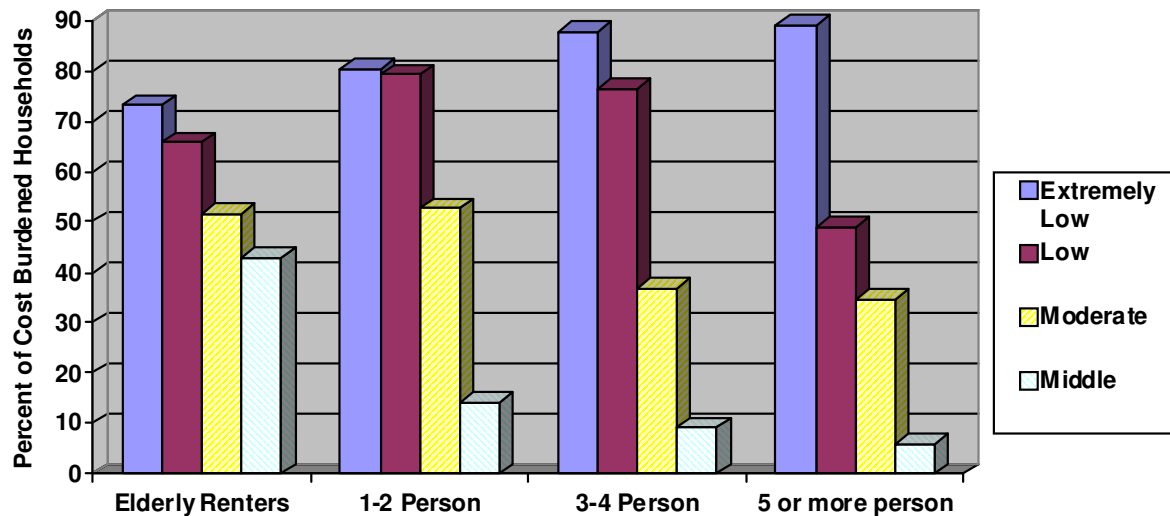
HUD defines two levels of excessive housing costs, commonly known as cost burdens. Households are considered to be "cost burdened" when they pay more than 30% and less than 50% of their household income on housing costs; while those facing "severe cost burdens" are those who pay more than 50% of household income on housing costs. The CHAS 2000 Data breaks down cost burdens by income levels, as well as by four household status categories, i.e., elderly, small-related, large-related households and other households. The Shimberg Center for Affordable Housing provides an estimate of housing burden by similar categories, including elderly, 1-2 person, 3-4 person, and 5 or more person households, so we will use these categories for the 2015 prediction.

#### ***Extremely Low-Income Renter households***

By 2015, the Shimberg Center data for Volusia County estimates the number of cost burdened renter households whose income is <30% AMI (area median income) will total 3,758 households. Of this total, 2,608 are from 1-2 person households, 865 from 3-4 person households and 285 from 5 or more person households. The number of elderly renter households, regardless of household size, that are in the lowest income bracket is expected to be 732. Of the 732 extremely low-income elderly renter households, 73.1% will be cost burdened, and 48.9% will be severely cost burdened. Of the 2,608 1-2 person renter households, 80.4% will be cost burdened and 62.4% will be severely cost burdened. Of the 285 renter households that have 5 or more persons that are in this income category, 89.1% will be cost burdened, and 70.2% will be severely cost burdened.

**Table IV-4**

**Cost Burdened Renter Households - 2015**



Source: Shimberg Center for Affordable Housing: Florida Housing Data: Household Demographic Data.

*Low-Income Renter Households*

By 2015, the Shimberg Center data estimates the following changes in cost burdens for this income bracket: The total number of households in the low-income brackets will increase to 4,920 renter households. Of these, 3,358 will be 1-2 person households, 1,187 will be 3-4 person households, and 375 will be 5 or more person renter households. Of the low-income elderly renters, 65.8% will be cost burdened, and 49% will be severely cost burdened.

Of the 3,358 rental households with 1-2 persons in this income category, 79.2% will face cost burdens, and 51.7% of these will have severe cost burdens. Renter households that have 3-4 persons will total 1,187 within this income bracket, of which 76.4% of the renter households will be cost burdened and 40.0% severely cost burdened. Finally, of the 375 renter households with 5 or more persons, 49.1% will face cost burdens, and 15% of these cost burdens will be severe.

#### *Moderate-Income Renter Households*

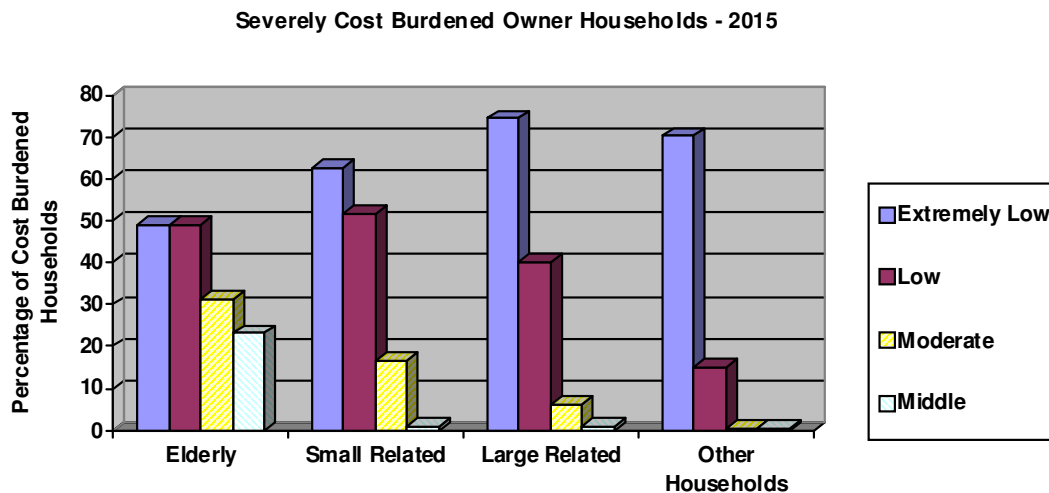
By 2015, the Shimberg Center data estimates the following changes in cost burdens for the moderate-income bracket from the 2000 CHAS Data: The total number of renter households in this moderate-income bracket will increase to 6,536 households, comprised of 4,403 households with 1-2 persons, 1,666 households with 3-4 persons, and 467 renter households with 5 or more persons. An estimate of the number of elderly households within the moderate-income category totals 1,312, of which 51.7% will be cost burdened, and 31.3% will be severely cost burdened. Within this income category, renter households with 1-2 persons will continue to face high percentages of cost burdens. Of the 4,403 total, as 52.7% will face cost burdens, and 16.5% of these cost burdens will be severe.

Finally, of the renter households that have 5 persons or more, 34.5% are expected to be cost burdened, and none will face severe cost burdens.

#### *Middle-Income Renter Cost Burdens*

By 2015, the Shimberg data estimates there will be a total of 6,802 renter households with middle income, comprised of 4,406 households with 1-2 persons, 1,866 households with 3-4 persons, and 530 households with 5 or more persons. The number of elderly renter households, regardless of household size, is expected to total 1,235. Renter households within the middle-income category generally face substantially lower cost burdens than households within one of the three income constrained categories. For example as Table IV-5 illustrates, by 2010 elderly renters will face the highest rate of cost burdens within this income category at a rate of 38.1% shouldering cost burdens, and 13.2% with severe cost burdens, however only 0.9% of large-related middle-income renter households will face cost burdens by 2010.

**Table IV-5**



Source:

*Shimberg Center for Affordable Housing: Florida Housing Data: Household Demographic Data.*

#### *Conclusions – Renter Households*

All of the income constrained categories face extremely high percentages of cost burdens. In 2000 we identified as cost burdened a total of 9,320 income constrained renter households in Volusia County. By 2015, the total number of income constrained renter households are expected to increase to 15,214, for a net gain of 5,894. An average of more than 65.4% of all income-constrained households within the four categories will be cost burdened. In contrast, only 829, or 12.2% of households with middle-income will be cost burdened in 2015, and only the elderly renters will these will face severe cost burdens

The vast majority of all cost-burdened households are found among those with the lowest incomes. Renter households with more than 5 persons have the highest percentage of cost burdens in the extremely low income category, but are surpassed by all the other groups in the low- and moderate-income categories. All of the renter household groups will continue to face high cost burdens in 2015, with the elderly and 1-2 person households consistently leading in number of cost burdened households.

#### *Extremely Low-income Owner households*

By 2015, the Shimberg Center data for Volusia County estimates the following changes in cost burdens for this lowest of the income bracket for owner households: The total number of owner households in this lowest of income brackets will increase to 6,888 households, comprised of 6,023 households with 1-2 persons, 730 households with 3-4 persons and 135 households with 5 or more persons. Elderly owner households, regardless of household size, are expected to total 3,440.



Of the 3,440 extremely low-income elderly owner households, 68.5% will be cost burdened, and 44.9% will be severely cost burdened. Of the 6,023 1-2 person owner households, 71.8% will be cost burdened and 53.9% will be severely cost burdened. Of the 730 3-4 person owner households, 81% will be cost burdened, with 72.2 % being severely cost burdened. Shimberg Data figures reflect that for owner households with 5 or more persons, 100% will be cost burdened, and 100% will be severely cost burdened.

#### *Low-Income Owner Cost Burdens*

By 2015, the Shimberg Center data estimates the following changes in cost burdens for this income bracket: The total number of owner households in the low-income brackets will increase to 9,416, comprised of 7,656 households with 1-2 persons, 1,243 households with 3-4 persons and 517 households with 5 or more persons. The number of elderly households, regardless of household size, is expected to total 5,480 by 2015.

Of the low-income elderly owners, 53% will be cost burdened, and 24.8% will be severely cost burdened. Owner households with 1-2 persons will total 7,656, and 57.3% will face cost burdens, and 30.7% of these cost burdens will be severe. Households with 3-4 persons represent 1,243 households within this income bracket, of which 76.1% of these owner households will be cost burdened and 45.7% severely cost burdened. Of the 517 owner households with 5 or more persons, 77.8% will face cost burdens, and 46.8% of these cost burdens will be severe.

#### *Moderate-Income Owner Cost Burdens*

By 2015, the Shimberg Center data estimates the following changes in cost burdens for this income bracket: The total number of owner households in the moderate-income brackets will be a slight increase to 17,635 households, comprised of 13,879 1-2 person households, 2,914 3-4 person households, and 842 5 or more persons households. The number of elderly households, regardless of household size, in the moderate-income owner category is expected to decrease to 9,584.

Of the moderate-income elderly owners, 25.3% will be cost burdened, and 7.5% will be severely cost burdened. Cost burdens are expected for 34.1% of the 13,879 1-2 person household owners, with 10.9% of these cost burdens being severe. Of the 2,914 owner households with 3-4 persons, 52.8% are expected to be cost burdened and 13% severely cost burdened. Owner households with 5 or more persons are estimated to total 842, and of these, 46.8% will face cost burdens, and 12.7% of these cost burdens will be severe.

### *Middle Income Owner Cost Burdens*

By 2015, the Shimberg data estimates there will be a total of 24,492 owner households with middle income, comprised of 17,252 households with 1-2 persons, 5,744 households with 3-4 persons, and 1,496 households with 5 or more persons. Elderly households, regardless of household size, are expected to total 10,418. Owner households within the middle-income category generally face substantially lower cost burdens than households within one of the three income constrained categories (0-80% AMI). As Table IV-5 illustrates, by 2015 owner households with 3-4 persons will face the highest rate of cost burdens within this income category at a rate of 23.6% having cost burdens, and only 1.9% are expected to have severe cost burdens.

### *Conclusions – Owner Households*

All of the owner households within the three income constrained categories face extremely high percentages of cost burdens. In the 2000 CHAS Data we identified as cost burdened a total of 32,690 income constrained owner households in Volusia County. By 2015, the total number of income constrained owner households will increase to 33,934 for a net gain of 1,244 income-constrained, cost burdened owner households. An average of 51.4% of all income-constrained households within the four categories will be cost burdened. In contrast, only 19.8% of households with middle-income will be cost burdened in 2015. The cost burdens faced by income constrained households with 3-4, or 5 or more persons are expected to be consistently higher than for the other categories, and will be described more fully.

As would be expected, the vast majority of all cost-burdened households are found among those with the lowest incomes. All categories of owner households with extremely low-income, face cost burdens ranging from 68.5% (1-2 person) to 100% (5 or more person). Larger households (3-4 person and 5 or more person) will continue to face higher cost burdens in 2015, but overall these categories will feature relatively smaller numbers of cost burdened households (865 total households).

## ***Substandard Housing and Overcrowded Housing***

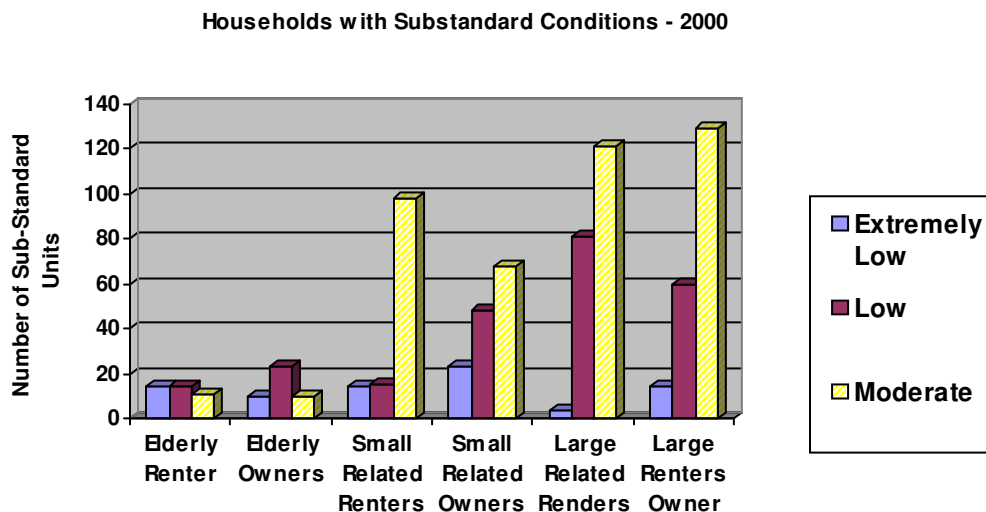
### *Housing Conditions Definitions*

The following evaluation of housing conditions was based on the region's substandard unit indicators that consider the age of housing stock, overcrowded conditions, and housing costs and size by number of bedrooms for both owners and renters. The following definitions were used to ensure consistency in analyzing housing conditions:

- ❑ *Standard Condition:* Standard units having no known code violations and they appear to be structurally sound with no visible defects. These units meet Section 8 Housing Quality Standards.
- ❑ *Substandard Conditions:* Units that contain one or more of the quality indicators: lack of plumbing facilities, no kitchen facilities, no heat, and over-crowding (> 1.01 persons/room).
- ❑ *Substandard Suitable for Rehabilitation:* These are units which appear to be structurally sound but are in need of substantial repairs, such as: plumbing; electric, heating; roofing; replacement of siding; windows or screens. Deterioration of the structure does not exceed more than 45% and has good potential for rehabilitation. These units have one or more building code violations.
- ❑ *Substandard but Not Suitable for Rehabilitation:* Housing units which are substandard to the extent of being in dilapidated physical condition, lacking complete plumbing facilities, and being overcrowded with more than 1.01 persons per room. The potential for rehabilitation of these units is highly questionable since the deterioration of the structure exceeds more than 45 percent. These units do not meet Section 8 Housing Quality Standards.

The 2000 CHAS Data provides a baseline of information relative to certain sub-standard housing indicators, which is broken down by household type (elderly, small-related and large-related), as well as by income level. By excluding households facing cost burdens and severe costs burdens from the Housing Problems Table IV-2 we are able to extrapolate the approximate numbers of households facing substandard conditions (deficient housing and over-crowding) as outlined in Table IV-6 below.

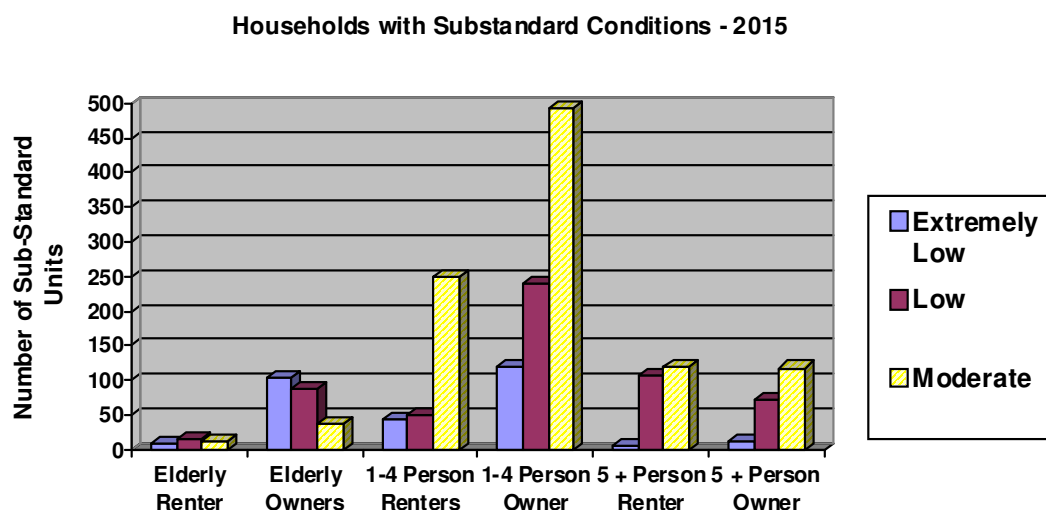
**Table IV-6**



Source: Shimberg Center for Affordable Housing; Florida Housing Data; Household Demographic Data

To estimate the level of substandard housing in Volusia County by 2015 we extrapolate based on projected increases in the housing categories as determined and applying the same incidence percentage as stated in Table IV-6 above, since the University of Florida Shimberg Center housing projection data provides current information (1999) regarding sub-standard housing, but does not estimate for future projection of substandard housing according to household status or income level.

**Table IV-7**



Source:

*Shimberg Center for Affordable Housing: Florida Housing Data; Household Demographic Data*

## DISPROPORTIONATE NEED

The two racial and ethnic groups within Volusia County that were evaluated for disproportionately greater needs in affordable housing were the racial category of Black Non-Hispanic ("Black") and the ethnic category of Hispanics Households. Table IV-8 shows how the populations for these two groups have changed between the years 2000 and 2008. As you can see, while populations have increased for both groups, the most dramatic increase is within the Hispanic Population, which has risen by 4.1% since the year 2000.

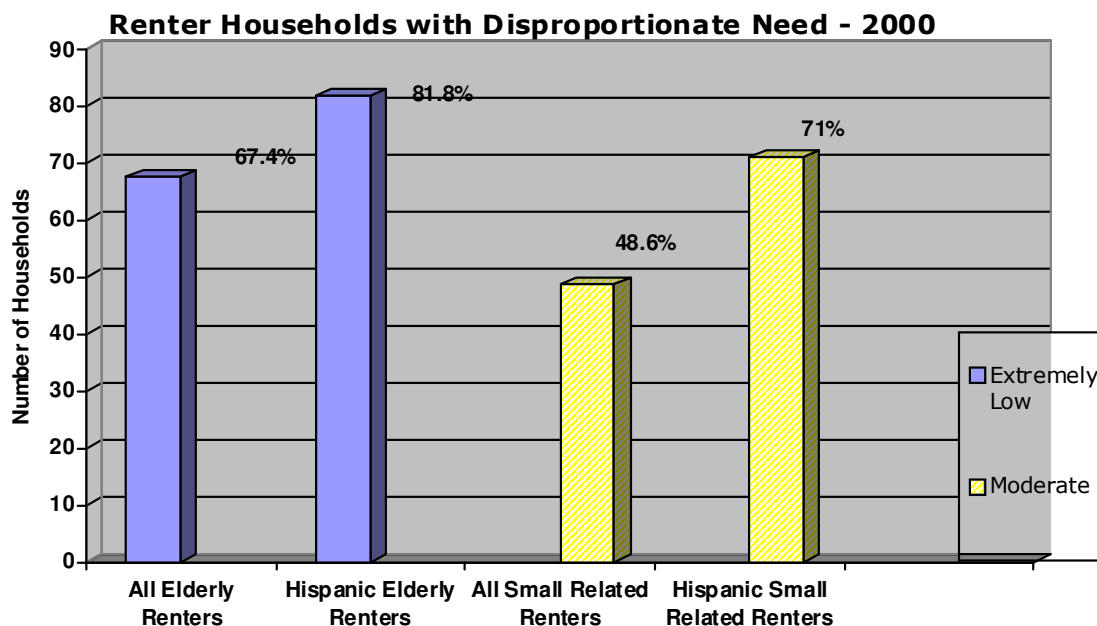
**Table IV-8**

Households By Minority Status 2000-2008 Comparison			
Volusia County	Total Population	Black Population	Hispanic Population
2000	443,343	41,198 (9.4%)	29,111 (6.6%)
2008	498,036	47,946 (9.6%)	53,159 (10.7%)

Source: Census 2000 and American Community Survey 2008- 1 Year Estimates

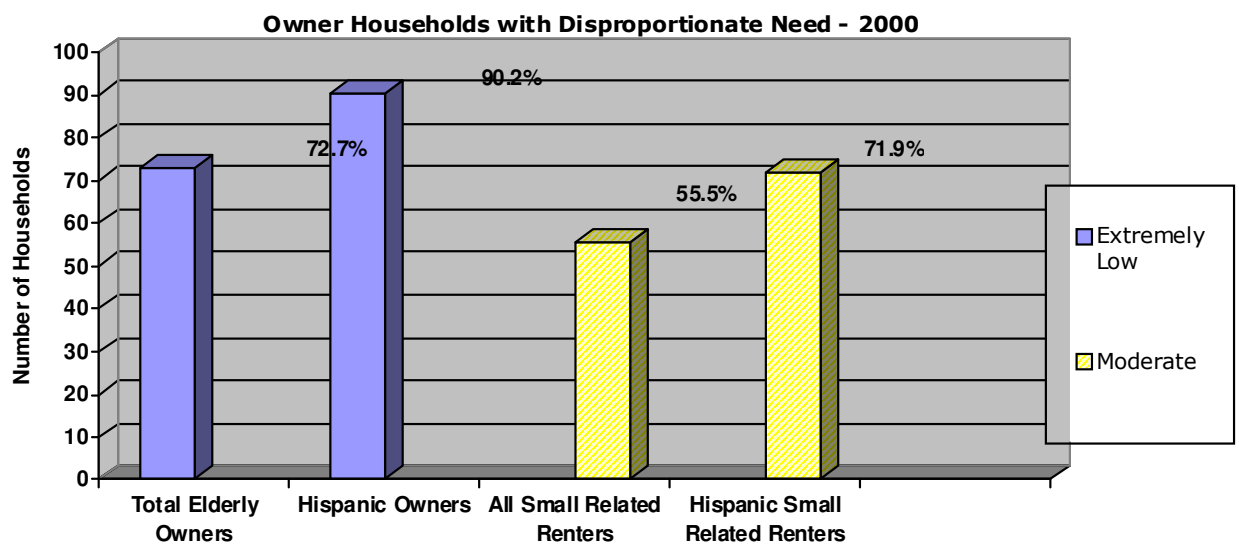
The 2000 CHAS data is used to support any disproportionately greater need that either of these populations might experience when it comes to housing needs. A disproportionately greater need is defined by HUD to exist when the percentage of persons in a category of need who are members of particular racial or ethnic group is at least ten percentage points higher than the percentage of person in the category as a whole. A review of the data, as displayed in Tables IV-9 and 10 below, demonstrates that Hispanic households experience a disproportionately greater housing need across several income and household categories. Specifically, Hispanic elderly very-low and low-income renter and owner households, Hispanic small-related households with moderate and middle income renter and owner households, and Hispanic large-related, low-income renter households, appear to be facing disproportionate greater housing costs. It can be expected that based on the rapid increase in the Hispanic population since 2000, the number facing greater housing costs would have increased as well.

**Table IV-9**



Source: SOCDC CHAS Data: Housing Problems Output for all Households and Housing Problems Output for Black Non-Hispanic Households and Housing Problems Output for Hispanic Households

**Table IV-10**



Source: SOCDC CHAS Data: Housing Problems Output for all Households and Housing Problems Output for Black Non-Hispanic Households and Housing Problems Output for Hispanic Households

## **C. HOMELESS NEEDS ASSESSMENT**

Estimating the number of homeless persons and their needs is difficult due to the limited number of providers using a uniform homeless management information system. The Volusia/County Coalition for the Homeless began such centralized system called, Homeless Management Information System (HMIS) in 2003. Today nearly 17 providers use this system. The data use to prepare this portion of the Consolidated Plan was taken from the Volusia/Flagler County Coalition for the Homeless Annual Report on Homeless Conditions submitted to the Governor's Office in March 2010, Exhibit 1 of the 2009 Supportive Housing Program application, the annual Point-in-Time Survey and from direct consultation with public and private agencies that provide homeless services throughout Volusia County. The Point-in-Time Survey was conducted by the Volusia/Flagler County Coalition for the Homeless and took place in January 2010. All of the data noted above will be consolidated in the Governor's Report, along with the other 27 participating Continuums of Care and published in June 2010.

### ***Extent and Nature of Homeless***

The lead entity of the Continuum of Care is the Volusia/Flagler County Coalition for the Homeless, Inc., which is a non-profit organization, with a membership consisting of representatives from service providers, local governments, veteran's services, churches and other community-based groups and individuals as well as homeless or prior homeless individuals who are interested in homeless assistance and advocacy.

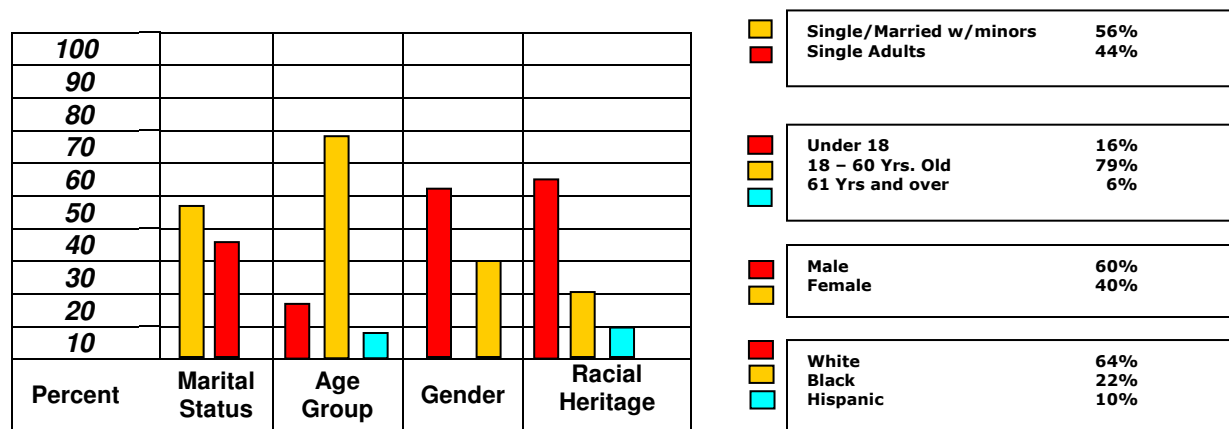
Findings from the Volusia/Flagler County Coalition for the Homeless Annual Report on Homeless Conditions and the Point-in-Time Survey indicate that there are an estimated 2,114 homeless persons in Volusia County on any given day. The actual Point-in-Time Survey reported 850 individuals responding to the survey. Of these, approximately 56% are single or married with minor children and 44% are single adults. Seventy-nine percent (79%) are in the 18 – 60 year old age range where as 16% are children under the age of 18. Only 6% of the homeless population is in the 60 years of age and older category. Forty-one percent (41%) are new homeless (3 months or less) and about 34% are chronic or long-term homeless. Male population among the homeless is 60% with females at 40%. The Volusia County Public Schools reported a total of 1,112 children coded as homeless on the same day of the Point-in-Time Survey using the State of Florida definition of homelessness. The combined total for Volusia County is therefore 3,326, but these additional numbers are not represented in the above percentages.

Thirty-four percent (34%) of the homeless population is reported to be residents or have family here and 26% reported that they heard there were good jobs here.

Approximately 38% suffer from alcoholism and/or drug abuse, 14% are reported to be mentally ill and 13% state that they have physical and developmental problems are their reasons for homelessness. Data collected from the Volusia/Flagler County Coalition for the Homeless Annual Report on Homeless Conditions survey indicates that about 7% have Acquired Immune Deficiency Syndrome (AIDS) or the Human Immune Deficiency Virus (HIV). About 82% report a disabling condition. In terms of racial composition, 64% are White, 22% Black, and 10% are Hispanic. Homelessness among Veterans is about 15%. Details of this information are described in Table IV-11 II- Homeless Population Characteristics

Homelessness in Volusia County, as with the rest of Florida, appears to be increasing at a rate of 10% per year. The number of homeless persons seeking assistance from service providers is approximately 112 per month. These demographics are generally consistent with Florida homeless trends that have been emerging over the last several years.

**Table IV-11 – Homeless Population Characteristics**



Source: Volusia/Flagler Coalition for the Homeless Point-In-Time-Survey 2010

No information for the point-in-time survey was gathered from the large migrant farm-worker population in the northwest area of Volusia County. Further discussion of the farmworkers population is located in section D, Other Special Needs, of this document.

### **Primary Causes**

The June 2009 Annual Report on Homeless Conditions in Florida report from the Department of Children and Families reports the estimate of daily homeless persons in Florida is 57,687. Homelessness impacts every aspect of our society. The primary causes of homelessness include unemployment, insufficient income or other financial reasons. In Volusia County, as in the rest of Florida, low wages are



seen as a more substantive issue than unemployment. In general, homeless persons do not present job skills that command good wages. Working in a service based economy, often for minimum wages and with little or no benefits at all, the employed homeless person often has little chance of obtaining affordable and suitable housing. On the average, very low-income persons must spend 50% or more of their income for housing. Volusia County, mainly a tourist community, attracts the homeless seeking jobs that are not readily available.

Housing related issues such as eviction, foreclosure, or the end of a temporary living arrangement are also major factors that lead to homelessness. The deficiency is particularly acute respective to the availability of affordable rental units for this segment of the population. Homeless Coalitions have provided numerous examples of intact families with at least one working parent that was homeless because they could not afford housing. Family problems such as divorce, separation or moving out of a home to escape abuse are also contributing factors to homelessness.

The lack of available existing housing is the major obstacle to resolving chronic homelessness. Prior to the real estate decline, a sharp increase in housing prices was combined with a reduction in available in stock housing that was eliminated under the principal of removing "blight." This sweeping elimination of low income housing, including Single Room Occupancy (SRO's) has eliminated housing for low income households.

Another major obstacle is the lack of funds for acquisition or construction of affordable housing, and to renovate, equip, and operate housing that is acquired. The Neighborhood Stabilization Program has been a boon to Volusia County in the expansion of permanent supportive housing. However, the process has been laborious and time consuming. Continued lack of State and local funds to permit "match" for grant funds precludes applications for available grants. Lack of funds for supportive services, such as case management, means that even if physical structures could be funded, the vital services that are needed to assist disabled chronically homeless populations to be housed in the structures is missing.

The Coalition recognizes the importance of building collaborative relationships with elected officials and paid staff, as well as with the business community and neighborhoods where facilities may be sited. This is a slow, time-consuming process that requires consistent effort and relationship building. Educating the community regarding the special needs of the chronically homeless and that there is no "one size fits all" to resolve the problem of chronic homelessness is critical to acceptance of the problem.

The incidence of physical or medical disabilities, mental or emotional problems, substance abuse or a mix of these is high among chronic or long-term homeless populations, and continues to increase. The incidence of a catastrophic illness, loss of work, or family break-up can force a stable family or an individual into homelessness.

Homeless individuals lack the financial resources and safety nets that would deliver them from the streets or other perilous living situations. They are often hindered by additional handicaps such as permanent disabilities, substance abuse, HIV/AIDS, and/or mental illness issues. As a result, in addition to needing the basic requirements of food, clothing and safe shelter, the homeless require supporting services so that they can regain control of their life, maintain stable employment and obtain affordable permanent housing.

Difficulty in obtaining identification is another serious obstacle in connecting the chronically homeless with mainstream benefits, which they need to obtain such as Social Security Disability Income, Food stamps, or Veterans' benefits. The Volusia/Flagler Coalition for the Homeless, in the past year, has worked diligently in bringing IDignity to Volusia County, a program to assist the poor and homeless obtain identification documents. This program has been identified by the Interagency Council on Homelessness as one of the top 20 innovative programs in 2009.

### ***Homelessness Needs***

This section presents the most critical needs of Volusia County's homeless population as identified by the most recent Point-in-Time Survey administered by the Volusia/Flagler Coalition for the Homeless, and information solicited from public and private agencies that provide assisted housing, health services and social services to Volusia County homeless. The Point-in-Time Survey was conducted in January 2010 and included a countywide shelter count, street tally and provider survey count. Homeless individuals were interviewed at local temporary work agencies, on site in the woods or on the street. This interview encompassed a 24-hour time period and volunteers from local colleges were utilized as well as volunteers from shelter agencies.

Of those employed, employment in day labor was 34%, employed part time (not day labor) 30%, totally unemployed was 75%. Approximately 11% had an 8<sup>th</sup> grade education, 21% had some high school, 36% were high school graduates or had their GED and 39% had some college, a degree from college or a vocational school.

Verbal conversations with homeless families and children showed that they have needs for transitional, permanent and permanent supported housing and housing assistance, including rent subsidies, rent supplements, security deposits, utility connections, healthcare services and facilities for mothers whose male child is over the age of 8 years. Also, there is a great need for affordable day care for single parents searching for employment and/or housing. The Volusia County Children and Families Advisory Board recently awarded a pilot project to an organization which will specifically address this issue.

Volusia County, not unlike the rest of the state of Florida, does not currently possess an accurate figure of the number of homeless persons in Volusia County although the methods have significantly improved over the years. Conversations with local homeless agencies indicate a perception that Volusia County's homeless population is much higher than the actual numbers of homeless persons currently being served. However, with the utilization of the Homeless Management Information System, 17 participating agencies reported serving 5,266 unduplicated homeless in Fiscal Year 2008-2009. This number, not surprisingly, is higher than the 24-hour point-in-time count.

A record 850 individuals responded to the Volusia/Flagler County Coalition for the Homeless Point-in-Time Survey. Volusia County estimates that homeless population of 2,114 with an additional 1,212 school children for a total of 3,326. It should be noted that homeless individuals may rotate weekly among providers and be counted by each agency in their weekly totals, resulting in duplication or inflated figures provided in the Governor's Report. Volusia County is not able to verify or refute these figures and is attempting to present what is considered to be the most accurate and reasonable estimates of homeless numbers available.

Table IV-12 (HUD Required Table 1A) identifies the need for facilities and services for homeless individuals and homeless families. The needs and gap columns indicate that based on current estimates of need versus inventory, additional beds and services are needed in every category. To provide the necessary services and bed space to meet the estimated gap requires an expansion of, or the addition of, existing services and facilities.

Low income families and individuals, who are currently housed but live with the threat of homelessness, have many of the same needs as the homeless. The two most critical needs for this population are maintaining a job that pays a "livable" wage and securing and retaining affordable housing. An emergency situation, loss of wages or illness in the family can set a low income family on the verge of homelessness. Very low and low income families and individuals threatened with homelessness are usually in need of emergency assistance for rent, utility and/or security deposits.

Finally, on May 20, 2009, HUD's McKinney-Vento Homeless Assistance Funds Act was reauthorized, which included the Helping Families Save Their Homes Act. This provided provisions identical to those included in the two bills introduced in 2010, both known as the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH ACT). The impact on Volusia County and its homeless service providers will be to expand homeless prevention, with emphasis placed on rapid re-housing, especially for families. The definition of homelessness will change, but will continue to include those "...living in places not meant for human habitation (streets, abandoned buildings, etc), living in emergency shelter or transitional housing facilities...or face loss of housing within seven days with no place to go and no resources or support networks to obtain housing." The HEARTH Act adds to this definition to include situations where a person is at imminent risk of homelessness and where a family or unaccompanied youth is living unstably. The expansion of the definition of homelessness will increase the number of those identified as homeless and place a greater stress on service providers and local government to serve an increasing population.

**Table IV-12 (HUD Required Table 1A Homeless Population)**

2010																							
Part 1: Homeless Population					Sheltered				Un-sheltered		Total		Jurisdiction										
					Emergency		Transitional						FL-504 CoC										
					61		164		1,452		1,677												
1. Homeless Individuals					39		439		0		478												
	2a. Persons in Homeless with Children Families																						
Total (lines 1 + 2a)					100		603		1,452		2,155												
Part 2: Homeless Subpopulations					Sheltered				Un-sheltered		Total		Data Quality: Sheltered CH data unavailable at this time .										
1. Chronically Homeless					0				173		173												
2. Severely Mentally Ill					49				52		101												
3. Chronic Substance Abuse					117				128		245												
4. Veterans					24				59		83												
5. Persons with HIV/AIDS					15				8		23												
6. Victims of Domestic Violence					154				0		154												
7. Youth (Under 18 years of age)					0				0		0												
Part 3: Homeless Needs Table: Individuals					Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y/N	CDBG, HOME, HOPWA, ESG or Other
								Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
								Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters				165	64	101	0	0	0	0	0	0	0	0	0	0	0	##	H	Y		
	Transitional Housing				207	163	44	0	0	0	0	0	0	0	0	0	0	0	##	H	Y		
	Perm. Supportive Housing				115	61	54	0	0	0	0	0	0	0	0	0	0	0	##	H	N		
	Total				487	288	199	0	0	0	0	0	0	0	0	0	0	0	##				
Chronically Homeless						173																	
Part 4: Homeless Needs Table: Families					Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y/N	CDBG, HOME, HOPWA, ESG or Other
								Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
								Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters				39	31	8	0	0	0	0	0	0	0	0	0	0	0	##	H	Y		
	Transitional Housing				452	358	94	0	0	0	0	0	0	0	0	0	0	0	##	H	Y		
	Permanent Supportive Housing				200	104	96	0	0	0	0	0	0	0	0	0	0	0	##	H	N		
	Total				691	493	198	0	0	0	0	0	0	0	0	0	0	0	##				



## **D. OTHER SPECIAL NEEDS**

Volusia County estimated, to the extent practical, the number of persons who are not homeless, but require supportive housing and supportive services to prevent homelessness. The estimates include those for the following population sub-sets: Elderly; Frail Elderly; Disabled Persons (including mentally, physically and developmentally disabled); Persons with Alcohol/Other Drug Addiction; Farm Worker families, Persons with HIV/AIDS and their families, and victims of domestic violence. The 2008 American Community Survey, as well as statistics from, state and local sources was consulted to compile the estimates. This data was used to estimate future supportive housing needs as documented in HUD required Table 1B, which is found on page 112 of this document.

### ***Elderly***

According to the 2008 American Community Survey, of the 498,036 residents estimated at that time, approximately 20.8%, or 103,591, were age 65 or older. The survey also estimates that of this total, 55,281 are 75 years of age or older. Economic data from the same survey shows that 9.8% of all people 65 years or older had income in the previous 12 months that was below the poverty level. A look at the number of elderly currently being served by the public housing agencies in Volusia County, as described in Table V-16 on page 61, indicates a total of 334 are elderly households. This is roughly 27% of the total persons served by these programs and demonstrates the need for supportive housing for the low-income elderly who are at risk of becoming homeless.

### ***Frail Elderly***

Persons 65 and older with a disability were considered as frail elderly with special needs for this estimate. The 2008 American Community Survey identifies 37,037 people age 65 or older with a disability in Volusia County. In addition to this data, the Florida Department of Elder Affairs website provides a 2009 profile for Volusia County that describes the characteristics of our elderly residents.

According to this profile, in 2009 there were 43,058 persons 65 or older that had at least one type of disability, varying from disabilities that limited sensory, physical, mental, self-care and go-outside-home abilities. Of the estimated 109,839 total elderly population, there were 17,215 probable cases of Alzheimer's and 4,051 with severe dementia.

### ***Disabled Persons***

According to the 2008 American Community Survey, out of a population of 295,356 persons 18-64 residing in Volusia County, 28,494 reported a disability. This number can be expected to increase as the population continues to rise over the next 5 years.

Of the 28,494 that reported a disability, 24% were living at or below poverty level for that time. A comparison of median income for persons with disabilities in this same survey reveals income far below other workers. A male with a disability had a median income of \$15,766 versus a male without a disability, whose median income was \$31,887. A female with a disability had a median income of \$11,533, while without a disability; a female would have had an income of \$23,509. Either way, Volusia County residents with disabilities can be expected to have significantly lower incomes, and increased housing cost burdens due to that lower income.

### ***Persons with Alcohol or other Drug Additions***

Information requested from Stewart Marchman-Act indicate that 4,818 persons in Volusia County received intensive treatment for alcohol and other substance abuse through state funded service providers during 2009. Table IV-13 shows the demographics of persons treated for alcohol or other drug additions for the years 2008 and 2009.

**Table IV-13**

	<b>2008</b>	<b>2009</b>
<b>Total Clients</b>	5,454	4,818
Male	3,330	2,970
Female	1,924	1,848
White	4,269	3,733
Black	750	695
American Indian	12	9
Hawaiian/Pacific Islander	4	6
Multi-Racial	67	72
Hispanic	352	303

\*Stewart Marchman-Act Behavioral Health- 2008-09 Volusia County Clients

In order to project the number of persons with alcohol or other drug addictions that are in need of supportive housing for the next 5 fiscal years, the total number from 2009 is increased by the expected population increase of 5.8%, as predicted by the Volusia County Department of Economic Development, the total number of this special needs population would total 5,097 by 2015. To calculate the percent



of these persons who would be in need of supportive housing, the Volusia/Flagler Coalition for the Homeless Point-in-Time Survey was consulted, which revealed that there were 245 homeless individuals that had alcohol or other drug addictions, or approximately 5% of the 4,818 that received intensive treatment in Volusia County. The 5,097 total persons in this group by 2015, when multiplied by 5%, total approximately 255 persons that would be in need of supportive housing.

### ***Persons with HIV/AIDS and their families***

The Florida Department of Health Bureau of HIV/AIDS report released November 2009 indicates there are 1,381 persons who are presumed to be living with HIV/AIDS in Volusia County. The number of new HIV cases in 2008 totaled, 119, and an additional 91 cases were reported in 2009, which is a 24% decrease from the previous year. The number of new AIDS cases grew slightly, from 87 in 2008 to 90 in 2009, a 3% increase. The Volusia-Flagler Coalition for the Homeless counted the number of homeless with HIV/AIDS at 23 during the point in time survey. To project the number of persons expected to be within this special needs group over the next 5 years, this number, if increased by 3% each year, brings the total to approximately 27 persons with HIV/AIDS in need of supportive housing by the year 2015.

In Volusia county, supportive services for persons with HIV/AIDS is provided by the Health Planning Council of Northeast Florida, who administers the Housing Opportunities for Persons with Aids (HOPWA) grant. The organization reports that separate HOPWA funding is carefully utilized and closely monitored in order to ensure adequate support for those who need it - it is anticipated that there may be housing and utility assistance needs that are not covered by the existing program guidelines. Housing services is made available in the event that there is a need, but is only used on a case-by-case basis.

In addition to the services provided through the HOPWA grant, there are currently 22 permanent supportive residential beds in Volusia County that are designated for persons with HIV/AIDS and their families. These are provided through the Stewart Marchman-Act Behavioral Center and Serenity House.

### ***Victims of Domestic Violence***

In Volusia County, supportive housing services for victims of domestic violence are provided by the Domestic Abuse Council. This agency operates several facilities that offer 25 emergency beds and 39 transitional beds to abuse victims. The Domestic Violence Annual Report, prepared by the Florida Coalition against Domestic Violence, provides information on services provided in Volusia County for the period July 1, 2008 through June 30, 2009. According to this report, the Domestic Abuse Council provided emergency shelter to 289 victims, for a total of

4,655 combined shelter days recorded. Of the 289 total served, 121 left the shelter after 72 hours. During this same period of time, the only month that the shelter was beyond capacity was October 2008.

### ***Farm Worker Households***

Volusia County's agricultural industry, located in the central and western portions, including the Town of Pierson, feature an above average number of farm worker households. The most recent study conducted by the Shimberg Center for Affordable Housing was in 2005, and at that time Volusia County had an estimated 5,200 farm workers and farmer worker household members in 2005, including both migrant and seasonal farm workers. This study divides migrant and seasonal farm workers into two categories, and further divides the categories into unaccompanied (those not living with immediate family) and accompanied (those living with a least one family member). Table IV-13 breaks down the farm worker households by these categories.

**Table IV-13**

<b>Farm Worker Households Volusia County</b>			
<b>Type of Farm Worker Household</b>	<b>Migrant Worker Households</b>	<b>Seasonal Worker Households</b>	<b>Total</b>
Accompanied Farm Workers	345	2,616	2,961
Unaccompanied Farm Workers	1,370	869	2,239
<b>Total</b>	<b>1,715</b>	<b>3,485</b>	<b>5,200</b>

*Source: Farm Worker Housing Needs, September 2005. Shimberg Center for Affordable Housing.*

The Shimberg Center for Affordable Housing, using the data gathered in 2005, compiled a report for the Florida Housing Finance Corporation on October 1, 2007, which provides additional information on the needs of the farm workers. According to this report, unaccompanied migrant farmworkers most frequently have the lowest income, 77% earning less than \$10,000 per year. Unaccompanied seasonal workers have higher incomes, with 75% earning \$10,000 to \$25,000 annually.

Seasonal accompanied workers households are more likely to earn higher wages than accompanied migrant households, with 7% of earning less than \$10,000 per year. Data for accompanied migrant households reveal that 26% are likely to earn less than \$10,000 per year, and 58% earn \$10,000 - \$25,000 annually.

## **E. LEAD-BASED PAINT HAZARDS**

The Florida Department of Health reports on the number of confirmed lead poisonings in children, as reported by the Volusia County Health Department. Based on information obtained in the State of Florida 2006 Annual Surveillance Report and the January 2010 Volusia County Health Department newsletter, the following shows the number of new cases from 2005-2009:

	2005	2006	2007	2008	2009
Volusia County	5	5	3	14	4

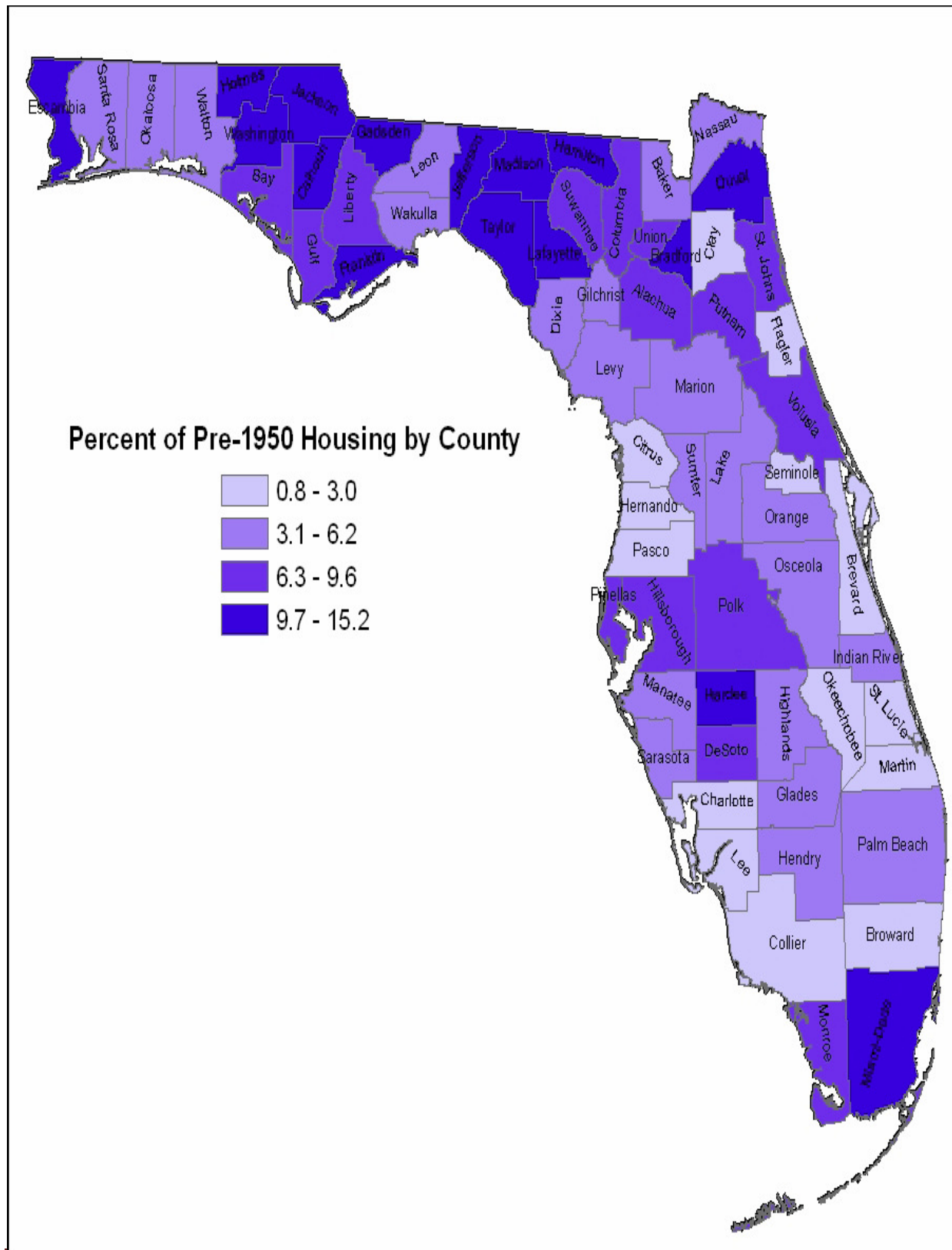
According to the most recent report from the State of Florida Department of Health on its' Childhood Lead Poisoning Program, released April 2008, homes built prior to 1950 pose the greatest risk for children since the amount of lead in paints from that time is generally greater and the structural condition of the homes often facilitates greater risk of lead exposure, especially during rehabilitation activities.

According to the Alliance for Healthy Homes, Volusia County ranks 10<sup>th</sup> in the state based on its risk of lead-based paint hazards. They arrive at this ranking based on the number of pre-1950 homes in Volusia County and the number of children that are living at or below the national poverty level. The Alliance for Healthy Homes reports the following for Volusia County:

- There are 1,400 housing units, or 1%, with a high risk of lead hazards,
- There are 13,000 housing units built before 1950,
- Low-income households occupy approximately 20,000 households,
- Approximately 5,500 or 26% of children under 5 live below the poverty line.

Based on these statistics, it can be estimated that a significant number of homes that would be considered a high risk for lead based paint hazards are occupied by low-income households with children. The approach to minimize this health threat will be discussed in the Strategic Plan.

In the Childhood Lead Poisoning Program Report, a map of Florida reflects the percentage of pre-1950 housing by county. According to this map, in Volusia County, from 6.3% to 9.6% of the total housing units would be considered to be at a higher risk for lead-based paint hazards. A copy of this map is provided on the following page 48.



## **V. HOUSING MARKET ANALYSIS**

This Section provides an analysis of the supply and demand for affordable housing for low-income and non-homeless, special needs populations in Volusia County. This analysis is divided into the following sections:

- ❑ General characteristics of the existing housing stock, and recent trends in housing inventory;
- ❑ Analysis of existing and projected market demand for affordable housing;
- ❑ Current supply of housing for disabled and persons with HIV/AIDS and their families.

### **A. GENERAL CHARACTERISTICS – CURRENT HOUSING STOCK**

Over the past five years the real estate market in Volusia County, as typical of most of the State of Florida, has experienced a roller coaster of values and demand. During 2005 the median sales price of existing homes in Volusia-Flagler County was climbing steadily upward. These increases greatly impacted the availability of affordable housing in Volusia County. Only six (6) homes were available for resale in Southeast Volusia County for less than \$150,000 during May 2005. One of the six was located in an age-restricted community. Rising home costs were pricing many people out of the housing market.

The results of this short period of quickly rising home values were realized in the final quarter of 2008, and the effects on the current housing market are reflected in a higher than average foreclosure rate, large inventory of housing for sale, a reduced demand for new construction, and lower home values. Data supporting these trends will be discussed further in this analysis.

In this first section we are providing a broad baseline view of existing housing inventories from which housing for income-constrained households can potentially be drawn. The most recent available housing data is drawn from the 2006-2008 American Community Survey (ACS) of the U.S. Census for Volusia County. Where possible, the County total data from the ACS was reduced for the CDBG entitlement cities of Daytona Beach, Deltona and Port Orange. The characteristics of occupied housing units will be examined, and the data for these units is presented in Table V-1. According to the 2006-2008 American Community Survey, there were 151,102 housing units in the Volusia County Urban County area, and of these, 120,940 were occupied. Using the most recent data, the percentage of owner occupied units in the Volusia Urban County is estimated to be 78.0% of occupied units, which is higher than the average of 70.3% ownership rate for the State of Florida. Volusia County's housing units continue to remain heavily weighted in favor of owner occupied units.

**Table V-1**

<b>Housing Characteristics of All Existing Housing Units and Households Volusia Urban County, 2006-2008 (Excluding Daytona Beach, Deltona and Port Orange)</b>			
<b>Characteristics</b>		<b>Number Households</b>	<b>Percent</b>
<b>Type of Structure</b>	Single Family	104,787	69.3
	Multi-family less than 10 units	7420	5.0
	Multi-family 10 or more units	21724	14.4
	Mobile Home	16979	11.2
	Other Units	192	--
	Total units (occupied/vacant)	151,102	100%
<b>Tenure</b>	Own	94,374	78
	Rent	26,566	22
	Total	120,940	100%
<b>Year Unit Built</b>	2005 or later	4,473	3.7
	2000-2004	13,630	11.3
	1990-1999	21,092	17.4
	1970-1989	52,631	43.5
	1950-1969	23,105	19.1
	1949 or earlier	6,009	5.0
	Total	120,940	100
<b>Gross Rent</b>	Less than \$200	434	1.5
	\$200 to \$299	430	1.5
	\$300 to \$499	1,313	4.6
	\$500 to \$749	5,659	19.7
	\$750 to \$999	8,707	30.4
	\$1000 or more	12,130	42.3
	Total	28,673	100
<b>Rent as a % Income</b>	Less than 15%	1,922	7.9
	15% to 29.9%	8,213	33.7
	30% to 34.9%	2,411	9.9
	35% or more	11,796	48.5
	Not computed	2,224	--
	Total	24,342	100
<b>House Value</b>	Less than \$50,000	6,567	7.0
	\$50,000 to \$99,999	9,029	9.6
	\$100,000 to \$199,999	28,958	30.7
	\$200,000 to \$499,999	41,177	43.6
	\$500,000 or more	8,643	9.2
	Total	94,374	100

<b>Selected Owner Costs</b>	Less than \$300	96	<1
(with mortgage)	\$300 to \$499	953	1.0
	\$500 to \$699	3,786	4.0
	\$700 to \$999	9,482	10.0
	\$1000 to \$1499	16,700	17.7
	\$1500 or more	24,415	25.9
	No Mortgage	38,942	41.3
	Total	94,374	100
<b>Selected Owner Costs as % Income</b>	Less than 20%	14,962	27.3
	20% to 24.9%	8,050	14.7
	25% to 29.9%	7,538	13.7
	30% to 34.9%	5,340	9.7
	35% or more	18,986	34.6
	Total	54,876	100

Source: U.S. Census Bureau, 2006-2008 American Community Survey; Selected Housing Characteristics: Volusia County (Excluding Daytona Beach, Deltona and Port Orange)

A brief synopsis of the information revealed in Table V-1, according to the 2006-2008 American Community Survey reveals the following:

- 69.3% of the total housing units in Volusia County are single family units,
- 78% of housing units are owner occupied,
- 43.5 % of all housing units were built between 1970-and 1989,
- 48.5% of renter households, and 34.6% of owner households spent 35% or more of income for housing costs,
- 25.9% of owners paid \$1,500 or more per month in housing costs,
- 43.6% of housing units were valued between \$200,000 and \$499,999,

### ***Housing Type***

Volusia County's housing stock is dominated by single-family units which make up approximately 69.3% of the units (houses) in the County as shown in Table V-1. Volusia County also has a large inventory of mobile homes (16,796 or 11.2% of the total housing units). This is indicative of their popularity as retirement housing, the high percentage of persons 65 years of age and older residing in the area and their use as affordable housing for low income families. The median size of the housing unit is 5.3 rooms, which is slightly higher than the median unit size for the State of Florida of 5.1 rooms.

### **Household Population**

A significant determinant of the housing supply is the size of households. Table V-2 presents the number and average household size for all of Volusia County beginning in 1970. The chart depicts that the average household size had historically been decreasing from 1970 through 2000. However, the ACS estimates that household size for the period of 2006-2008, has increased to an average of 2.41 which could be an indicator that families are facing housing burdens and are choosing to increase the number of members in the home.

**Table V-2**

<b>Number of Households and Average Household Size, Volusia County</b>		
Year	Number Of Households	Average Household Size
1970	45,847	2.62
1980	82,921	2.39
1990	125,987	2.33
2000	184,723	2.32
2006-2008	200,647	2.41

*Sources: U.S. Census, 2006-2008 American Community Survey: Selected Social Characteristics*

### **Unit Size**

One indicator of the potential for overcrowded housing to exist in the housing market is to compare housing units by number of bedrooms. As illustrated in Table V-3, the housing stock of the Volusia Urban County is dominated by owner-occupied units (78.0% of the total occupied housing units). Of these owner-occupied units, the greatest single category is units with 3 bedrooms (51.5%), and together with units with 4 bedrooms are more, 67.2% of the owner-occupied units have 3 or more bedrooms.

However, of the housing units that are renter-occupied, only 28.8% of the rental units have 3 or more bedrooms. This equates to 71.2% of all rental units having 2 bedrooms are less. This is a strong indicator that larger households and families are facing problems in locating rental units to adequately accommodate their families.



**Table V-3**

<b>Housing Units by Tenure and Number of Bedrooms</b>							
	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR or more</b>	<b>Total</b>
Owner Occupied	247	2,254	28,274	48,673	12,874	2,052	94,374
Percentage	.2	2.3	29.9	51.5	13.6	2.1	100%
Renter Occupied	518	6,238	12,113	6,395	1,006	296	26,566
Percentage	1.9	23.4	45.5	24.0	3.7	1.1	100%

Source: U.S. Census: 2006-2008 American Community Survey; Tenure by Bedrooms: Table B25042

### **Overcrowding**

According to the 2006-2008 American Community Survey- 3 Year Estimate, 3.7% of all renter households and 3.1% of all owner-occupied households had incidences of overcrowding within Volusia County (Table V-4) for an average of 3.4% of overcrowded units. The statewide average for overcrowding for all units, owner and renter, per the same report is 2.5%. While the Volusia County numbers are slightly higher than the statewide average, it would appear that overcrowding is not a serious problem in Volusia County, but that there are households within income and tenure categories that are experiencing these conditions.

**Table V-4**

<b>Incidence of Overcrowded Housing Volusia Urban County</b>					
<b>Owner</b>			<b>Renters</b>		
Occupants per room	Total households	%	Occupants per room	Total households	%
1.01 to 1.50	582	2.2	1.01 to 1.50	633	2.4
1.51 to 2.00	210	<1	1.51 to 2.00	286	1.2
2.01 or more	21	<1	2.01 or more	55	<1
Total	813	3.1	Total	974	3.7

Source: U.S. Census, 2006-2008 American Community Survey- Tenure by Occupants per Room

### **Age of Housing Stock**

Age of the housing stock is one of the indicators of the condition of a community's housing stock. The age of a structure shows how long it has been in the housing inventory and the duration of time during which deterioration can potentially take place. Additionally, it is generally older structures that are passed on to lower-income households (American Housing Survey). Table V-5 presents the age of the year-round occupied housing stock by decade.

As Table V-5 indicates, 67,546 housing units (55.8%) of Volusia County's housing stock in the urban county was constructed since 1980. New construction of housing units since 2005 has greatly decreased as indicated by the ACS data, as well as data on building permits issued for residential construction provided as reported by the Volusia County Department of Economic Development.

**Table V-5**

<b>Age of Housing Stock in Volusia Urban County</b>							
	Built in 2005 or later	Built 2004- 2000	Built 1999- 1990	Built 1989- 1980	Built 1979- 1950	Built 1949 or earlier	Total Occupied Units
Owner Occupied	3,677	10,666	18,122	22,660	35,347	3,902	93,374
Tenant Occupied	796	2,964	2,970	5,691	12,038	2,107	26,566
<b>Total</b>	<b>4,473</b>	<b>13,630</b>	<b>21,092</b>	<b>28,351</b>	<b>47,385</b>	<b>6,009</b>	<b>120,940</b>

*Source: U.S. Census, 2006-2008 American Community Survey: Tenure by Year Structure Built*

### **Substandard Indicators**

There is no single national definition for determining the number of housing units that are in substandard condition in a given market as the definition is based on local building codes. However, there are three indicators provided in the Census data that can be used to determine whether a unit may be classified as substandard. These indicators were utilized by Volusia County in the identification of substandard housing within its boundaries. The findings are reflected in Table V-6.

**Table V-6**

<b>Incidence of Substandard Conditions for Volusia County</b>			
<b>Substandard Indicator</b>	<b>Number of Units</b>	<b>Renter</b>	<b>Owner</b>
Lack Complete Plumbing	251	89	162
Lack Complete Kitchen	495	310	185
No fuel used for heat	696	469	227
Total Substandard Units	1,442	868	574

*Source U.S. Census, 2006-2008 American Community Survey; Tenure by Plumbing Facilities; Tenure by Kitchen Facilities, Tenure by House Heating Fuel*

The overall percentage of substandard units, as indicated by the American Community Survey Data, in Volusia County is 1.2%, which is a slight decrease from 1.4% as compared with the 2000 Census. This low percentage suggests that the housing stock within Volusia County is of good quality.

There are houses within the region that are not substandard according to one of these indicators, but are in need of substantial repair and are better classified as substandard units suitable for rehabilitation. Data is not available in the 2006-2008 American Community Survey to determine the number of substandard units suitable for rehabilitation; therefore, the following assumption was made to estimate this data for the Housing Market Analysis. All units built in 1949 or earlier are in need of some repair. Based on this assumption, 6,009 units are estimated to fall into the built in 1949 or earlier category in Volusia County (Table V-5). The total estimated number of substandard units suitable for rehabilitation in Volusia County is 1,442 substandard plus 6,009 units built in 1949 or earlier. Of this total, 4,476 are owner units and 2,975 are renter units, for a grand total of an estimated 7,451 occupied housing units in need of substantial rehabilitation.

### **House Value**

According to the 2008 American Community Survey, in 2008 the median house value for a single-family home in Volusia County was near the lowest for the entire Central Florida region (Table V-7). However, when looking at the percentage of median value increase since 2000, it is the highest in the area at 128%. This rapid increase in value can be expected to have resulted in a significant increase in cost burdens for owners, since Volusia County median wages have been historically lower than neighboring counties.

**Table V-7**

<b>Median Housing Values of Counties in the Central Florida Region</b>			
<b>County</b>	<b>2000</b>	<b>2008</b>	<b>% Increase</b>
Volusia	\$87,300	\$198,700	128%
Brevard	\$94,400	\$193,900	105%
Lake	\$94,400	\$187,800	105%
Orange	\$107,500	\$243,400	126%
Osceola	\$99,300	\$207,500	109%
Seminole	\$119,900	\$256,900	114%

*Source: Census 2000, 2008 American Community Survey*

### **Affordability**

Three factors are the primary determinants of the affordability of housing: household income, housing prices, and mortgage rates. The generally accepted standard for determining housing affordability is that no person should pay more than 30% of his income for housing. For renters, housing cost is the gross rent plus utilities. For homeowners, housing cost is the homeowner's monthly mortgage payment, including principal, interest, taxes and insurance (PITI).

### **Rental Cost Affordability**

According to the 2008 American Community Survey, of the 44,796 households paying rent an estimated 30,873 were paying \$750 or more. This represents approximately 68.9% of all rental households, and is an increase from the 2000 Census data, which indicated 60% of rental households were paying between \$300 and \$700 for rent.

Table V-8 shows the median monthly gross rent for Volusia and surrounding counties as compared to the state average and the increase between years 2000 and 2008. The 2000 median monthly rent payment for Volusia County was \$597 and by 2008 the rent payment had grown to \$871, representing a 45.9% increase. Although Volusia County's 2008 rent is one of the lowest for the area, it was the third highest rent increase from 2000, and slightly lower than the rent increase percent for the State of Florida.

**Table V-8**

<b>Location</b>	<b>Median Monthly Gross Rental Payment by State/County</b>		
	<b>2000</b>	<b>2008</b>	<b>% Increase</b>
Florida	\$641	\$947	47.7%
Brevard	\$604	\$907	50.2%
Lake	\$534	\$871	63.1%
Orange	\$699	\$975	39.5%
Osceola	\$714	\$1027	43.8%
Seminole	\$731	\$997	36.4%
Volusia	\$597	\$871	45.9%

*Source: 2000 Census and 2008 American Community Survey- 1 Year Estimates*

The percentage of renters in 2000 who faced some level of cost burden increased significantly from 2000, with 56.7% facing affordability concerns as compared to 41.3% in 1990 as provided Table IV-9 below. In the previous section of the Consolidated Plan, we detailed how cost burdens impacted specific categories of renters by income category and other breakdowns.

**Table V-9**

<b>Rent As A Percent Of Household Income Volusia County 2000 And 2008</b>		
<b>Percent Of MFI</b>	<b>2000</b>	<b>2008</b>
Less Than 30 %	51.5 %	43.3%
More Than 30 %	41.3 %	56.7 %
Not Computed	7.2 %	9.2 %

*Source: Census 2000 and American Community Survey 1 Year Estimates*

### ***Homeowner Cost Affordability***

As set forth in Table V-10 below, the percentage of homeowners in 2008 who faced some level of cost burden more than doubled between the years 2000 and 2008, from 22.6 to 48.2%. This increase is consistent with the rapid rise in area median sales prices for existing homes that is demonstrated in Table V-11. It should be noted that while the median sales price has decreased since 2008, many homeowners still can be expected to be cost burdened since the loss in value to their home would impede the ability to sell a home and purchase one at a more affordable rate.

**Table V-10**

<b>Mortgage Costs As A Percent Of Household Income Volusia County 2000 And 2008</b>		
Percent Of MFI	2000	2008
Less Than 30 %	76.4%	51.8 %
More Than 30 %	22.6 %	48.2 %
Not Computed	1.0 %	<1.0 %

*Source: Census 2000: Profile of Selected Housing Characteristics;  
American Community Survey 2008- 1 Year Estimates*

### ***Housing Trends***

#### ***Housing Acquisition Costs – Existing Homes***

The purchase price of existing homes is one of the most significant factors of housing affordability. As Table V-11 presents, housing values for the five-year period of 2006-2010 shows a significant decrease in the median sales price for homes, a drop of almost 46%. The dramatic growth rates that were experienced in Volusia County beginning in 2000 peaked in 2006, and began the sharp decline in 2008.

**Table V-11**

<b>Median Sales Price for Existing Housing, Volusia/Flagler Counties, 2010</b>	
2010*	\$120,600
2009	\$131,800
2008	\$179,100
2007	\$207,100
2006	\$222,600
2005	\$174,500
2004	\$157,800
2003	\$131,300
2002	\$109,768
2001	\$96,770
2000	\$88,300

*\*Note: As of January, 2010 Source: Florida Association of Realtors.*

The cost of new housing is primarily driven by two factors: cost of buildable land and construction costs. While the economic downturn and burst of the housing bubble has no doubt impacted the cost of vacant land as well as construction labor and materials costs, no firm data was available to support local predictions. According to the Volusia Building Industry Association as reported in the Daytona Beach News-Journal on June 20, 2010, new residential construction in the Volusia Flagler area performed better in the first half of 2010 than in 2009. Yet the Commerce Department reported on June 23, 2010 that new homes sales hit a record low since record keeping of this statistic began in 1963.

### ***Projected Housing Demand***

In predicting future growth in housing supply, i.e., demand, for the period of 2010 to 2015, it can no longer be assumed that the type and tenure of new housing units would grow basically in proportion to trends for new construction observed for the 2005-2009 period. The recent dramatic decline in sales price and home value, along with the large inventory of newly constructed homes built during the "housing boom" along with the foreclosed and pre-foreclosed homes on the market, estimating tools previously employed are of lesser value. The characteristics of housing units permitted in Volusia County during the period of 2005-2009 are presented in Table V-12.

**Table V-12**

<b>Characteristics of Residential Buildings Permits Issued Volusia County, 2000-2010</b>							
	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Total by type</b>	<b>Yearly Average</b>
Single family homes	5,068	2,906	1,520	1,031	586	11,111	2,222
2-4 family buildings	16	13	16	6	3	54	11
5 or more family buildings	102	42	41	16	11	212	42
Total permits by years	5,186	2,961	1,577	1,053	600	11,377	2,275

*Source: U.S. Census Bureau*

In August 2009, the University of Florida reported that the state of Florida's estimated population declined for the first time since military personnel left after World War II ended. The Shimberg Center predicts the population of Volusia County will increase from 508,755 persons in 2008 to 533,502 in 2015, an increase of 24,747 or 4.9% over the 5 year period. This translates to estimated additional 10,183 households by 2015 based on Volusia County's average household size of 2.43 persons in 2008. Therefore, even assuming that the increase in housing need will fall solely on the new construction market, it can be assumed that construction of new housing units would not exceed the number of new households for this period.

On the other hand, as Table V-11 demonstrates, house price for the period of 2000-2010 increased dramatically until 2006, when the current declining housing market commenced. Local observers of the housing market believe that Volusia County's median price will not decline significantly more. Because of the wide swings in median home sales price the County has experienced since 2000, the rate of increase and decrease in house price from 2000 to 2010 is not assumed to be a good predictor for the rate of growth in house value for the period of 2010 to 2015. In projecting house value for the period of 2010 to 2015, we are basing growth rate on the more modest price growth rates averaging 3% annually as seen in Volusia County during the period of 1995-2000, which preceded the housing boom. The projected housing supply characteristics of the upcoming five-year period of 2010 to 2015 are presented in Table V-13.

**Table V-13**

<b>Projected Housing Characteristics of Units and Households Units built in Volusia County, 2010 to 2015</b>			
<b>Characteristics</b>		<b>Number Units</b>	<b>Percent</b>
<b>Type of Structure</b>	Single Family	7,057	69.3%
	Multi Family	1,986	19.5%
	Mobile Home	1,140	11.2%
	Total	10,183	100%
<b>Tenure</b>	Own	7,943	78%
	Rent	2,240	22%
	Total	10,183	100%
<b>Median Home Value by 2015</b>		\$139,807	

Source: Shimberg Center, Florida Association of Realtors.

In total, it is projected that private market production in Volusia County will provide for 10,183 additional occupied units between 2010 and 2015. It is estimated that 7,057 of these new units will be single-family housing; an additional 1,986 will be multifamily housing; and 1,140 will be mobile homes. Additionally, 7,943 of these new units will be owner occupied, while 2,240 will be renter occupied.

Offsetting these additions are losses from the housing stock due to a number of causes. Included in this category are demolitions, condemnations, units lost through fire, structural damage, or other disasters (i.e., hurricanes).

It is assumed that some of the households comprising current and future demand for affordable housing will be able to satisfy that demand through this projected market growth in housing supply. That is, some households in need will have access to these new units, thus alleviating some level of deficiency, overcrowding or cost burden. The estimated affordability of projected new construction units is detailed in Table V-14. Of these 10,183 additional units, it is assumed with a median sales price of \$139,807 in 2015 that 100% of the new units will be unaffordable without deep subsidies for very low income households.

**Table V-14**

<b>Projected Mortgage Threshold for 2015</b>	<b>2010</b>	<b>2015</b>
Median Sales Price	\$120,600	\$139,807
Area Median Family Income	\$56,000	\$59,210*
50% of MFI	\$27,600	\$29,605
Mortgage Threshold (30% of MFI)	\$690	\$740

Source: Florida Association of Realtors; HUD 2010 Median Household; \*Projected based on 1.4% annual income increase over 5 years



### *Housing Supply for Disabled Populations and persons with HIV/AIDS*

The State of Florida Agency for Persons with Disabilities (APD) is the primary provider of supportive services for people with developmental disabilities in Volusia County. The majority of the Agency's funding is for community-based services, and emphasis is on the development of community-based residential and treatment programs for people with developmental disabilities which enable them to achieve their greatest potential for independent and productive living. A review of their statewide long range plan for 2010-2014 reveals that they expect the number of persons being served in the community to increase by 30% over the next 5 years, however, plans to increase supportive housing is projected at only 11%, the number served in developmental disability centers is not expected to increase. This is consistent with the agency's objective to increase independent living through services that support employment of the developmentally disabled and providing more community based settings.

In Volusia County, the residential facility that serves the largest number of developmentally disabled persons is the Duval Home, which currently serves 250 persons. A consultation with the Duval Home revealed that they continually operate at capacity and any openings are filled quickly by APD from a wait list.

Table V-15 describes some of the current housing available specifically for the developmentally disabled, physically disabled, and for persons with HIV/AIDS. These numbers are not meant to reflect the total number of units available for these populations, as these same populations may also be served by traditional assisted living facilities and/or nursing homes. Public and assisted housing is also available for these same populations, and will be discussed in the following section.

**Table V-15**

<b>Housing Stock for Persons with Disabilities and HIV/AIDS in Volusia County</b>			
<b>Name of Organization</b>	<b>Location</b>	<b>Population Served</b>	<b># of Units</b>
WORC Haven	Daytona Beach	Dev. Disabled	15
Florida Mentor	Daytona Beach	Dev. Disabled	24
Big Pine Manor	San Juan Ave	Disabled	7
Rosewood Ave Group Home	Ormond Beach	Dev. Disabled	6
Deltona Gardens	Deltona	Disabled	14
Frederick Ave Group Home	Daytona Beach	Dev. Disabled	6
Stewart-Marchman Center	Daytona Beach	HIV/AIDS	4
Duval Home	Glenwood	Dev. Disabled	250
Serenity House	Various	HIV/AIDS	18
<b>Total Units</b>			<b>344</b>

*Source: Florida Agency for Health Care Administration, Shimberg Center, and Telephonic interviews with provider.*



## B. PUBLIC AND ASSISTED HOUSING ASSESSMENT

### ***Public Housing Residents***

Volusia County has three Public Housing Agencies (PHAs) within its jurisdiction: DeLand Housing Authority (HA), Ormond Beach Housing Authority (HA) and New Smyrna Beach Housing Authority (HA). In addition, the County of Volusia Community Services Department is designated as a Public Housing Agency and administers a Section 8 Housing Choice Voucher Program. This analysis includes the characteristics of public housing residents in Volusia County who are either:

- ❑ Public housing residents, or
- ❑ Section 8 Housing Choice Voucher rental assistance participants

In Tables V-16 and V-17 summarize pertinent demographic and income characteristics of persons residing in public housing and Section 8 rental housing in Volusia County.

**Table V-16**

<b>Characteristics of Public Housing Residents</b>						
<b>Agency</b>	<b>Public Housing Units</b>	<b>Section 8 units</b>	<b>Elderly Households</b>	<b>Non-Elderly Disabled Households</b>	<b>Female Head of Household w/Children</b>	<b>Waiting List Part.</b>
DeLand HA	0	749	134	131	396	557
New Smyrna Beach HA	126	222	135	109	59	492
Ormond Beach HA	41	154	23	46	115	405
Volusia County-Section 8	0	293	42	70	166	2,500
<b>Total</b>	<b>167</b>	<b>1,418</b>	<b>334</b>	<b>356</b>	<b>736</b>	<b>3,954</b>

*Source: Resident Characteristics Reports – Jan 09 through April 30, 2010*

The Resident Characteristics Reports for the public housing authorities in Volusia County's entitlement area reveal that 1,414 households are being assisted through public housing. The majority of assistance comes in the form of Section 8 vouchers, as there are only 167 public housing units available for this area. Table V-16 and Table V-17 provide further insight into the types of households being served, of the 1,414 total households:

- Female headed households with children are 52% with 736 total,
- Elderly households total 334, representing 24% of all households,
- Non-elderly disabled households represent 25%, with a total of 356.
- Sixty-five percent of persons living in public housing are from extremely low income households.

**Table V-17**

<b>Income Distribution for Public Housing Families and Section 8 in 2010</b>				
<b>Agency</b>	<b>Extremely Low-Income Families</b>	<b>Very Low-Income Families</b>	<b>Low-Income Families</b>	<b>Above Low-Income Families</b>
DeLand HA	433	180	64	1
Section 8				
NSB HA	74	30	10	1
Public Hsg				
NSB HA	128	82	12	0
Section 8				
OB HA	24	11	5	0
Public Hsg				
OB HA	96	44	14	0
Section 8				
Volusia				
County	165	98	29	1
Section 8				
<b>Total</b>	<b>920</b>	<b>445</b>	<b>134</b>	<b>3</b>

*Source: Resident Characteristics Reports – Jan 09 through April 30, 2010*

### ***Public Housing Supply***

Of the two housing authorities that have public housing units, Ormond Beach Housing Authority reports that it has conducted the Section 504 Needs Assessment. New Smyrna Beach Housing Authority reports that this assessment is in process. At this time, none of the public authorities or housing agencies has been designated as "troubled" by HUD. The current public housing inventory is expected to be maintained at its current level.

Table V-18 provides information on the unit sizes for the public housing units available within the Volusia County entitlement area, as reported in the HUD Resident Characteristic Reports, describing units by type and by agency.

**Table V-18**

<b>Public Housing Unit Type May, 2010</b>					
<b>Agency</b>	<b>0/1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 &amp; Over BR</b>	<b>Total Public Hsg Units</b>
DeLand HA	0	0	0	0	0
New Smyrna Beach HA	38	36	35	17	126
Ormond Beach HA	6	20	10	5	41
Volusia County Section 8	0	0	0	0	0
<b>Total Units</b>	<b>44</b>	<b>56</b>	<b>45</b>	<b>22</b>	<b>167</b>

*Source: Department of Public and Indian Housing, HUD, Volusia County Section 8 Program*

### ***DeLand Housing Authority***

The DeLand Housing Authority (HA) serves extremely low-income, low-income and moderately low-income families through a Housing Choice Voucher (Section 8) program. In 2007, a total of 200 public housing units were demolished to address revitalization and restoration needs. These units were replaced with relocation vouchers, so the overall number of public housing units was retained. The DeLand Housing Authority plans to construct 250 new public housing units and estimated the cost of that project to be \$6,000,000. Volusia County has committed leverage funds to the DeLand Housing Authority, through its developer, Picerne Affordable Development, LLC for the construction of the Laurel Villas project. Laurel Villas is part of the phased reconstruction of the public housing units. It will provide 120 rowhouse-type units in 18 buildings. Sixty units will be two-bedroom units and 60 units will be three-bedroom units. This project is estimated to commence construction in October 2010.

### ***New Smyrna Beach Housing Authority***

While the most recent report available on the HUD website shows the New Smyrna Beach Housing Authority to be a "standard performer", recent events reported in the Daytona Beach News-Journal reflect that there are concerns with the management of these public housing units. On May 27, 2010, the News-Journal reported that the executive director as well as 3 members of the housing authority board had resigned as a result of an unfavorable report by HUD. The 20-page document raised 17 allegations against the local authority and its' director, including discrimination, nepotism, failure to follow or enact financial procedures, a

lack of building upkeep and questionable record keeping. The HUD report indicated that the director had failed to adequately exercise her role and responsibility to ensure the units are decent, safe, sanitary and in good repair" in compliance with federal regulation. HUD inspectors were also critical of the condition of the authority properties, saying the agency has provided \$1.9 million in capital funds over the past nine years, but no major improvements have been made.

Based on this information, it is not possible to project what improvement projects are planned for the future of these public housing units, as a new board and executive director will need to be appointed before these needs can be assessed and addressed.

### ***Ormond Beach Housing Authority***

The Ormond Beach Housing Authority, in response to our survey, reports that they have 41 public housing units and an additional 193 Housing Choice Vouchers, and can serve 234 households with their program. They completed the Section 504 Needs Assessment and had the following results to improve their units:

- Put in fill dirt or sod around all of their units,
- Replace windows,
- Increase attic insulation and possibly install wall insulation,
- Repair parking areas to eliminate large cracks and ruts,
- Replace all wind turbines on roofs of units.

The Ormond Beach Housing Authority has already begun on these needed repairs, and are currently using CDBG to upgrade the windows in all of their public housing units. They plan to apply for additional CDBG funds for the insulation, sod and fill dirt and parking lot projects. They intend to use capital funds available to complete the remainder of the repairs.

In addition to the above improvements, this housing authority plans to start a new homeownership program in October, 2010. They provide a monthly newsletter to their public housing tenants and have a resident advisory board. If funding was available, they would also like to make more of their units ADA accessible, to better assist the elderly and disabled populations.

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

The Volusia County Section 8/Housing Choice Voucher Program is implemented through the Community Assistance Division and serves extremely low-, low-, and moderately low-income families through rental assistance. The Section 8 Program's strategy in serving this population is to provide the maximum number of rental units to eligible participants and increase the number of affordable housing units by applying for additional Section 8 Vouchers when available,

including special vouchers for elderly and disabled households. In addition, the Section 8 Program meets HUD's targeting requirement for those at or below 30% of median area income.

To improve the living environment of the targeted population, the Section 8 Program will also brief prospective program participants about available units outside of poverty stricken and minority concentration areas. In order to improve operations and management, the Volusia County Section 8 Program intends to modernize its computer system to increase efficiency. A Family Self Sufficiency Coordinator works with Section 8 families that have enrolled in the Family Self Sufficiency program, which uses funding to help the household become more economically independent through paying for education programs, assisting with bills while attending school, and assisting with transportation and childcare needs. The Housing Choice Voucher Program has developed a homeownership program that is available to successful participants of the Family Self-Sufficiency Program, which includes elderly and disabled participants. They currently have one successful participant in this homeownership program, which will pay a portion of the mortgage for up to 15 years if the household still is income eligible. The scale of what the participant/homeowner pays for the mortgage is based on the Section 8 guidelines, and the participant is still required to follow the same regulations as the Housing Choice Voucher Program.

The Volusia County Housing Choice Voucher Program currently has 2,500 applicants on its' waiting list, the highest number for public housing programs in the Volusia County entitlement area. This list is the result of applications received in October, 2009, as the existing list that had been created in 2004 was depleted.

### ***Assisted Rental Housing***

#### ***Current and Projected Inventory of Affordable Rental Housing***

Volusia County has a current inventory of assisted rental housing as part of its housing inventory. These rental housing projects were funded through a number of different federal and state funding streams. Federal funding is provided through programs including the IRS Low Income Housing Tax Credits, USDA Rural Housing Service, as well as HUD Section 202 (Elderly housing) and HUD Section 811 Supportive Housing. The State of Florida, through the Florida Housing Finance Corporation (FHFC), annually loans millions of dollars to private, non-profit and public housing authority developers for primary and secondary financing for affordable rental housing opportunities in all 67 counties, including Volusia County. FHFC provides monies through public/private partnerships to assist in the construction/rehabilitation of affordable rental housing in multi-family projects through the State Apartment Incentive Loan (SAIL), Multifamily Mortgage Revenue Bonds (MMRB), and Affordable Housing Guarantee Program (AHGP) and through

administration of Florida's allocation of Low Income Housing Tax Credits (LIHTC).

This inventory of subsidized rental housing is available to serve the needs of all three categories of the income-constrained population. Below, Table V-23 provides a listing of the current inventory of the assisted rental housing that is located in the Volusia Urban County and is available to low-income families. A listing of the supportive housing and supportive services for the non-homeless special needs populations is provided later within this section of the Consolidated Plan.

The assisted housing units indicated with an asterisk could be lost from the affordable housing inventory due to the end of the mortgage restriction period during the next five years.

**Table V-23**

<b>Assisted Rental Units for Families – Volusia Urban County</b>		
<b>Development Name</b>	<b>City</b>	<b>Total Units</b>
DeBary Villas Apartments*	DeBary	32
DeBary Villas Phase II	DeBary	50
Ridgecrest Manor Apartments	DeBary	48
Arbors	DeLand	45
Garfield Place	DeLand	228
Hunters Creek Apartments	DeLand	192
Lexington Club	DeLand	214
Edgewater Park Apartments*	Edgewater	35
Charleston Place	Holly Hill	216
Holly Point Apartments*	Holly Hill	126
Newport Sound Apartments Ph I	New Smyrna Beach	192
Bentwood Villas Rrh Ltd	Orange City	30
Braemoor Dunes	Orange City	40
Greenleaf Gardens*	Orange City	47
Greenleaf Gardens II	Orange City	30
Saxon Trace Apartments	Orange City	192
Water Oak*	Orange City	40
Fisherman's Landing Program	Ormond Beach	31
San Marco Apartments	Ormond Beach	260
<b>Total Units</b>		<b>2,048</b>

*Source: Shimberg Center for Affordable Housing: Assisted Housing Inventory*



This list includes the USDA Rural Rental Housing Program, which has currently 397 units in 11 complexes countywide that are being supported by the USDA for rental to low- and very low-income households in designated rural areas of Volusia County.

The FHFC has awarded LIHTC funding for construction of the Taylor Place Apartments, a 106 unit housing development of which 86 will be affordable for low income families in DeLand. The units are estimated to be leased by October 2010. Volusia County provided funds to leverage the LIHTC funds as an incentive to the construction of the project.

Additionally, Volusia County has provided funding HOME funds to Community Development Housing Corporations (CHDOs) to support the acquisition and rehabilitation of affordable rental housing units. Presently there are three agencies which have been designated by Volusia County as CHDOs for the federal HOME program: Central Florida Community Development Corporation (CFCDC), Mid-Florida Housing Partnership (MFHP) and Serenity House of Volusia, Inc. These organizations sponsor, develop, build and manage affordable rental properties. Chart V-24 lists the current stock of affordable single family/duplex/triplex units that provide affordable rental housing to income-constrained families.

**Table V-24**

<b>Community Housing Development Organization (CHDO) Affordable Housing Stock, Volusia County, 2010</b>		
<b>CHDO</b>	<b>City</b>	<b>Number of Units</b>
Central Florida Community Development Corporation (CFCDC)	DeLand	5
Mid-Florida Housing Partnership (MFHP)	DeLand	4
MFHP	Holly Hill	12
Serenity House of Volusia	Holly Hill	7
CFCDC	New Smyrna Beach	9
MFHP	Ormond Beach	1
CFCDC	Ormond Beach	2
MFHP	Orange City	1
Serenity House	Orange City	1
<b>Total Units</b>		<b>42</b>

*Source: Volusia County Community Assistance.*

### ***Elderly assisted housing***

Funding for the development of elderly assisted housing in Volusia County has been provided through HUD Section 202 rental program as well as FHFC funding programs. These programs provide various levels of subsidized apartments for low-income persons aged 62 and older, as well as for handicapped persons. Table V-25 below provides an inventory of the assisted elderly housing in Volusia County through the various funding sources.

**Table V-25**

<b>Elderly Assisted Rental Housing, Volusia County (including Daytona Beach)</b>		
<b>Organization Name</b>	<b>City</b>	<b>Number of Units</b>
Casa San Pablo	Daytona Beach	64
AHEPA 410 Apartments	Daytona Beach	76
Central Manor Apartments	Daytona Beach	154
Highlands Manor	Daytona Beach	63
Loutitt Manor	Daytona Beach	177
Magnolia Gardens	Daytona Beach	88
Meetinghouse at Daytona	Daytona Beach	80
College Arms Towers	DeLand	198
Hugh Ash Manor	DeLand	150
Cedar Oaks Apts.	Holly Hill	44
Orange City I and II	Orange City	95
Independence Ct	Ormond Beach	85
Ormond Shores Apartments	Ormond Beach	26
Prince of Peace Villas	Ormond Beach	70
Epiphany Manor	Port Orange	72
Luther Hall Apartments	South Daytona	40
<b>Total Units</b>		<b>1,482 Units</b>

*Source: Shimberg Center for Affordable Housing*

The FHFC has awarded LIHTC funding for construction of the Madison Glen Apartments, a 96 unit affordable housing development for low income elderly households in Ormond Beach. The units are estimated to be leased by May 2011. Volusia County Community Assistance Division provided a loan to leverage the LIHTC funds as an incentive to the construction of the project.

### ***Multi-Family Construction Bond Program***

The Housing Finance Authority of Volusia County has in the past provided funding through the Multi-Family Construction Bond Program assistance for approximately 1,200 rental units, and continues to be a source of mortgage funding for private developers of eligible multi-family rental. At this time, no affordable rental projects are underway through this funding source.

## **C. HOMELESS FACILITIES**

Volusia County's homeless facilities include emergency shelters, transitional housing and permanent housing facilities that are maintained by various agencies located throughout the County. Several agencies are specialized in the specific homeless populations that they serve such as; domestic violence victims and their families, alcohol and substance abuse victims, mentally ill, households with children, unaccompanied youth and HIV/AIDS population.

### ***Emergency Shelters***

HUD defines an Emergency Shelter as any facility the primary purpose of which is to provide temporary or transitional housing for the homeless in general or for specific populations of the homeless. Volusia County has the following facilities that provide emergency shelter.

The Domestic Abuse Council, Inc. in Daytona Beach has a capacity of 25 individual bed spaces for emergency and temporary shelter. These bed spaces may be used for individuals and families who are seeking refuge from an abusive relationship and have no alternatives for shelter.

Neighborhood Center of Volusia, Inc. is located on the west side of the county and has the ability to accommodate 10 emergency beds.

The Salvation Army in Daytona Beach has space for 28 individuals/family beds and provides meals, showers and support services.

### ***Transitional Housing Shelters***

HUD defines transitional housing as housing that facilitates the movement of homeless individuals and families into permanent housing within a reasonable amount of time (usually 6-24 months). Volusia County facilities that meet the definition for transitional housing include:

The Domestic Abuse Council's transitional housing program called Second Choice I, III and IV provides housing and supportive services and can accommodate 66 homeless women with children. Case management and supportive services are provided to assist residents with future plans and goals.

Family Renew Community has three facilities; Holly Hill, Daytona Beach and DeLand, that offer up to 142 family unit beds. Case management and assistance to permanent shelter is provided.

Neighborhood Center has four houses that are used as transitional housing and can accommodate up to 14 individuals and another 13 beds are dedicated to households with children.

Palmetto Place Advocates of Mid-Florida Housing in Daytona Beach is a refurbished hotel with bed space for 55 individuals. Families are welcome as well and the bed configuration is adjusted.

Serenity House of Volusia, Inc. has numerous facilities, located on both sides of the County that are capable of handling 86 individuals. Facilities include male only and female only dormitories as well as single parent apartments. These facilities are used for the substance abuse treatment clients, mentally ill and veterans.

Stewart Marchman-Act Behavioral Services has a residential program that intervenes in a client's cycle of substance use disorder, promotes the client's acceptance of the problem and need for treatment, begins development of recovery skills, and prepares the client for the next level of care that will best sustain his or her recovery. There are two separate facilities, one for men only and the other for women and children.

Stewart Marchman- ACT also manages B.E.A.C.H. House which provides shelter for youth in immediate need. The youth who utilize this service may be local or out-of-state runaways, ungovernable truants and teens without options. Other referrals come from the juvenile justice system, local police departments, Children's Youth Families and the school system. This program can be accessed 24 hours a day, seven days per week. The facility has a 12-bed capacity.

### ***Permanent Shelter Facilities***

HUD defines permanent shelter facilities as long-term, community based housing that has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private sector agencies. Permanent housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. Volusia County lists the following agencies that have permanent shelter facilities and their capacity.

Stewart Marchman-Act Behavioral Services took control of the now defunct AIDS Coalition, Inc., and provides permanent shelter for persons diagnosed with HIV/AIDS and their families. They have three apartments on the west-side of the county having 2 bedrooms each and a capacity of 4 individuals or family units, four apartments on the east-side of the county having 2 bedrooms each and a

capacity of 4 individuals or family units, four 1 bedroom apartments, one duplex with 2 family capacity and an 8 bed facility for individuals.

Serenity House operates My Place Apartments in Daytona Beach which is a 24-bed apartment complex for the chronically homeless. In addition Serenity House operates a number of scattered housing sites for the chronically homeless totally an additional 109 bed units.

Table V-28 is a breakdown of facilities and current aggregate capacities to handle the need for shelter and treatment among the homeless population. The electronic Housing Inventory Chart (e-HIC is attached for more detailed information).

**Table V-28**

<b>HOMELESS FACILITIES, VOLUSIA COUNTY 2010</b>				
<b>Provider</b>	<b>Service</b>	<b>Family Beds</b>	<b>Individual Beds</b>	<b>Total Beds</b>
Domestic Abuse Council	ES	0	25	25
Neighborhood Center	ES	0	10	10
Salvation Army	ES	0	28	28
Totals		<b>0</b>	<b>63</b>	<b>63</b>
	TH	0	12	12
Domestic Abuse Council, Inc., Second Choice I, III, IV	TH	66	0	66
Family Renew Community	TH	142	0	142
Neighborhood Center, Inc.	TH	14	13	27
Palmetto Place Advocates	TH	40	15	55
Salvation Army	TH	0	14	14
Serenity House	TH	13	73	86
STAR Family Center	TH	84	0	84
STAR Family Center – Medically Needy	TH	0	10	10
Stewart Marchman-Act-Un-accompanied Youth	TH	0	12	12
Totals		<b>359</b>	<b>149</b>	<b>508</b>
Serenity House	PH	86	47	133
Stewart Marchman-Act	PH	26	7	33
Totals		<b>112</b>	<b>54</b>	<b>166</b>

Source: Volusia/Flagler County Coalition for the Homeless-Housing Inventory



## **D. SPECIAL NEEDS FACILITIES AND SERVICES**

This section of the housing market analysis provides an inventory of the supportive housing for persons with special needs in Volusia County. These housing types include facilities that provide supportive housing for the elderly, persons with disabilities, persons with alcohol or other drug additions, and persons with HIV/AIDS and their families.

### ***Elderly/Disabled Facilities***

According to a 2009 report by the State of Florida Department of Elder Affairs, the following is an estimate of the number of facilities and beds that are available in Volusia County.

- There are 19 Adult Family Care Homes with a capacity of 90 beds,
- There are 84 Assisted Living Facilities with a capacity of 3,140 beds,
- There are 3,379 Skilled Nursing Facility beds, which are provided by 29 nursing home facilities,
- The occupancy rate for these skilled nursing facilities is 85.6%,
- The percent that are paid through Medicaid is 59.7%.

These figures show that currently, Volusia County has an adequate supply of assisted living facility and skilled nursing facilities to support the elderly population. It should be noted that these facilities do not have residency restrictions so there is a percentage of these beds that are being occupied by elderly persons that are from other areas of the state, as well as out of state.

### ***Housing and Supportive Services for Developmental/Physical Disabilities, Substance Abuse and Severe Mental Illness***

As previously described on page 60, part A of the Housing Market Analysis, the Agency for Persons with Disabilities ("APD") is the lead agency in providing housing and supportive services to persons with developmental disabilities in Volusia County. Table V-15 on page 60 describes some of the housing available to this special needs population, PD is a funding and referral source for the provision of housing and supportive services to persons with developmental disabilities. The agency has a long range plan to help meet the needs of these individuals within the community and decrease reliance on public institutions for long-term care services.

Stewart Marchman-Act Behavioral Healthcare provides supportive housing for people requiring long-term housing to support substance abuse recovery, and transitional housing for adults with a severe or persistent mental illness. The Stewart Marchman-Act also has a crisis center for individuals that need immediate assistance, on an involuntary or voluntary basis. Additionally, other non-profit and

for-profit agencies provide services to persons with substance abuse or severe mental illness needs. Serenity House is another organization that operates several substance abuse facilities in Volusia County. In addition, Serenity House does provide transitional housing to persons that have recently been released from medical facilities that are in need of supportive housing.

***Persons Diagnosed With HIV/AIDS and their families***

For persons living with HIV/AIDS in the Volusia/Flagler County area, services are provided by the Health Planning Council of Northeast Florida, who administers the Housing Opportunities for Persons with AIDS (HOPWA) grant program. This agency provides housing services to individuals on a case by case basis.

Stewart Marchman-Act and Serenity House also have permanent supportive housing for homeless persons with HIV/AIDs.

***Housing Supply for Farm Worker Households***

The most recent study by the Shimberg Center for Affordable Housing shows that there is a need for additional farm worker housing in Volusia County. It is important to note that many farmworkers meet their housing needs through the private market or through subsidized housing not specifically reserved for farmworkers. Thus, the supply described in this section does not represent the full extent of affordable housing that might be available to farmworkers. Table V-34 shows the capacity of farm worker housing for Volusia County.

**Table V-34**

<b>Farm Worker Assisted Housing, Volusia County</b>			
RD and FL Housing Multifamily Housing	Capacity	U.S. Dept. of Health Permitted Camps	Total Capacity
51	61	12	216

Source: Shimberg Center for Affordable Housing, Farmworker Needs Report 2007



## **E. BARRIERS TO AFFORDABLE HOUSING**

The cost of constructing and/or rehabilitating housing that is affordable for local workers is impacted by several factors including availability and cost of raw land, cost of construction materials, as well as construction labor costs. Beginning in the early 1990s, HUD identified regulatory laws, regulations, policies and procedures imposed by local governments as potential barriers to the construction of affordable housing. Volusia County, and each of the municipalities that make up the Volusia Urban County, have adopted a multitude of plans, ordinances and rules, include the state mandated Comprehensive Plan, that guide the decisions regarding the siting, development and construction of residential units. It is very difficult to compare and measure the impact that these rules have on the decision to develop affordable housing.

### ***Public Policies impacting Housing Affordability***

Volusia County and local municipalities require the payment of various fees and other charges in connection with the construction of single-family and multi-family housing units, including the payment of impact fees. Because impact fees are more easily identified and determined, they are frequently cited as an indicator that regulatory barriers may exist.

As outlined in Table V-35 below, impact fees vary widely as to the type and amount of the fees charged in Volusia County, and a sampling of the municipalities in the Volusia Urban County. The School Impact fee is levied on behalf of the School Board and applies uniformly countywide to single family homes, apartment buildings, condominiums/town homes as well as mobile homes. Total impact fees range from a low of \$9,107.85 in unincorporated Volusia County to a high of \$16,863.39 for the City of DeLand. In contrast, the impact fees for single family, new construction in Seminole County is \$5,931, as published on their website.

**Table V-35**

<b>Estimate Impact Fees New Construction Single-family detached home</b>				
	Volusia County, Unincorporated	DeLand	Ormond Beach	New Smyrna Beach
Thoroughfare Road*	\$2,173.68	\$2,173.68	\$2,173.68	\$2,173.68
Local Roads	N/A	N/A	\$141.00	\$975.50
Fire	\$286.52	\$82.00	n/a	\$299.61
Police	N/A	\$112.00	n/a	\$277.54
Local Parks	\$239.44	\$1,409.77	\$1,137.00	\$131.28
District Parks	\$342.27	n/a	n/a	n/a
General water	n/a	\$2,727.00**	\$2,063.00	\$1,250
General sewer	n/a	\$4,293.00**	\$2,011.00	\$1,250
Stormwater	n/a	n/a	\$104.00	n/a
Schools***	\$6,065.94	\$6,065.94	\$6,065.94	\$6,065.94
Total	\$9,107.85	\$16,863.39	\$13,695.62	\$12,423.55

\* Imposed by Volusia County; \*\* Estimated fee based on number of fixtures in the home;

\*\*\* Imposed by Volusia County School Board

Many persons within the local home building community, including the Volusia Home Builders Association, oppose the rate and imposition of impact fees in Volusia County. They recommended waiving or reimbursement of impacts fees for workforce housing in the *Workforce Housing Solutions Report* issued on March 10, 2006. The Volusia County Affordable Housing Advisory Committee has recommended in its report to the County Council on December 16, 2008 that a review of the impact fees be undertaken, and an incremental schedule be established based on housing price and/or size to lessen the burden on affordable housing construction.

### ***Growth Limits: Smart Growth Principles***

During the first half of this decade when exceptionally active growth in land and housing markets were taking place, Volusia County government, Volusia cities and private interests were striving to address the management of the growth through a Smart Growth Initiative Implementation Committee. At the core of the "smart growth" approach is a set of recommendations that would direct new urban development and redevelopment to appropriate areas, change the character of development, ensure the availability of infrastructure and schools, and integrate economic development strategies with future growth.

Many observers of growth management fear that if the dramatic increase of development is not carefully regulated then there could be a widening of the poverty corridors in certain areas of Volusia County as residential and commercial growth moves away from core urban inner-city areas. However, some opponents of urban growth boundaries and other smart growth initiatives argue that they would encourage rural, large-lot development that would be reliant on individual wells and septic tanks, instead of central public systems. Such development also could encourage urban sprawl instead of compact “cluster” subdivisions, a primary component of smart growth principles. Additionally, some argue that the establishment of an urban growth boundary will drive up the cost of buildable land near the borders of the boundary and thus negatively impact the future supply of affordable housing.

The Volusia Council of Governments (VCOG) Technical Advisory Committee is responsible for the coordination and development of work products for the Smart Growth Initiative. In the next two years, working through the VCOG, the County, the Volusia County School Board and all the cities plan to complete the mapping and ordinances necessary to implement the Countywide Smart Growth Plan.

### ***Affordable Housing Needs Assessment Survey***

Volusia County conducted a written survey of its non-profit and private housing partners to gather feedback regarding affordable housing needs, housing services provided, special housing services provided, barriers to affordable housing, and other housing issues. Community Services distributed surveys to ninety-three organizations, and a total of twenty-one completed surveys were returned. The survey respondents were asked if they believed that Volusia County has a sufficient supply of safe, decent and affordable housing. Those that responded no were asked to list the three greatest barriers to providing safe, decent and affordable housing. Table V-35 shows each option provided and how many chose that response.

**Table V-35**

<b>Needs Assessment Survey Results - Barriers to Affordable Housing</b>		
	<b>Identified Barriers</b>	<b># Selected</b>
1.	Governmental policies	2
2.	Housing discrimination	0
3.	Cost of building affordable housing	6
4.	Household income	6
5.	Median Income in Volusia County	4
6.	Cost of buildable land	1
7.	Level of public funding to assist in providing affordable housing	2
8.	Transportation of jobs/services	1
9.	Lack of economic opportunity	4
10.	Level of public funding to assist in providing affordable housing	5
11.	Confusing governmental regulations	0
12.	Overlapping governmental assistance	0
13.	Lack of cooperation/assistance from governmental organizations	0
14.	Lack of public awareness of need for affordable housing	4
15.	Lack of awareness of need for affordable housing for special needs populations	1

*Source: Community Needs Survey results 2010*

Of the 93 affordable housing surveys sent out, 23 were completed and returned. Of those returned, 14 indicated that they believed Volusia County did not have a sufficient supply of safe, decent, and affordable housing. Those that indicated there are current barriers to affordable housing cited the following as the most prevalent:

- Cost of building affordable housing,
- Household income,
- Level of funding to assist in providing affordable housing.

Other factors that were selected as barriers include: median income in Volusia County; lack of economic opportunity; and lack of public awareness of need for affordable housing.

While the response to the survey may be small in numbers, it should be given notice due to the fact that the responses were reserved to agencies or assisted housing providers that currently are meeting the needs of the populations we seek to assist with this Consolidated Plan.

## **VI. STRATEGIC PLAN**

### **Five-Year Strategic Plan**

Volusia County's five-year strategy is designed to assist the needs of principally very-low and low-income individuals by adhering to statutory goals of providing decent, safe, sanitary and affordable housing and living environments. This strategy will be implemented through a combination of activities using CDBG, HOME and ESG funds, as well as, through community, public and private partnerships.

### **A. GENERAL**

#### ***General Priorities***

The general priorities that Volusia County has adopted for its five-year strategic plan provides the vision for establishing specific priorities within each of the following categories: Housing Assistance, Homelessness Assistance and Non-Housing Community Development Assistance.

The priorities for each category of need were assigned based on information derived from housing, homeless and community development needs assessment surveys, public meetings, planning documents provided by participating municipalities and historical data. The analyses section of this document lays the foundation for funding priorities. The basis for assigning priorities by specific categories is discussed in greater detail in the following strategic plan sections.

The specific priorities for each category of need are listed below.

#### **Housing Assistance**

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

#### **Homelessness Assistance**

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

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

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

Each of these categories of this Strategic Plan; Housing Assistance, Homelessness Assistance and Non-Housing Community Development Assistance will be described in complete detail in the following sections and include the proposed activities for fiscal years 2010-2014 to address the needs of each of these priorities.

**Appendix IX** includes additional maps that provide further detail of the racial and ethnic concentrations. **Appendix IX** includes the following maps:

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

### ***Basis for Geographic Allocation***

CDBG assistance is not directed to specific geographical areas, other than those that must meet CDBG area benefit requirements, but is available countywide and through each of the CDBG participating municipalities located within the entitlement community. The County of Volusia entitlement community includes 11 participating municipalities, excluding Daytona Beach, Deltona, Port Orange, who have separate CDBG programs. The Town of Ponce Inlet and City of Oak Hill choose not to participate in the Volusia County entitlement community. Activities funded under the HOME and ESG programs are also available countywide and are funded based on program eligibility guidelines.

### ***Basis for Assigning Priorities***

This section describes the basis for assigning priorities for housing, homelessness and community development for the next year and over the next five years. The Housing Market Analysis section provided the primary guidance for assigning countywide housing priorities. The homeless survey results administered by the Volusia/Flagler Coalition for the Homeless, the leading agency in the Continuum of Care for Volusia County, serves as the primary guidance for assigning homeless priorities.

Other guidance that serves as the basis for assigning housing, homeless and non-community development priorities includes; a community needs survey, affordable housing survey, public meetings and input from other governmental entities. Each participating municipality sets their own priorities based upon the needs of their community and eligibility of activities under the CDBG program. Participating municipalities held public hearings to obtain public input into the needs of the community. Documentation of these meetings held, including a copy of any public comments obtained at the public meetings is included in **Appendix II.**

#### Obstacles to Meeting Underserved Need

The primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has impacted both private foundations and public agencies. Non-profit agencies have seen declines in giving in recent years. The United Way of Volusia reported a 50% decrease in contributions for 2009, and an additional 4.5% decrease for 2010. Tighter budgets at the local and state level, due to an overall decrease in tax revenue, prevent public agencies from being able to make up the difference to the shortfall for these non-profits.

While the housing boom that marked the previous fiscal years 2005-2010 peaked in 2008, the ability of extremely low-, low- , and moderate-income households to afford decent, safe and affordable housing has not diminished. The median sales price of houses in Volusia County for 2010 was \$120,600, a price that is still out of reach for households that earn less than 80% of the area median income. The loss of the SHIP program at the local level as a down-payment assistance program translates directly to a reduction in services to households in these income groups.





## B. AFFORDABLE HOUSING

The number of households in need of housing as determined in this analysis are a measure of the remaining households, both renter and owner, that are in need of affordable housing, assuming the available affordable housing supply is already meeting a portion of the affordable need. Remaining need, as depicted in Table VI-1 below, is based on the number of severely cost burdened renter/owner households by income level that are projected to exist in 2015, along with the number of households projected to reside in sub-standard or overcrowded housing. The cost burden measure is only one proxy for housing need; nonetheless, it is used widely throughout the country as one of the best indicators of affordability problems. (Analysis of Florida's Affordable Rental Supply and Remaining Housing Need, Sept. 2003)

**Table VI -1**

<b>Remaining Need for Affordable Housing, Volusia Urban County, 2015</b>				
<b>Renters</b>		<b>0-30% AMI</b>	<b>31-50% AMI</b>	<b>51-80% AMI</b>
	1-4 person households; Severe cost burdens	2,271	2,221	828
	1-4 person households; Substandard housing	45	50	249
	<b>Total Need</b>	<b>2,316</b>	<b>2,271</b>	<b>1,077</b>
	5+ person households; Severe cost burdens	135	242	107
	5+ person households; Substandard housing	13	72	118
	<b>Total Need</b>	<b>148</b>	<b>314</b>	<b>225</b>
	Elderly households – Severe cost burdens	1,545	1,359	719
	Elderly households – Substandard housing	103	88	38
	<b>Total Need</b>	<b>1,648</b>	<b>1,447</b>	<b>757</b>
<b>Owners</b>		<b>0-30% AMI</b>	<b>31-50% AMI</b>	<b>51-80% AMI</b>
	1-4 person households; Severe cost burdens	3,773	2,918	1,892
	1-4 person households; Substandard housing	122	240	252
	<b>Total need</b>	<b>3,895</b>	<b>3,158</b>	<b>2,144</b>
	5+ person households; Severe cost burdens	135	242	107
	5+ person households; Substandard housing	13	72	118
	<b>Total Need</b>	<b>148</b>	<b>314</b>	<b>225</b>
	Elderly – Severe cost burdens	1,545	1,359	719
	Elderly – Substandard housing	103	88	38
	<b>Total Need</b>	<b>1,648</b>	<b>1,447</b>	<b>757</b>

Source: Shimberg Center for Affordable Housing.

### ***Rationale for Priorities***

The relative priorities assigned to each category of ownership or rental housing need were based upon the category's percentage of cost burden. Each category's percentage of housing cost burden and substandard housing was determined using the housing needs and market assessment as described in Housing Cost Needs and Burden Tables for 2000 and 2015 (Tables IV-1 and 2 located in the Housing Needs Assessment section of this document, along with the Sub-Standard Housing in 2010 as described in Tables IV-6 and 7). Table VI-2 (HUD required Table 2A) is based on information provided in the CHAS Data Table IV-1, and Table IV-2 is based on information provided by the University of Florida Shimberg Center for Affordable Housing, Housing Demographic Data for cost burden estimates for Volusia County, excluding Daytona Beach, Port Orange, and Deltona. The Special Needs Populations Priority Needs are summarized in further detail in Table 1B on page 112 in this Section.

**Table VI – 2 (HUD Required Table 2A Priority Housing Needs Table)**

Priority Housing Needs Summary Table						
Priority Housing Needs (Households)	Priority Need Level High, Medium, Low			Unmet Need	Goals*	
Renter Households	1-4 person households	0-30%	L	2,315	0	
		31-50%	M	2,261	5	
		51-80%	M	1,077	5	
	5+ person households	0-30%	L	148	0	
		31-50%	M	314	5	
		51-80%	M	225	5	
	Elderly households	0-30%	L	1,648	0	
		31-50%	M	1,447	5	
		51-80%	M	757	5	
	Owner Households– All Categories		0-30%	M	5,691	30
			31-50%	H	4,920	45
			51-80%	H	3,126	45

*\*Represent number of units planned during the 5-year planning period, all available federal-funding sources*

### ***Housing Priority Summarization***

Housing Assistance is one of Volusia County's three program goals to be addressed over the next five years. The priorities identified to address the goal of providing affordable housing in Volusia County are as follows:

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

The specific objectives developed to provide housing assistance have been assigned a priority rating based upon data provided by CHAS Data Tables and Census data. The priorities were assigned based on the percentage of cost burden and substandard units by tenure and household size.

### ***Owners***

The number of income-constrained owners is more than double the number of income constrained renters in Volusia County, and these owners almost uniformly face cost burdens as significant as their renter counterparts. Therefore we have concluded that the greater number of owners with severe cost burdens creates a greater level of priority for funding than the income constrained renter population.

Additionally, the record rate of home foreclosures in Volusia County is a key factor in the dramatic reduction of homes values countywide. The reduction of home values has produced consequences that impact our affordable housing priorities. Existing homeowners have less equity in their home, and have fewer resources to repair their homes. A high priority has been assigned to these categories on average. A relatively high number of substandard structures exist in the owner category and was assigned a medium priority. Overcrowding is evident but not to a significant degree thus earning low priority. The specific objectives identified for owners with incomes at 80% or less of the area median income are to: (a) rehabilitate substandard units and (b) provide homebuyers with assistance to purchase homes.

### ***Renters***

Based on the data illustrated in Tables VI-2, cost burdens have been identified as the most significant priority for all household types and income levels among the renter population. However, households with extremely-low income have been assigned a low priority since public housing resources are aimed at assisting this lowest income population with public and subsidized housing. The other renter

household categories have been assigned a medium priority level. The specific objectives identified for the rental categories are to: (a) encourage the construction of affordable multi-family rental units by leveraging local funds with LIHTC or other Florida Housing Finance Corporation financed projects, and (b) acquire and rehabilitate substandard rental units, through our CHDO partner agencies.

Volusia County will continue its on-going efforts to outreach to the Hispanic community to increase the level of renter and owner participation in affordable housing through promotion of Spanish language materials and encouraging housing partners that work directly with various Hispanic community organizations and individuals. Additionally, Volusia County has in the past partnered with other organizations to provide funding for farm worker families, which are overwhelmingly of Hispanic origin, and will continue to explore appropriate funding opportunities for this special need population.

### ***Affordable Housing Objectives – Owners***

The data used in this Consolidated Plan indicates that a need exists among all of the income constrained homeowners for additional affordable housing units. The Remaining Need Table (Table VI-2), which was compiled from the data summarized in the Housing Needs and Costs Burden Assessment for 2015 Table IV-2), estimated a deficit of 13,737 affordable housing units for homeowners at 0-80% of AMI by 2015.

The primary focus of Volusia County's housing affordability strategy is to reduce housing costs for the income constrained homeowner, by providing direct and indirect housing cost subsidies. The County's objective is to provide funding subsidies for the following activities to address the need for additional affordable homeowner units:

- ❑ Homeowner housing rehabilitation
- ❑ Homebuyer assistance

The strategies outlined below, along with partnerships that have developed, will produce indirect subsidies to the housing cost, and thereby increase affordability to the low-income household. The methodologies to be employed will include:

- ❑ Detailed inspection of all properties prior to acquisition so as to avoid exorbitant rehabilitation costs;
- ❑ Installation of energy saving appliances and heating/cooling systems, as required;
- ❑ Installation of water-saving lavatories, faucets and shower heads;
- ❑ Making units rehabilitated, constructed or repaired, more energy efficient.

A key element in Volusia County's housing affordability strategy has traditionally been funding provided through the SHIP program. The SHIP program had provided the very low- and low-income population an opportunity to become homeowners or receive home improvement assistance through rehabilitation. The future of SHIP funding is in doubt.

### ***Homebuyer Assistance***

Many income constrained families are in need of assistance with the down payment and eligible closing costs for the purchase of housing. Funds may be channeled directly to eligible homebuyers, lenders, developers or non-profit agencies. Assistance will be provided for the purchase of existing housing.

### ***Homeowner rehabilitation***

This program will assist eligible homeowners in rehabilitating or reconstructing existing housing structures. The primary intent of this activity is to bring the housing structure up to code that are economically feasible to rehabilitate, to eliminate code violations, to provide repairs to provide accessibility for disabled and elderly residents, and provide a decent, safe and sanitary living environment. Units that cannot be rehabilitated, due to the extent of the deterioration, will be reconstructed in accordance with county policy. Substandard units on property that does not meet County/city building/zoning standards may require demolition. Fees associated with reconstruction are eligible costs. Rehabilitation assistance will be made available to households as a deferred or repayable loans, or through a housing lien that is not repaid, unless through homeowner violation, in accordance with the County's Affordable Housing Program Policy.

### ***Acquisition of Foreclosed Homes***

Funds will be available through the Neighborhood Stabilization Program (program income) to acquire foreclosed and abandoned homes in the NSP target areas. Homes that are substandard and in need of repair will be rehabilitated and made available for purchase by eligible households with homebuyer assistance provided with NSP funds.

### ***Affordable Housing Objectives – Renters***

The data used in this Consolidated Plan indicates that a need exists for rental assistance for extremely low- and low-income rental households, particularly for small-related, large-related and elderly-rental households. The Remaining Need Table (Table VI-2), which was compiled from the data summarized in the Housing Problem and Costs Burdens for 2015 (Table IV-2), estimated a deficit of 10,192 affordable housing units for renters at 0-80% of AMI by 2015.

The County's objective is to provide direct funding subsidies for the following activities to address the need for additional affordable rental units.

- ❑ Acquisition and rehabilitation of rental housing
- ❑ New construction of rental housing

The primary form of assistance needed by many of the very low- and low-income renters appears to be direct, long-term rental assistance. However, the County does not have the resources to provide this type of assistance to properly address this need.

The County will request the area's Community Housing Development Organizations (CHDOs) to submit proposals for HOME program funds that address rental housing needs. An emphasis will be placed on providing rental housing for large related families and elderly as well as other special needs populations. In addition, HOME funds and SHIP program income will be provided to leverage Low Income Tax Credit (LIHTC) projects to increase the number of large, multi-family rental projects in the Volusia County area. The LIHTC projects, which historically have been funded through Community Assistance, provide many units of affordable rental housing to very low-and low-income Volusia County residents.

In an effort to increase the number of rental units available to very low- and low-income persons, funds may be made available to non-profit organizations, private investors, developers or to the County for the rental activities discussed below. Program funds will be encumbered with a second mortgage in accordance with County Policy. Most rental projects will include the leveraging of different funding sources, therefore, loan terms shall be amortized in accordance with the most restrictive subsidy program.

### ***Acquisition of property***

Funds will be made available to local, certified Community Housing Development Organizations to assist with acquisition of residential properties for use as rental housing. Acquisition costs may include, but are not limited to purchase costs, legal fees, foreclosure expenses, back taxes and fines. This strategy also includes costs incurred to develop the project site, such as land clearing, fill, or demolition of substandard housing.

### ***Rental rehabilitation***

This strategy is designed to provide financial assistance to Community Housing Development Organizations whose acquired rental properties require rehabilitation due to the existence of substandard housing conditions. These units must have

one or more housing code violations, and the structure must be economically feasible to rehabilitate. Program funds may be used to eliminate housing code violations, provide cosmetic improvements, pay recording fees, documentary stamps, credit reports, title insurance, and eligible closing costs. Assistance under this strategy will be secured with a second mortgage whose terms and limits will be consistent with Federal regulations and Department policy.

### ***New Construction***

HOME funds will be provided to developers to leverage Low Income Tax Credit (LIHTC) projects or other rental projects funded through the Florida Housing Finance Corporation to increase the number of large, multi-family rental projects in the Volusia County area. Program funds may be used to pay construction costs, including impact fees, permitting fees, connection fees, and/or variance application fees incurred for the construction of rental housing. These fees may consist of all or any combination of the following: road, water, sewer, fire, school, library or others not listed. These fees must be directly related to new construction and does not include development fees such as rezoning, site plans, etc.. In addition, costs incurred to develop a project site, such as land clearing, fill, or demolition of substandard housing are eligible for assistance.

### ***Proposed Accomplishments***

The five-year priority housing assistance proposed accomplishments are identified in the following tables. The five-year priorities were determined based on information provided in the CHAS Table 1C and Table VI-2. The primary obstacle to meeting all the housing priorities of Volusia County is a lack of funding. Resources will be utilized on a countywide basis to address priority needs. The following tables provide additional detail regarding each of the objectives and outcomes established to address the housing assistance program goal.

#### **Provide Decent Affordable Housing**

Priority Number 1	Rehabilitation of Homeowner Housing	
Outcome	Improve accessibility for the purpose of providing decent affordable housing	
Funding	Annual Funding	Five-Year Funding
	\$849,859	\$4,249,295
Geographic Basis for Allocation	Homeowner rehabilitation will be provided countywide.	
Funding Resources	HOME, CDBG	
Time Frame	10/2010 - 9/2015	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	18 units	90 units

Priority Number 2	Homebuyer Assistance	
Outcome	Improve affordability for the purpose of providing decent affordable housing	
Funding	Annual Funding	Five-Year Funding
	\$200,000	\$800,000
Geographic Basis for Allocation	Homebuyer Assistance will be provided countywide.	
Funding Resources	HOME	
Time Frame	10/2010 - 9/2015	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	6 households	30 households



Priority Number 3	Rental Housing Acquisition/Rehabilitation	
Outcome	Improve accessibility for the purpose of providing decent affordable housing.	
Funding	Annual Funding	Five-Year Funding
	\$145,459	\$725,745
Geographic Basis for Allocation	Rental Acquisition/Rehabilitation will be provided countywide.	
Funding Resources	HOME-CHDO	
Time Frame	10/2010 - 9/2015	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	2 units	10 units

Priority Number 4	New Construction of Multi-Family Rental Housing.	
Outcome	Improve affordability for the purpose of providing decent affordable housing.	
Funding	Annual Funding	Five-Year Funding
	\$150,000	\$750,000
Geographic Basis for Allocation	New Construction will be provided countywide.	
Funding Resources	HOME	
Time Frame	10/2010 - 9/2015	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	4 rental units	20 rental units

Priority Number 5	Program and Housing Rehabilitation Administration.	
Outcome	To provide funding for countywide acquisition/new construction.	
Funding	Annual Funding	Five-Year Funding
	\$194,495	\$972,495
Geographic Basis for Allocation	Program and housing rehabilitation administration will be provided countywide.	
Funding Resources	HOME, CDBG	
Time Frame	10/2010 - 9/2015	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	20 units	100 units



## **HOMELESSNESS**

This section includes the established priorities adopted by Volusia County and the strategies that will be employed to address homeless needs countywide. The tables located at the end of this section provide detail on the goals, objectives, planned accomplishments and funding for each Homeless Assistance priority.

### ***Homeless Priorities***

The priorities identified to address the goal of maintaining emergency shelter services to the homeless and near-homeless populations within Volusia County are as follows:

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

Although Volusia County is the recipient of federal Emergency Shelter Grant funds, the Volusia/Flagler County Coalition for the Homeless Prioritization Committee for the Supportive Housing Program (SHP) was chosen to review the Emergency Shelter Grant applications for FY 2010-2014 assistance and to make recommendations for funding.

Even though the above priorities are specific to emergency shelters, the County recognizes the need for more transitional and permanent housing and supportive services. The County and the Coalition have been successful in obtaining Supportive Housing Program funds for Volusia County to narrow the gap in transitional housing and supportive services. The County, through the CDBG and HOME programs, is actively pursuing affordable permanent housing solutions and assistance to very low- and low-income households countywide.

HUD mandates that a maximum of 30% of ESG funds be spent on Prevention and 30% on Essential Services with 40% to be used for Shelter Operating Costs. Preventing future homelessness is very high on Volusia County's priority list. Prevention and essential service funds are expended through our Human Services offices located through the county. Specific services provided are described in further detail under Preventative Services in this section.

Volusia County in collaboration with the Volusia/Flagler County Coalition for the Homeless developed a Continuum of Care (CoC) plan in 1995 - 1996 to combat homelessness within Volusia County. The evolving plan offers a comprehensive, long-term community based approach to help homeless families and individuals attain independence and to live with dignity. Homeless individuals lack the financial resources and "safety nets" that would deliver them from the streets or other perilous living situations. They are often hindered by additional handicaps

such as permanent disabilities, substance abuse, HIV/AIDS, and /or mental illness issues. As a result, in addition to needing the basic requirements of food, clothing and safe shelter, the homeless require supporting services so that they can regain control of their life, maintain stable employment and obtain affordable permanent housing. Volusia County's Continuum of Care system is constantly developing, evaluating and adjusting with each succeeding year to combat homelessness along with the efforts of local government agencies, members of the Volusia/Flagler County Coalition for the Homeless and concerned citizens in Volusia County.

The three major fundamental components of the CoC are preventive services; outreach and supportive services. These components are used to combat homelessness.

### ***Preventive Services***

The prevention of homelessness is an essential component of Volusia County's Continuum of Care program because the best way to solve homelessness is to prevent it. The continuum is supported in this area by several agencies and organizations throughout the county who provide services to low-income individuals and families to prevent the incidence of homelessness including (but not limited to):

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

All sub-populations are eligible to receive these prevention funds distributed by Volusia County Human Services. These funds are utilized by victims of domestic violence, substance abusers, the elderly, and those who are physically disabled. The majority of requests for funding have come from families, averaging 82% of all households served during fiscal year 2008/09. The County uses CDBG funds to supplement other emergency shelter activities so that preventive services can receive the maximum percentage of Emergency Shelter Grant Program funds allowable.

## ***Outreach***

Homeless persons living on city streets are the most visible among the homeless population. However, they are not the only ones who are in need of services. Homeless individuals as well as families live in a variety of places such as abandoned buildings, the woods and in unsanitary and unfit situations with family members. Only through outreach provided by care providers can the homeless be recruited into the network. In Volusia County, this outreach is done by volunteers staffing many of the County's numerous feeding programs or social organizations, by Veteran Affairs counselors, and through such agencies as Stewart Marchman-Act Behavioral Services and Halifax Urban Ministries-STAR Center, AGAPE Clubhouse, Neighborhood Center, St. Barnabas, Daytona Outreach Center, and Sheltering Tree). Through word of mouth, the 211 system and the use of an Information and Referral List (brochure), prepared by the Coalition, which is distributed to emergency rooms, police, libraries, feeding sites, the veterans' clinic, and agencies providing services to the homeless, many homeless persons come directly to the service providers, which lead to the next step of intake. Also, outreach in the form of the point-in-time surveys is accomplished on a yearly basis. This process is discussed in detail in the Homeless Needs Assessment section of this document.

## ***Supportive Services***

The local social service network is designed to provide relief to the poor and afflicted, and is essential to the homeless. Providers recognize the homeless have minimal "safety net" programs to fall back upon. Often families are either uninterested or unavailable for support, so the community support network is the primary provider of help. Many local agencies provide supportive services to the homeless. Funding through Florida Department of Children and Families helps pay for transitional housing and supportive services opportunities for the homeless being served by community agencies. Local governmental units make additional efforts to help the area's homeless. The County of Volusia is the grantee for the Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) grants, and as such, currently subcontracts with agencies that provide supportive services. CDBG funds are used to supplement ESGP funding and thus also fund supportive services. Private organizations offer various supportive services including outreach, case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS related treatment, other health care, education, employment assistance and job training, housing counseling and housing assistance, support groups, and child care.

## ***Emergency Shelter***

Volusia County's emergency shelters are the first line of defense for the homeless. Emergency shelter is the initial attempt to reestablish the social service network for these individuals. Emergency shelters in Volusia County include Domestic Abuse, Inc., Neighborhood Center, and The Salvation Army. These shelters provide emergency stays which can last up to approximately 25 days and serve families, individuals, youth, and special needs populations. In addition to these established emergency shelters, seasonal inclement weather often causes a greater demand for emergency shelter services than is readily available. During these crisis periods, many churches and social service agencies respond to the need and open up social halls, conference rooms, etc., to provide sheltered sleeping space. The documented need for additional emergency shelters supports the gateway initiative, which will help reduce the gap in services.

During their stay in emergency shelter, clients may be referred to existing employment and training programs and assisted in the preparation of applications for transitional or permanent housing. Agency workers identify the needs of homeless adults and families and refer them to the appropriate supportive service agency. If unable to return immediately to permanent housing, these persons move to the transitional phase of the Continuum of Care process where they can be provided with appropriate services, such as educational assistance, vocational training, mental health, substance abuse treatment, or other supportive services while residing in transitional housing.

## ***Transitional Housing***

Transitional housing is defined as being between 6 months to 24 months and includes supportive services. Currently, there are seven not-for-profit transitional housing providers. Transitional housing in Volusia County include Substance Abuse: Serenity House, Stewart Marchman-Act and Cors; Mental Health: Stewart Marchman-Act, Halifax Behavioral Health and Serenity House; Families with Children: Family Renew Community, Halifax Urban Ministries–The STAR Center, Neighborhood Center; Domestic Abuse: Domestic Abuse Council; Veterans: Serenity House and The Salvation Army; Adult Shelter: Neighborhood Center, Palmetto Place and The Salvation Army Cumulatively, they provide a wide variety of supportive services either directly or indirectly through referrals and serve individuals as well as families, covering all populations.

Individuals are referred to transitional housing through emergency shelter or other service providers. Supportive services offered at transitional housing sites has been determined to be the key to an individual's/families' success in moving from transitional housing to permanent housing. This is due to the accessibility of services and the resources available to the individual(s). Parents do not have to worry about childcare or being far away from their family while trying to meet their own needs. In addition, the close monitoring/case management of each participant keeps the person on track to their goal of taking control of their life. The proposals in this application support the objective of our CoC strategy, which is to create and/or retain transitional bed space in our community.

### ***Halifax Urban Ministries (HUM) – The STAR Center***

The Halifax Urban Ministries-STAR Center was created to serve as a gateway for needed services for the homeless population in Volusia and Flagler counties. Daily hot meal programs, on site case management workers, shower and laundry facilities as well as volunteer nursing staff assist the homeless for their primary needs. The Center obtains proper identification for the homeless to connect the chronically homeless with mainstream benefits, which they need to obtain such as Social Security Disability Income; food stamps or Veterans' benefits. Since September 11, 2001, Vital Records Offices around the nation have begun requiring photocopies of photo identification before they will issue birth certificates. Specialized work boots and clothes are also a part of the services that the Center provides. The Star Center also provides 84 overnight shelter to families and 10 beds for medically needy individuals. Halifax Urban Ministries continues to work to meet the ever increasing need.

### ***Current Chronic Homeless Strategy***

The chronic homeless goals continue to be to; increase case management; increase participation of agencies in Homeless Management Information System (HMIS) to better identify and track chronically homeless clients and establish standards of care that include prioritization of identification of and assistance for chronically homeless clients; to partner with agencies to create additional permanent housing for chronically homeless and make referrals to existing treatment and permanent shelter beds; to connect eligible chronically homeless clients with mainstream benefits and find shelter for them where possible.

Volusia County and the Coalition's strategy for ending chronic homelessness include using the Halifax Urban Ministries–The STAR Center as a primary interface with homeless clients in the Continuum of Care, and using HMIS and case management resources to identify chronically homeless as a population. Other grants are being pursued in partnership with Serenity House and Stewart

Marchman-Act Behavioral Services to allow increased case management staff for the service. Local agencies providing services to the homeless total 100% and are expected to be fully participating in HMIS by 2006.

The lack of resources makes partnering arrangements essential. The Coalition will continue to work with Stewart Marchman-Act Behavioral Services to complete 24 new permanent housing units for chronically homeless with mental health needs and 4 new units for those with HIV/AIDS currently on North Street in Daytona Beach.

A partnership has been established with the State Department of Children and Families that will allow the Coalition to assist clients complete and submit mainstream benefit applications at Halifax Urban Ministries STAR Center. The West Side Task Force of the Coalition is working to identify buildings and/or sites for development of additional Permanent Housing shelter beds in West Volusia. The Coalition has entered into a partnership with IDignity to assist the homeless and poor to obtain proper identification following the REAL ID Act of 2010. IDignity was selected by the Interagency Council on Homelessness as a top 20 innovation for 2009 and Volusia County is only the second County in the Country to provide this intervention service.

### ***Development and Implementation of Discharge Planning Policy***

Although discharge planning is principally the responsibility of the publicly funded institutions, the Coalition will ensure that publicly funded agencies are aware of the HUM – The STAR Center and the services available. Additionally, the Coalition will advocate for stronger linkages between these publicly funded institutions and those community service agencies participating as members of the Coalition. Establishing a network of community care must be a component of an institution's discharge planning process and must be initiated prior to the release date. The Coalition will assist in the planning and development of recuperative or transitional care facilities for discharged individuals who are without housing. Also, the Coalition will assist in ensuring that the institutions and agencies providing residential care, treatment or custody secure all available entitlements (food stamps; Medicare, etc.) for their residents prior to discharge.

The following Table VI-3 illustrates the current level of development and implementation within our Continuum of Care area for the Discharge Planning Policy.



**Table VI-3**

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

Source: 2005 SHP Application

Tables VI-4 and VI-5 show the total comparison numbers of chronic homeless persons from 2005 and current 2010 count.

**Table VI-4**

<b>Number of Chronic Homeless Individuals, Volusia County</b>	
Time Period	Point in Time Count
2005	267
2010	157

Source: Volusia/Flagler Coalition for the Homeless Point-In-Time Survey

**Table VI-5**

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

Source: Volusia/Flagler Coalition for the Homeless Point-In-Time Survey

### ***Homeless Objectives and Proposed Accomplishments***

The following tables will define the specific objective(s), geographic basis for allocating investment, funding resources, and annual proposed accomplishments for meeting the identified homeless priorities.

<b>Homeless Assistance</b>		
Priority Number 1	Preventive Services	
Objective 1	To provide funding for countywide homeless prevention activities to include financial assistance to low-income families who have received eviction notices, notices of utility termination or similar assistance to avoid homelessness.	
Funding	Annual Funding	Five-Year Funding
	\$ 51,396 *	\$ 256,980 *
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate- income persons.	
Funding Resources	ESG, Local Funds (100% match)	
Time Frame	10/2010 - 9/2014	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	440 Persons	2200 persons

\* Includes 100% match

<b>Homeless Assistance</b>		
Priority Number 2	Shelter Operating Costs	
Objective 2	To provide funding for shelter operating costs to include financial assistance for shelter and grounds maintenance, utilities, insurance, furnishings and food to agencies countywide.	
Funding	Annual Funding	Five-Year Funding
	\$ 163,530 *	\$ 817,650
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons throughout Volusia County.	
Funding Resources	ESG, CDBG, Local Funds (100% match)	
Time Frame	10/2010 - 9/2014	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	9,472 persons	47,360 persons

\* Includes 100% match

<b>Homeless Assistance</b>		
Priority Number 3	Essential Services	
Objective 3	To provide funding for homeless essential services to include outreach, healthcare, counseling/treatment, transportation, and child-care.	
Funding	Annual Funding	Five-Year Funding
	\$ 51,396 *	\$ 256,980 *
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.	
Funding Resources	ESG, Local Funds (100% match)	
Time Frame	10/2010 - 9/2014	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	407 persons	2,035 persons

\* Includes 100% match



## D. OTHER SPECIAL NEEDS

The special needs unmet need Column in Table VI-6 (HUD Required Table 1B) was calculated based on the estimates of supportive housing needs as compared to the current inventory of supportive housing for each of the category of identified special needs population. The identified special needs population include: elderly, frail elderly, disabled persons, individuals with substance abuse problems, individuals living with HIV/AIDS, farm worker households and public housing residents. The supportive housing needs and priorities are identified in Table 1B Non-Homeless Special Needs Population, Supportive Housing Needs and Priorities.

**Table VI-6 (HUD required Table 1B)**

<b>Table 1B Non-Homeless Special Needs Population and Supportive Housing Needs and Priorities</b>						
<b>Special Needs Populations</b>		<b>Priority Need Level</b>	<b>Estimated Housing Need</b>	<b>Current Supportive Inventory</b>	<b>Unmet Need/ Gap</b>	<b>Dollars to Address</b>
<b>Estimated Populations</b>	Elderly	L	3,653	3,140	513	0
	Frail Elderly	L	4,219	3,379	840	0
	Disabled	L	8,982	326	8,656	0
	Alcohol/drug addicted	M	255	184	71	TBD
	HIVS/AIDS persons	L	27	22	5	0
	Farm worker households	L	5,200	216	4,984	0
	Total		22,336	7,249	15,087	TBD

### ***Non-Homeless Special Needs Supportive Housing Priority Summarization***

Housing Assistance, including supportive housing for the non-homeless special needs populations, is one of Volusia County's three program goals to be addressed over the next five years. The priorities identified to address the goal of providing affordable housing in Volusia County are as follows:

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

The specific objectives developed to provide housing assistance to the identified non-homeless, special needs populations that have supportive housing needs have been assigned a priority rating based upon data gathered through the 2008 American Community Survey- 1 Year Estimates, Shimberg Center for Affordable Housing, and information provided by community partner agencies. The priorities were assigned based on the percentage of need and availability of resources to provide assistance to particular special needs categories.

As Table VI-6 describes, the elderly and frail elderly are special needs populations with a relatively high unmet needs gap. These populations were assigned a low relative priority because many of these populations are served by public and assisted housing units. The elderly and frail elderly also share a common inventory of available supportive housing provided through the supply of assisted living facilities, and there are other funding sources available to address this financial need.

Farm worker households' supportive housing needs have been assigned a low priority in spite of the unmet needs gap because this population

As Table VI-6 supports, the disabled populations represent relatively large number of households with unmet needs for supportive housing. As there are other funding sources within Volusia County and the State of Florida to serve this population, the County has assigned a low priority level as the County.

### ***Special Needs Supportive Housing Objectives***

The specific housing objectives identified for the non-homeless special needs categories are to encourage CHDOs and other community agencies to: (a) acquire and rehabilitate substandard rental units; and (b) encourage the construction of affordable rental units.

### ***Proposed Accomplishments***

The County will request the area's Community Housing Development Organizations (CHDOs) to submit proposals for HOME Program CHDO money that address rental housing needs. An emphasis will be placed on providing rental housing for large related families and elderly as well as other special needs populations. In an effort to increase the number of rental units available to very low- and low- income persons, funds may be made available to non-profit organizations, private investors, developers or to the County for the rental activities discussed below. Program funds will be encumbered with a second mortgage in accordance with County Policy. Most rental projects will include the leveraging of different funding sources, therefore, loan terms shall be amortized in accordance with the most restrictive subsidy program.

## **E. NON-HOUSING COMMUNITY DEVELOPMENT**

### **Rationale for Priorities**

Volusia County's non-housing community development strategy adheres to the guidelines of the Community Development Block Grant Program. The objectives designed to meet the general priority of maintaining and developing a suitable living environment through non-housing community development needs were identified through a communitywide needs assessment surveys, public participation and input internally and other governmental entities.

Each participating municipality sets their own priorities based upon the needs of their community and eligibility of activities under the CDBG program. Each city held public hearings to obtain public input into the needs of the community. A copy of public comments is included in **Appendix II**. The results of this process are Volusia County's priority non-housing community development needs as identified in Table VI - 7 (HUD Required Table 2B Priority Community Development Needs) located in this section.

### ***Non-housing Community Development Priority Summarization***

The citizens and agencies that completed the community needs assessment survey identified numerous priorities in the community. The following sections provide a summary of the priorities identified through the survey process as well as the priorities that are proposed for funding under the CDBG program. Out of 35 choices of non-housing community development priorities, the top 10 identified through the survey process are summarized below.

### ***Community Survey Assigned Priorities***

The following priorities are based solely on results of the community needs assessment survey administered by this office. The complete analyses of the community needs surveys are found in **Appendix VI**.

- Priority 1 – Health Services
- Priority 2 – Services for Persons with Disabilities
- Priority 3 – Emergency Shelter for Homeless
- Priority 4 – Job Creation
- Priority 5 – Child Care Services
- Priority 6 – Services for Seniors
- Priority 7 – Youth Services
- Priority 8 – Fair Housing
- Priority 9 – Transportation Services
- Priority 10 – Housing Services

Although these ten were the highest priorities identified through the survey process, not all of these priorities will be addressed using CDBG funding. Community Assistance recognizes the importance of all the priorities listed above, however, some priorities listed above will be addressed through funding sources other than HOME, ESG and CDBG and addressed by other entities. The survey was also conducted in combination with the Children and Families Program, which exclusively funds social services activities, and may have resulted in eight of the ten highest priorities are identified as public service activities. In addition, limited funding for public service activities is available through CDBG, due to the fact that no more than 15% of the yearly allocation can go toward these activities.

The number one survey identified priority of health services is not included in the CDBG priority funding tables. In the case of health services, the current system in place through the State of Florida and the County of Volusia Health Department is better suited for dealing with the needs of this identified priority.

Of the identified priorities, the following will be funded in the next five years with CDBG:

- Priority 3- Emergency Shelter for Homeless
- Priority 4- Job Creation
- Priority 6- Services for Seniors
- Priority 7- Youth Services
- Priority 10- Housing Services

Volusia County recognizes the importance of homeless facilities and housing services, and funds these activities on a yearly basis. The priorities of job creation, senior services and youth services have been identified by several participating cities as individual community needs and these activities will be funded during the next five years.

### ***CDBG Funded Non-Housing Community Development Priorities***

The following activities are non-housing community development priorities planned for funding over the next year and five years. CDBG funds will be used to fund these priorities countywide and through the participating municipalities.

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



Infrastructure improvements have been identified as the number one priority. For smaller participating municipalities, infrastructure and public facility improvements are a fundamental priority. Due to their relatively small non-housing community development budgets these communities depend on CDBG funds to supplement their budgets in order to address vital infrastructure and public facility needs in their communities. Public facilities improvements have been identified as the second highest priority.

Public Services have been identified as the third highest priority. Public Service activities are generally funded through several sources with CDBG providing a supplement to the activity being funded. The type of public service funded is based on the needs identified by each municipality. For example, Daytona Beach Shores has a high rate of elderly within their population, so they dedicate their CDBG allocation toward activities that will benefit senior citizens. The City of DeLand has a high minority concentration within the Spring Hill area, and funds increased public services for that population.

Clearance and demolition activities have been identified as the fourth highest priority. These activities are essential for ensuring that that blighted and deteriorated structures are removed as necessary.

Funds necessary for the administration of the grant are designated as priority 5. Activities identified by participating municipalities to a lesser degree, economic development and property acquisition, finish up the priority list at 6 and 7, respectively.

The following tables demonstrate the non-housing community development priorities, goals, objectives, funding and proposed annual and five-year accomplishments. The HUD Table 2B below indicates the priority levels for the various eligible project categories. **High** priority indicates that CDBG and/or other funds will be made available to address the need during the five year plan period. **Medium** priority indicates that if CDBG funds or other funds are available, activities to address the need may be funded.

**Table VI-7 (HUD Required Table 2B–Priority Non-Housing Community Development Needs)**

Priority Need	Matrix Code	Priority Need Level	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	01	M	\$166,080	5	1	
Clearance and Demolition	04	M	\$160,000	15	3	
Public Facility (General)	03	H	\$1,132,022	15	3	
Senior Centers	03A	H	\$106,615	2	<1	
Neighborhood Facilities	03E	H	\$78,520	2	<1	
Parks and/or Recreation Facilities	03F	H	\$801,314	13	2	
Operating Costs of Homeless Programs	03T	M	\$275,000	15	3	
Water/Sewer Improvements	03J	H	\$536,692	7	1	
Street Improvements	03K	H	\$1,065,768	12	2	
Sidewalks	03L	H	\$231,630	4	1	
Flood Drainage Improvements	03I	H	\$67,210	1	<1	
Public Services (General)	05	H	\$410,000	17,495 LMI	3,499 LMI	
Senior Services	05A	H	\$326,050	5,415 LMI	18,510 LMI	
Youth Services	05D	H	\$139,000	125 LMI	25 LMI	
Employment/Training Services	05H	H	\$60,000	40 LMI	10 LMI	
Economic Development (General)	18A	M	\$136,000	4	1	

### ***Non-housing Community Development Objectives***

For each priority need, the following tables will define the specific objectives for meeting the priority need, the geographic basis for allocation of investment, funding resources that will be used to meet the defined objective, annual and five-year accomplishments.

Funded priorities include: Infrastructure Improvements, Public Facility Improvements, Public Services, Clearance and Demolition, Administration, Economic Development and Property Acquisition.

The participating municipalities submitted plans outlining proposed activities for CDBG funding over the next 5 years, based on priorities identified in each community. The following tables reflect the combination of these plans throughout the Volusia County CDBG entitlement area. It should be noted that some activities will not be funded for every fiscal year under this Consolidated

Plan, so the Five-Year Funding reflects that combined total of all the proposed activities. That Five-Year total was then divided to provide an average for the Annual-Funding information.

### **Availability/Accessibility of Suitable Living Environment**

<b>Non-Housing Community Development</b>		
Priority Number 1	Infrastructure Improvement	
Outcome	To provide funding for countywide street improvement activities. To provide funding for countywide water/sewer improvement activities. To provide funding for countywide sidewalk improvement activities. To provide funding for countywide flood/drainage improvement activities.	
Funding	Annual Funding	Five-Year Funding
Street Improvement	\$213,153	\$1,065,768
Water/Sewer Improvement	\$107,338	\$536,692
Sidewalk Improvement	\$46,326	\$231,630
Flood/Drainage Improvement	\$13,442	\$67,210
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.	
Funding Resources	CDBG	
Time Frame	10/2010- 09/2015	
Proposed Accomplishments	Annual Accomplishments	Five-Year Accomplishments
Street Improvement	2 Activities	13 Activities
Water/Sewer Improvement	1 Activities	7 Activities
Sidewalk Improvement	1 Activities	4 Activities
Flood/Drainage Improvement	<1 Activity	1 Activities

<b>Non-Housing Community Development</b>		
Priority Number 2	Public Facility Improvement	
Outcome	To provide funding for general public facility improvements. To provide funding for parks and/or recreation facilities. To provide funding for senior centers. To provide funding for neighborhood facilities.	
Funding	Annual Funding	Five-Year Funding
General Public Facility	\$226,404	\$1,132,022
Parks/Recreation Facility	\$160,263	\$801,314
Senior Center	\$55,000	\$275,000
Neighborhood Facility	\$15,704	\$78,520
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.	
Funding Resources	CDBG	
Time Frame	10/2010- 09/2015	
Proposed Accomplishments	Annual Accomplishments	Five-Year Accomplishments
General Public Facility	3 Activities	15 Activities
Parks/Recreation Facility	2 Activities	13 Activities
Senior Center	<1 Activity	2 Activities
Neighborhood Facility	N/A	1 Activities

<b>Non-Housing Community Development</b>		
Priority Number 3	Public Services	
Outcome	To provide funding for general public services programs. To provide funding for senior services programs. To provide funding for youth services programs. To provide funding for employment/training services.	
Funding	Annual Funding	Five-Year Funding
General Public Services	\$82,000	\$410,000
Senior Services	\$65,210	\$326,000
Homeless Services	\$55,000	\$275,000
Youth Services	\$27,800	\$139,000
Employment/Training Services	\$12,000	\$60,000
Geographic Basis for Allocation	The County of Volusia and the City of DeLand through its community participation process.	
Funding Resources	CDBG	
Time Frame	10/2010- 09/2015	
Proposed Accomplishments	Annual Accomplishments	Five-Year Accomplishments
General Public Services	3,499	17,495 people
Senior Services	1,083	5,415 People
Homeless Services	3,702	18,510 People
Youth Services	25 People	125 People
Employment/Training Services	10 People	40 People

<b>Non-Housing Community Development</b>		
Priority Number 5	General Program Administration	
Outcome	To provide funding for countywide general program administration.	
Funding	Annual Funding	Five-Year Funding
	\$520,063	\$2,600,315
Geographic Basis for Allocation	Consolidated Plan activities are carried out countywide and will benefit low/moderate income persons.	
Funding Resources	CDBG	
Time Frame	10/2010- 09/2015	
Proposed Accomplishments	Annual Accomplishments	Five-Year Accomplishments
	2 Activities	10 Activities

<b>Non-Housing Community Development</b>		
Priority Number 6	Economic Development	
Outcome	To provide funding for Economic Development in the City of New Smyrna Beach.	
Funding	Annual Funding	Five-Year Funding
	\$61,035 \$25,000	\$305,175 \$125,000
Geographic Basis for Allocation	The City of New Smyrna Beach through its community participation process.	
Funding Resources	CDBG	
Time Frame	10/2010- 09/2015	
Proposed Accomplishments	Annual Accomplishments	Five-Year Accomplishments
	1 Activity	4 Activities

<b>Non-Housing Community Development</b>		
Priority Number 7	Property Acquisition	
Outcome	To provide funding for property acquisition.	
Funding	Annual Funding	Five-Year Funding
	\$33,216	\$166,080
Geographic Basis for Allocation	Consolidated Plan activities are carried out countywide and will benefit low/moderate income persons.	
Funding Resources	CDBG	
Time Frame	10/2010- 09/2015	
Proposed Accomplishments	Annual Accomplishments	Five-Year Accomplishments
	1 Activity	5 Activities

## Sustainability of Suitable Living Environment

<b>Non-Housing Community Development</b>		
Priority Number 5	Clearance/Demolition	
Outcome	To provide funding for clearance and demolition in the Cities of New Smyrna Beach and DeLand	
Funding	Annual Funding	Five-Year Funding
	\$32,000	\$160,000
Geographic Basis for Allocation	Consolidated Plan activities are carried out countywide and will benefit low/moderate income persons.	
Funding Resources	CDBG	
Time Frame	10/2010- 09/2015	
Proposed Accomplishments	Annual Accomplishments	Five-Year Accomplishments
	3 Structures	15 Structures

## **F. BARRIERS TO AFFORDABLE HOUSING**

This section provides a general description of the jurisdiction's public policies and strategies that are in place and which serve to remove barriers to affordable housing. The County of Volusia adopted by ordinance an Affordable Housing Incentive Plan in 1993, which provided a range of affordable housing incentives focusing on decreasing regulatory barriers, which may be present in the County's Building Code and Zoning Law. On February 19, 2009, the Volusia County Council reaffirmed its support for affordable housing incentives by approving the plan for expedited permitting for affordable housing, and the process for review of regulatory policies that impact the cost of affordable housing. The Affordable Housing Incentive Plan provides several mechanisms and recommendations to the County's Land Development Code to alleviate regulatory and public policy affordable housing barriers. The mechanisms approved included the following:

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

As required by state law, the County's Comprehensive Plan includes a Housing Element. The first goal of the Housing Element is to "ensure sanitary, affordable, and safe housing for county residents in a quantity adequate to accommodate reasonable growth in county population". In 2006, the County conducted the Evaluation and Appraisal Report (EAR) of the Comprehensive Plan (including the Housing Element) as required by Florida statutes. The EAR recommended that Volusia County take steps to ensure, through its Comprehensive Plan and other planning processes, that there is a jobs-housing balance. 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 location. The EAR provided an additional forum for the discussion of barriers and incentives to affordable housing and adopting implementing strategies. Likewise, participating municipalities also have adopted their own Comprehensive Plans that include Housing Elements. The Housing Elements of several of the larger cities in the Volusia Urban County (DeLand, Ormond Beach, and New Smyrna Beach) were reviewed. The Housing Elements contain goals and objectives to provide for the varied housing needs of their residents, including the provision of affordable housing for low to moderate income

households. This is consistent with the County's Comprehensive Plan.

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



## **G. LEAD-BASED PAINT HAZARDS PLAN**

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

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

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

- Performing visual assessments for deteriorated paint surfaces in all types of residential units; perform risk assessments and work "write-ups" to reduce the lead hazard(s); and perform final Housing Quality Standards after all clearance has been completed.
- Instructing rehabilitation contractors to work with lead safely in accordance with HUD and/or EPA standards.
- Performing risk assessments on single family and multifamily dwelling units to determine the existence, nature, severity and location of lead paint hazards.
- Performing paint testing and lead or hazard screening, testing on a limited number of surfaces.
- Performing a clearance examination of the work site. A clearance report shall be required on each project completed in accordance with HUD specifications.
- Ordering laboratory analysis for lead when necessary, using the fastest turnaround time possible for laboratory results.
- The inspection/risk assessment report will be completed within 10 business days from the date the report is ordered.

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

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

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

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

## **H. ANTI-POVERTY STRATEGY**

This section provides a review of the jurisdiction's strategies and programs for reducing the number of poverty level families in Volusia County. The 2008 American Community Survey reported that out of a total population of 498,036 people in Volusia County that 64,247 or 12.9% were below the poverty level. The poverty level in Volusia County is slightly lower than the 13.3% poverty level statewide.

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

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

#### *Community Services Block Grant*

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

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

Households that are currently being served by the Volusia County Housing Choice Voucher Program-Section 8, also have a family self-sufficiency program that is tailored to their unique needs, as public housing assistance residents. The benefits to families enrolled in this program include assistance with tuition for education programs, assisting with bills while attending school, and help with transportation and childcare needs. A Family Self-Sufficiency Coordinator works with the Section 8 families and provides case management to assist in working toward the goal of economic independence. Successful participants in the Section

8 program are eligible for the homeownership program, a major step in achieving self-sufficiency.

### **Section 3**

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

As part of the procurement process in awarding contracts for capital projects, the Community Assistance Division emphasizes Section 3 for all activities, even where the project cost does not meet the \$100,000 threshold to require it. Community Assistance actively promotes the hiring of Section 3 contractors and subcontractors in its procurement procedures. We educate the subrecipients during the annual training and reinforce Section 3 requirements during the pre-bid and pre-construction process for all capital improvement projects, in an effort to create jobs for persons in the community that might not have been available otherwise.

### **Economic Development**

Volusia County government's support of an economic development program provides professional and targeted resources to stimulate a greater long-term diversification of the local economy. By targeting and supporting opportunities for higher skilled and higher waged job creation, the County and its economic development partners increase the standard of living in the local economy. The Economic Development Divisions' vision is that diversification from traditional industries will help to import economic wealth and balance the local economy, making it less vulnerable to market fluctuations.

Economic Development encourages higher levels of new capital investment along with higher waged jobs, expanding the tax base and providing more dollars for local and county governments. This new tax base continues to provide a stronger economic return for the community in years to come. They seek to achieve this through:

- generating leads through marketing, such as trade shows, direct mail and business visits
- providing information on websites and project research to support cost analysis,
- facilitating site tours and community introductions,

- negotiating a variety of partner based incentives, and
- advocating business climate improvements.

The Economic Development Division as of 2009 had helped to create 2,700 jobs new to Volusia since 2002. They are continually expanding the services they provide to inform potential industries of doing business in our county.



## **I. INSTITUTIONAL STRUCTURE**

This section provides a description of the institutional structure, including private organizations, non-profit organizations and public institutions through which the jurisdiction will carry out the annual and five year planned projects.

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

In relation to homelessness, the County of Volusia coordinates with homeless service providers through the Volusia/Flagler Coalition for the Homeless. This partnership allows for a comprehensive assessment of homeless needs and allows area service providers the ability to collaborate and provide better services to the homeless. The Homeless Assistance Corporation (HAC) has increased outreach, tracking efforts, and service linkages to better serve the homeless population. The center has furthered their outreach by extending the services provided to meals seven days a week, shower and laundry facilities, haircuts, and a wellness clinic on site. Partnering agencies, providing assistance with domestic violence, substance abuse and mental health services, veteran's services and job placement come to the HAC on a rotational basis, and provide information and referrals.

Volusia County's Community Assistance Division receives grant and local funds for several community development, housing and public service activities. The following is a description of each of those programs.

Edward Byrne Anti-Drug Abuse Act Grant: Edward Byrne Anti-Drug Abuse Act grant funds are provided through the Florida Department of Law Enforcement for projects provided by units of government and law enforcement agencies within Volusia County. These projects provide such programs as: anti-drug abuse

training, drug free activities, substance abuse treatments and police under cover operation to stop the sale of drugs and incarcerate the perpetrators. The grant allocation for the 2010/11 fiscal year totals \$283,593.

Community Services Block Grant Program: Funded by the State of Florida, the Community Services Block Grant serves low-income individuals and families living in Volusia County. The program provides a variety of antipoverty services to promote the self-sufficiency and well being of individuals and families. Emergencies, health, housing, daycare, vocational training, transportation and self-sufficiency are addressed through financial assistance and individual strategies developed for the participants to improve their living and economic conditions. A total of \$457,197 in federal and local funds has been allocated for the 2009/10 fiscal year to address the immediate life necessities of low-income individuals and families through financial assistance and individual self-sufficiency plans.

Housing Choice Voucher Section 8 Program: The Volusia County Section 8 Program serves residents in the unincorporated areas of Volusia County and is funded through HUD's Public Housing Program. Rental assistance is provided to low-income individuals and families for their housing needs. Safe and sanitary living conditions are ensured through inspection and monitoring of the selected housing. During their tenure in the program, participants are encouraged to work with a family self-sufficiency coordinator to improve their economic situation and become more independent. The program receives approximately \$1.6 million per year and funds a total of 322 vouchers.

Children and Families Advisory Board: The Children's Services Council (CSC) was created by Volusia County in 1990 and is now called the Children and Families Advisory Board (CFAB). It is funded through local County General Funds. It is composed of nine (9) citizen members who are appointed to the Board for two-year terms. The CFABs purpose is to identify and to prioritize the needs of children in Volusia County and to award grants to fund programs that benefit children. The funding allocated for the 2010/11 fiscal year is \$2,234,952.

Low-Income Home Energy Assistance Program (LIHEAP): The LIHEAP is a federally funded grant passed through the state Department of Community Affairs. The program provides assistance to low-income persons with heating and cooling costs of their home. The funding allocation for the 2010/11 fiscal year is \$2,031,916.

Summer Food Service Program: The Summer Food Service Program is a federally funded program passed through the State Department of Education. The program provides nutritionally balanced meals to economically disadvantaged children age 18 or younger during the summer months. Volusia County's allocation for the 2010/11 fiscal year is \$608,215.00



State of Florida Small Cities CDBG- 2008 Disaster Recovery Program: Community Assistance in coordination with the Volusia County Public Works Division applied for and was awarded this grant, which was made available as a result of Tropical Storm Faye, which severely impacted the West Volusia with damage from flooding. the total of the be used to fund various activities to improve drainage in Orange City and Deltona as well as address affordable housing repair/mitigation needs in targeted areas. The total amount of this grant is \$4,172,917, which must be expended by June 2012.

#### Neighborhood Stabilization Program (NSP)

The Neighborhood Stabilization Program is a federally funded grant through the U.S. Department of Housing & Urban Development. The program will be used to purchase, rehabilitate and sell foreclosed homes in the local target areas to first-time homebuyers whose incomes do not exceed 120% of the AMI. The funds will be used to acquire and rehabilitate foreclosed homes for long term affordable rental to households whose incomes do not exceed 50% of the AMI. Volusia County received funding in the amount of \$5,222,831 during fiscal year 2008/09, which was required to be expended for acquisition and rehabilitation within an 18 month time period. Program income expected to be generated during fiscal year 20010/11 is estimated at \$1,500,000, and originates from the sale of the rehabilitated homes to income eligible households.

#### Homelessness Prevention and Rapid Re-Housing Program (HPRP)

The Homelessness Prevention and Rapid Re-Housing Program (HPRP), funded through the U. S. Department of Housing and Urban Development, prevents homelessness by providing financial and other assistance to individuals and families at risk of becoming homeless, and helps those who are experiencing homelessness to be quickly re-housed and stabilized. The funds provide for a variety of assistance, including: short-term or medium-term rental assistance, and housing relocation and stabilization services, including such activities as rental assistance, security or utility deposits, utility payments, moving cost assistance, and case management. HPRP requires that program participants have ongoing case management; the household must be at or below 50% of the area median income; and the household must be homeless or at risk of losing housing. The funding allocation of \$805,614 must be expended within three years of the grant agreement.

#### ***Relationship between County & Public Housing Agencies***

There are three public housing authorities and one public housing agency in Volusia County. The DeLand Housing Authority (DHA), the New Smyrna Beach Housing Authority (NSHA) and the Ormond Beach Housing Authority (OBHA) offer

public housing and the Housing Choice Voucher Program to eligible residents, while the County of Volusia offers only the Housing Choice Voucher Program. The DHA, NSHA and OBHA receive federal funds for capital improvements to modernize and repair the public housing facilities. None of the public housing agencies in Volusia County have been designated as “troubled” agencies, although a recent investigation of the New Smyrna Beach Housing Authority resulted in the resignation of the executive director and several board members. The Housing Authority of Daytona Beach operates within a separate entitlement area and therefore is not discussed in this Action Plan.

### ***Overcoming Institutional Gaps***

As evidenced in the discussion of institutional structure, there are many entities involved in administering and implementing federal and state funds and programs throughout the jurisdiction. The County of Volusia Community Assistance Division strives to overcome the gaps such as duplication of services or those instances where residents may “fall through the cracks”. These gaps in the system appear to occur where a number of agencies are receiving funds and may be serving the same or perhaps even dually diagnosed populations. In some cases, federal and state-funded programs may have requirements and rules that tie the hands of agencies and the jurisdiction. Even so, the County of Volusia works closely with many agencies to ensure that residents in need are provided with assistance in the most efficient and effective manner possible.

The County of Volusia will continue to coordinate with other, internal departments, governmental agencies, non-profit organizations, private enterprises and individuals to provide increased opportunities for target area residents and ensure that any institutional gaps are being addressed and overcome.

## **J. COORDINATION**

The County of Volusia will continue to coordinate with other governmental agencies, non-profit organizations (including faith based organizations), private enterprises and individuals to provide increased opportunities for target income residents. To enhance coordination between public and private housing and social services agencies, the County will undertake and participate in the following actions:

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

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

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

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

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

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

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

Transitions Workgroup: This inter-agency/governmental committee was formed to improve discharge planning and improve housing opportunities for foster care youth who are aging out of foster care in Volusia County.

## **K. PUBLIC HOUSING RESIDENT INITIATIVES**

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

The DHA currently has no public housing residents, and all residents have received relocation vouchers. They are in the process of developing new public housing units once sufficient funding can be secured.

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

The investigation by HUD on the New Smyrna Beach Housing Authority, and the recent resignation of the executive director and multiple board members, preclude any mention on initiatives specific to their public housing residents. Any initiatives will be determined by the new director and board to be appointed.

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



## **VII. ONE YEAR ACTION PLAN**

### **County of Volusia, FL 2010 One-Year Action Plan**

#### **EXECUTIVE SUMMARY**

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The County of Volusia's 2010 One-Year Action Plan (AP) establishes a strategic course of action serving the needs for non-housing community development, affordable housing and homelessness in Volusia County, generally excluding the municipalities of Daytona Beach, Deltona, Oak Hill, Port Orange, and Ponce Inlet. This Executive Summary summarizes the plans of the County so that interested citizens can have a concise overview of the housing and community development activities to be implemented in their communities.

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

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

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

#### **□ Housing Assistance**

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

#### **□ Homelessness Assistance**

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

- Priority 3 – Essential Services
- Priority 4 – Rehabilitation/Renovation

The County expects the following sources of Federal funding, including estimated program income, governed by this Annual Action Plan to be available in FY 2010 to address these needs:

HOME Investment Partnership Program (HOME)	\$ 944,954
Emergency Shelter Grant Program (ESG)	\$ 85,661
Community Development Block Grant (CDBG)	<u>\$ 2,100,315</u>
<b>Total</b>	<b>\$3,130,930</b>

\*Includes estimated program income of \$50,000 for CDBG and \$50,000 for HOME.

The following tables provide a summarization of Volusia County's FY 2010 HOME, ESGP and CDBG funded projects.

<b>FY 2010 One-Year Action Plan – HOME Program</b>	
<b>Project Title</b>	<b>Budget</b>
Housing Rehabilitation- Homeowner	\$405,000.00
Homebuyer Assistance- Existing	\$200,000.00
Acquisition/Rehabilitation of Rental Housing	\$145,459.00
New Construction – Multi-Family Rental Housing	\$150,000.00*
Administration	\$ 94,495.00
<b>TOTAL</b>	<b>\$994,954.00</b>

\* Includes \$50,000 of estimated program income.

<b>FY 2010 One-Year Action Plan – ESG Program</b>	
<b>Project Title</b>	<b>Budget</b>
Homeless Facility Essential Services Costs	\$25,698.00
Homeless Facility Operating Costs	\$34,265.00
Homeless Prevention	\$25,698.00
<b>TOTAL</b>	<b>\$85,661.00</b>



<b>FY 2010 One-Year Action Plan – CDBG Program</b>			
<b>Project Title</b>	<b>Budget</b>	<b>Project Title</b>	<b>Budget</b>
<b><i>Daytona Beach Shores</i></b>	<b>\$67,210</b>	<b><i>Orange City</i></b>	<b>\$67,210</b>
Senior Citizens' Programs	\$67,210	ADA Improvements- Valentine Park	\$67,210
<b><i>DeBary</i></b>	<b>\$67,210</b>	<b><i>Ormond Beach</i></b>	<b>\$115,517</b>
ADA Improvements-Gateway Park	\$67,210	ADA Sidewalk Improvements- S. Halifax	\$30,000
		Seldon Ave Drainage and Watermain Improvements	\$51,517
<b><i>DeLand</i></b>	<b>\$176,427</b>	Public Services- Great Kids Explorer Program	\$19,000
Clearance/Demolition	\$20,000	Volusia/Flagler Coalition for the Homeless- Operating Expenses	\$15,000
Public Services-C.R. Coordinator	\$42,000		
Public Services-Back to Basics	\$5,000	Pierson	<b>\$67,210</b>
Public Facility Improvements-Chisholm Center Weight Room	\$60,000	Public Facility Improvement	\$67,210
Park Improvement- Eastside Park	\$49,427		
		<b><i>South Daytona</i></b>	<b>\$77,712</b>
<b><i>Edgewater</i></b>	<b>\$96,615</b>	Water/Sewer Improvements- West Nova	\$77,712
Public Facility Improvement-YMCA	\$96,615		
		<b><i>County of Volusia</i></b>	<b>\$1,114,859</b>
<b><i>Holly Hill</i></b>	<b>\$96,615</b>	Administration	\$420,063
Lift Station Replacement-Magnolia Avenue	\$96,615	Housing Rehabilitation	\$444,859*
		Housing Administration	\$100,000
<b><i>Lake Helen</i></b>	<b>\$67,210</b>	Volusia/Flagler Coalition for the Homeless- Operating Costs	\$20,000
Street Improvements- S. Summit	\$67,210	Public Services- Halifax Urban Ministries	\$20,000
		Public Services- Community Res. Center	\$35,000
<b><i>New Smyrna Beach</i></b>	<b>\$136,520</b>	Public Facility Improvement	\$74,937
Park Improvements- Pettis Park Walkway and Trail	\$58,000		
Public Facility Improvements-Babe James Message Sign	\$25,000		
Public Facility Improvements-Babe James Splash Pad	\$53,520		
		<b><i>TOTAL</i></b>	<b>\$2,150,315</b>
*Budget consists of \$50,000 in estimated program income.			

## Objectives and Outcomes

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

TABLE 3A – Summary of Specific Annual Objectives – FY 2010						
Spec . Obj. #	Outcome/Objective Specific Annual Objective	Source of Funds	Performance Indicators	Expected Number	Actual Number	Percent Complete
DH-1	Availability/Accessibility of Decent Housing					
DH 1.1	Rental Housing Acquisition/ Rehabilitation	HOME-CHDO set aside	Number of affordable rental units acquired/made standard	2		
DH 1.2	Homeowner Rehabilitation projects	HOME and CDBG	Number of units brought from substandard condition to standard	18		
DH 1.3	New construction Rental Housing	HOME	Number of new safe, affordable housing units constructed.	4		
			ONE-YEAR GOAL	24 housing units		
DH-2	Affordability of Decent Housing					
DH 2.1	Homebuyer Assistance	HOME	Number of households receiving purchase assistance	6		
DH 2.2	Homeless Prevention Project	ESG	Number of households receiving emergency financial assistance to prevent homelessness	440		
			ONE-YEAR GOAL	446 households		

<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
	Outcome/Objective Specific Annual Objective	Source of Funds	Performance Indicators	Expected Number	Actual Number	Percent Comple te	
SL 1.1	4 Public Infrastructure Improvement Projects	CDBG	Number of LMI persons assisted with new, improved, upgraded access to public infrastructure, facilities or services	3,296			
SL 1.2	5 Public Facility Improvement Projects	CDBG		8,397			
SL 1.3	3 Public Service Projects	CDBG		3,524			
SL 1.4	2 Public Service Project	CDBG	Number of homeless persons assisted with new, improved, upgraded access to facilities or services	3,702			
SL 1.5	1 Public Service Activity	CDBG	Number of elderly persons assisted with new, improved, upgraded access to services	1,083			
SL 1.6	5 Public Facility Projects	CDBG	Number of public facilities with new, improved, upgraded access to services for the disabled	5			
SL 1.7	1 Infrastructure Project	CDBG	Number of disabled persons assisted with new, improved, upgraded access to public facilities	6,442			
SL 1.9	2 Homeless Projects	ESG	Number of homeless persons assisted with improved access to services	6,177			
			<b>ONE-YEAR GOAL</b>	<b>32,626 LMI and 5 Public Facilities</b>			

SL-2 Sustainability of Suitable Living Environment							
SL 2.1	1 Clearance and Demolition Projects	CDBG	Number of substandard units demolished	3			
			<b>ONE-YEAR GOAL</b>	<b>3 substandard units</b>			

### Citizen Participation

The County of Volusia's 2010 One-Year Action Plan was prepared based on the analysis contained in the FY 2010-2015 Consolidated Plan, the five-year strategies contained therein, and through public meetings and comments. A public meeting was conducted on June 8, 2010 for residents of the Western region of Volusia County, June 7, 2010 for residents of the Northeastern region of Volusia County, and on June 10, 2010 for residents of the Southeastern region.

The 11 participating municipalities also held public meetings, as well as open forum meetings, which gave local citizens the opportunity to interact, submit proposals, review old or new program issues or activities, solicit input and formulate recommendations, which were presented to the Community Assistance Division. A draft of the proposed FY 2010 Action Plan Executive Summary was advertised in the Sunday, June 20, 2010 edition of The Daytona Beach News Journal, and the final plan was advertised in the Sunday August 1, 2010 edition. Copies were available for review and comment. Volusia County complied with the requirements set out in the final rule governing the citizens' participation process. A summary of the public's comments and views that were accepted or not accepted, and public hearing dates and locations are contained in **Appendix II**.

### EVALUATION OF PAST PERFORMANCE

Volusia County annually conducts, prepares and submits to the US Department of Housing and Urban Development (HUD) its one year Consolidated Annual Performance and Evaluation Report (CAPER) in December. The CAPER provides a comprehensive review of past performance of Volusia County and its subrecipients both as to the level of expenditures and accomplishments for the formula grants, CDBG, ESG, HOME and ADDI. In FY 2008 Volusia County generally achieved its performance goals. The CAPER is reviewed by the HUD Area Office, and has been accepted by HUD. Volusia County also conducts self-evaluations of performance, and timeliness of expenditures on an on-going basis.

## **FY 2010 ONE-YEAR ACTION PLAN**

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

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

### **B. Federal Resources**

The County of Volusia expects the following Federal formula grant resources to be available to the County of Volusia to address the specific priority needs and objectives identified in the FY 2010 One-Year Action Plan:

Community Development Block Grant (CDBG)	\$2,100,315
HOME Investment Partnerships Program (HOME)	\$ 944,954
Emergency Shelter Grant Program (ESG)	<u>\$ 85,661</u>
<b>Total</b>	<b>\$3,130,930</b>

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

Supportive Housing Program	\$ 1,281,650
Volusia County Housing Choice Voucher (HCV) Program	\$ 2,100,000*
Volusia County HCV Family Self Sufficiency Coordinator	\$ 56,460
Neighborhood Stabilization Program (NSP) program income	\$ 1,500,000
CDBG program income – estimated	\$ 50,000
HOME program income – estimated	<u>\$ 50,000</u>
<b>Total</b>	<b>\$ 8,169,040</b>

### **C. Other Resources**

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

<u>Affordable Housing Needs</u>	
SHIP program income	<u>\$ 150,000 est.</u>
<b>Total</b>	<b>\$ 150,000</b>

#### Homeless Needs

Emergency Shelter Grant Program Local Match	\$ 85,661
Challenge Grant	\$ 96,000
Grant In Aid	\$ 27,611
<b>Total</b>	<b>\$ 209,272</b>

#### Community Development Needs

State of Florida- DCA- Disaster Recovery Program	\$ 4,172,917
Children and Family Program	\$ 2,234,952
Community Services Block Grant	\$ 457,197
Low Income Housing Energy Assistance	\$ 2,031,916
Summer Food Service Program	\$ 608,215
Justice Assistance Grant	\$ 283,593
<b>Total</b>	<b>\$ 9,788,790</b>

### **1. Matching requirements**

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

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

### **2. Summary of Other Resources**

#### Challenge Grant

The Florida Department of Children and Families offers the Challenge Grant, which is an annual program that covers the operating costs for services to the homeless population. This grant is awarded to and distributed by the Volusia/Flagler Coalition for the Homeless. The 2010 Challenge Grant award is expected to be \$96,000, all of which has been allocated to the Star Family Center.

#### Children and Families Program

The County of Volusia provides general fund revenue for agencies providing services for children and community programs. Volusia County Council approves funding based on recommendations of a council appointed Children and Families

Advisory Board (CFAB). Volusia County has also tasked the CFAB with identifying the needs of low-income children and families. For FY 2009/10, a total of \$2,629,356 was designated for children and family programs. Due to an anticipated reduction in revenue available in the general fund, a reduction of 15% to the amount allocated to the Children and Families Program brings the FY 2010/11 amount to \$2,234,952.

#### Community Services Block Grant Program:

Funded by the State of Florida, the Community Services Block Grant serves low-income individuals and families living in Volusia County. The program provides a variety of antipoverty services to promote the self-sufficiency and well being of individuals and families. Emergencies, health, housing, daycare, vocational training, transportation and self-sufficiency are addressed through financial assistance and individual strategies developed for the participants to improve their living and economic conditions. A total of \$457,197 in federal and local funds has been allocated for the 2010/11 fiscal year to address the immediate life necessities of low-income individuals and families through financial assistance and individual self-sufficiency plans.

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

Edward Byrne Anti-Drug Abuse Act grant funds are provided through the Florida Department of Law Enforcement for projects provided by units of government and law enforcement agencies within Volusia County. These projects provide such programs as: anti-drug abuse training, drug free activities, substance abuse treatments and police under cover operation to stop the sale of drugs and incarcerate the perpetrators. The grant allocation for the 2010/11 fiscal year totals \$283,593.

#### Grant in Aid

Grant in Aid is a State program offered by the Department of Children and Families (DCF). The Volusia/Flagler Coalition for the Homeless receives this funding and distributes it through both Volusia and Flagler Counties. The DCF contract for FY 2010/11 has approved the Coalition to continue with and retain the \$27,611 from the Grant in Aid funds for the case manager position to work with homeless school aged children in Volusia County.

#### Homelessness Prevention and Rapid Re-Housing Program (HPRP)

The Homelessness Prevention and Rapid Re-Housing Program (HPRP), funded through the U. S. Department of Housing and Urban Development, prevents

homelessness by providing financial and other assistance to individuals and families at risk of becoming homeless, and helps those who are experiencing homelessness

to be quickly re-housed and stabilized. The funds provide for a variety of assistance, including: short-term or medium-term rental assistance, and housing relocation and stabilization services, including such activities as rental assistance, security or utility deposits, utility payments, moving cost assistance, and case management. HPRP requires that program participants have ongoing case management; the household must be at or below 50% of the area median income; and the household must be homeless or at risk of losing housing. The funding allocation of \$805,614 must be expended within three years of the grant agreement.

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

The LIHEAP is a federally funded grant passed through the State of Florida Department of Community Affairs. The LIHEAP program assists low-income households in meeting the costs of heating and cooling their homes. The funding allocation for FY 2010/11 is \$2,031,916.

#### Neighborhood Stabilization Program (NSP)

The Neighborhood Stabilization Program is a federally funded grant through the U.S. Department of Housing & Urban Development. The program will be used to purchase, rehabilitate and sell foreclosed homes in the local target areas to first-time homebuyers whose incomes do not exceed 120% of the AMI. The funds will be used to acquire and rehabilitate foreclosed homes for long term affordable rental to households whose incomes do not exceed 50% of the AMI. Volusia County received funding in the amount of \$5,222,831 during fiscal year 2008/09, which was required to be expended for acquisition and rehabilitation within an 18 month time period. Program income expected to be generated during fiscal year 2010/11 is estimated at \$1,500,000, and originates from the sale of the rehabilitated homes to income eligible households.

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

Community Assistance in coordination with the Volusia County Public Works Division applied for and was awarded this grant, which was made available as a result of Tropical Storm Faye, which severely impacted the West Volusia with damage from flooding. the total of the be used to fund various activities to improve drainage in Orange City and Deltona as well as address affordable housing repair/mitigation needs in targeted areas. The total amount of this grant is \$4,172,917, which must be expended by June 2012.



### State Housing Initiatives Partnership Program (SHIP)

The County of Volusia will not receive any additional funding through SHIP, a State of Florida funded program that provides funding to local governmental entities to address affordable homeownership and rental housing needs for very-low, low- and moderate-income households, for the 2010/11 fiscal year. It is estimated that \$150,000 in SHIP program income will be received in FY 2010/11 that will be available for housing assistance as provided in Volusia County's LHAP

### Summer Food Service Program

The Summer Food Service Program is a federally funded program passed through the State Department of Education. The program provides nutritionally balanced meals and snacks to economically disadvantaged children age 18 or younger during the summer months. Volusia County's allocation for FY 2010/11 is expected to be \$608,215.

### Supportive Housing Program (SHP)

The Supportive Housing Program (SHP) is a three (3) year program awarded through HUD that will provide grant funds for activities that include; transitional housing, permanent housing, alternative housing and supportive services. In 2010, the Volusia/Flagler County Coalition for the Homeless's Continuum of Care expects to be award \$1,281,650 to six local agencies (the STAR Center, Stuart Marchman Act, Family Renew Community, Serenity House, the Salvation Army, Family Life Center, and the Domestic Abuse Council) and the Volusia/Flagler Coalition for the Homeless to fund operational costs for 14 renewal projects and one new Good Samaritan Project. Serenity House will add five new units of permanent housing to five persons: including two with mental illnesses, two with substance abuse problems and a veteran.

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

The Volusia County Housing Choice Voucher Program serves residents of Volusia County and elsewhere and is funded by the HUD Public Housing Program. Rental assistance is provided to participants based on their income eligibility. Safe and sanitary living conditions are ensured through inspection and monitoring of the participant's housing choice. In FY 2010, \$2,100,000 is the estimated program award for the County of Volusia to implement this program. Also in 2010/11, Volusia County was awarded \$56,460 in federal funds to support the Volusia County Housing Choice Voucher Program Family Self Sufficiency Program Coordinator.

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

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

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

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

##### **❑ Housing Assistance**

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

##### **❑ Homelessness Assistance**

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

Based on these priority needs, Volusia County proposes to use the CDBG, HOME/ADDI and ESG Federal grants to be received by Volusia County in FY 2010, to address these needs and objectives:

### **Availability/Accessibility of Suitable Living Environment**

<b>Non-Housing Community Development</b>	
Priority Number 1	Infrastructure Improvement
Outcome	To provide funding for countywide street improvement activities. To provide funding for countywide water/sewer improvement activities. To provide funding for countywide sidewalk improvement activities.
Funding	FY 2010/11 Funding
Street Improvement Water/Sewer Improvement Sidewalk Improvement	\$67,210 \$225,844 \$30,000
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2010- 09/2011
Proposed Accomplishments	Annual Accomplishments
Street Improvement Water/Sewer Improvement Sidewalk Improvement	151 LMI persons 3,145 LMI persons 6,442 LMC persons

<b>Non-Housing Community Development</b>	
Priority Number 2	Public Facility Improvement
Outcome	To provide funding for general public facility improvements. To provide funding for parks and/or recreation facilities. To provide funding for neighborhood facilities.
Funding	Annual Funding
General Public Facility Parks/Recreation Facility Neighborhood Facility	\$298,762 \$241,847 \$78,520
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2010- 09/2011
Proposed Accomplishments	Annual Accomplishments
General Public Facility Parks/Recreation Facility Neighborhood Facility	4,025 LMI persons 4 Public Facilities 4,372 LMI persons

<b>Non-Housing Community Development</b>	
Priority Number 3	Public Services
Outcome	To provide funding for general public services programs. To provide funding for senior services programs. To provide funding for youth services programs.
Funding	Annual Funding
General Public Services	\$82,000
Senior Services	\$65,210
Youth Services	\$27,800
Geographic Basis for Allocation	The County of Volusia and the City of DeLand through its community participation process.
Funding Resources	CDBG
Time Frame	10/2010- 09/2011
Proposed Accomplishments	Annual Accomplishments
General Public Services	3,479
Senior Services	1,083
Youth Services	25 People

<b>Non-Housing Community Development</b>	
Priority Number 5	General Program Administration
Outcome	To provide funding for countywide general program administration.
Funding	Annual Funding \$393,000
Geographic Basis for Allocation	Consolidated Plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2010- 09/2011
Proposed Accomplishments	Annual Accomplishments 2 Activities

### **Sustainability of Suitable Living Environment**

<b>Non-Housing Community Development</b>	
Priority Number 5	Clearance/Demolition
Outcome	To provide funding for clearance and demolition in the Cities of DeLand
Funding	Annual Funding \$20,000
Geographic Basis for Allocation	Consolidated Plan activities are carried out countywide and will benefit low/moderate income persons.
Funding Resources	CDBG
Time Frame	10/2010- 09/2011
Proposed Accomplishments	Annual Accomplishments 3 Substandard Structures

### Provide Decent Affordable Housing

Priority Number 1	<b>Rehabilitation of Homeowner Housing</b>
Outcome	Improve accessibility for the purpose of providing decent affordable housing
Geographic Basis for Allocation	Homeowner rehabilitation will be provided countywide.
Funding Amount	\$849,859
Funding Resources	HOME, CDBG
Time Frame	10/2010 – 9/2011
Proposed Accomplishments	Annual Accomplishment
	18 units

Priority Number 2	<b>Homebuyer Assistance</b>
Outcome	Improve affordability for the purpose of providing decent affordable housing
Funding Amount	\$200,000
Geographic Basis for Allocation	Homebuyer Assistance will be provided countywide.
Funding Resources	HOME
Time Frame	10/2010 - 9/2011
Proposed Accomplishments	Annual Accomplishments
	6 households

Priority Number 3	<b>Rental Housing Acquisition/Rehabilitation</b>
Outcome	Improve accessibility for the purpose of providing decent affordable housing.
Funding Amount	\$145,459
Geographic Basis for Allocation	Rental Acquisition/Rehabilitation will be provided countywide.
Funding Resources	HOME-CHDO
Time Frame	10/2010 - 9/2011
Proposed Accomplishments	Annual Accomplishments
	2 rental units

Priority Number 4	<b>New Construction of Multi-Family Rental Housing.</b>
Outcome	Improve affordability for the purpose of providing decent affordable housing.
Funding Amount	\$150,000
Geographic Basis for Allocation	New Construction will be provided countywide.
Funding Resources	HOME
Time Frame	10/2010 - 9/2011
Proposed Accomplishments	Annual Accomplishment
	4 rental units

Priority Number 5	<b>Program and Housing Rehabilitation Administration</b>
Outcome	To provide funding for countywide rehabilitation,.
Geographic Basis for Allocation	Program and housing rehabilitation administration will be provided countywide.
Funding Amount	\$194,495
Funding Resources	HOME, CDBG
Time Frame	10/2010 - 9/2011
Proposed Accomplishments	Annual Accomplishment
	20 units

<b>Homeless Assistance</b>	
Priority Number 1	Preventive Services
Objective 1	To provide funding for countywide homeless prevention activities to include financial assistance to low-income families who have received eviction notices, notices of utility termination or similar assistance to avoid homelessness.
Funding	\$ 51,396 *
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate- income persons.
Funding Resources	ESG, Local Funds (100% match)
Time Frame	10/2010 - 9/2014
Proposed Accomplishments	Annual Accomplishment
	440 Persons

\* Includes 100% ESG match.

<b>Homeless Assistance</b>	
Priority Number 2	Shelter Operating Costs
Objective 2	To provide funding for shelter operating costs to include financial assistance for shelter and grounds maintenance, utilities, insurance, furnishings and food to agencies countywide.
Funding	Annual Funding
	\$ 163,530 *
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons throughout Volusia County.
Funding Resources	ESG, CDBG, Local Funds (100% match)
Time Frame	10/2010 - 9/2014
Proposed Accomplishments	Annual Accomplishment
	9,472 persons

\* Includes 100% ESG match.

<b>Homeless Assistance</b>		
Priority Number 3	Essential Services	
Objective 3	To provide funding for homeless essential services to include outreach, healthcare, counseling/treatment, transportation, and child-care.	
Funding	Annual Funding	Five-Year Funding
	\$ 51,396 *	\$ 256,980 *
Geographic Basis for Allocation	Consolidated plan activities are carried out countywide and will benefit low/moderate income persons.	
Funding Resources	ESG, Local Funds (100% match)	
Time Frame	10/2010 - 9/2014	
Proposed Accomplishments	Annual Accomplishment	Five-Year Accomplishment
	407 persons	2,035 persons

\* Includes 100% ESG match.

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

The activities to be undertaken by the County of Volusia for FY 2010 are identified in the Proposed Activities section which follows. The tables (using the CPMP Version 2.0 format) provide a detailed description of the proposed activities to include funding level, project location, proposed accomplishments, anticipated benefits to be realized, objectives, outcomes, and outcome indicators, subrecipient status, and other pertinent data. It is anticipated that a majority of the proposed projects will be completed within the program year with a few overlapping into a future year.

## **F. Outcome Measures**

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

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

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

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

Additionally, the participating jurisdictions must submit an annual community development plan. The annual plan must list very specific projects that are anticipated to be completed within the fiscal year. The short-term goals included in the annual plan are incorporated into the County's Consolidated Plan One-Year Action Plan which is submitted to the U.S. Department of Housing and Urban Development.



In order to determine if the short and long-term community development objectives identified in the Consolidated Plan are being met, Volusia County performs a self-evaluation as part of the CAPER. The self-evaluation allows the County to compare its proposed annual accomplishments against the actual annual accomplishments. This evaluation assists the County in determining if the proposed five-year goals will be met or it identifies the need, if necessary, to revise its long range goals due to unforeseen community development needs.

In order to enhance the measurement of how federal funds assist in the completion of community development needs countywide, the CDBG participating municipalities will be asked to perform a self-evaluation at the end of the fiscal year which will include an explanation of each jurisdiction's long and short term community development needs and how federal dollars were used to assist in the completion of the goals. Volusia County will also coordinate with the County's Growth Management Department to evaluate the effectiveness of the use of federal dollars in assisting with the long and short term community development objectives set forth in the County's Comprehensive Plan.

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

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

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

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

Housing & Grants Administration Activity completes a Local Affordable Housing Assistance Plan (LHAP) every three years as required under the State Housing

Initiatives Partnership (SHIP) Program. A new LHAP was completed in May, 2010 for the next 3 year period, and is included as Appendix V to this Plan. The plan uses public input to determine housing needs and strategies for meeting identified needs. Volusia County uses tools, such as, the LHAP, CAPER and the Consolidated Plan to continually revise and plan strategies to meet the affordable housing needs in the community. These documents serve as valuable planning and performance measuring tools.

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

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

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

The Volusia/Flagler Coalition for the Homeless coordinates HMIS in Volusia and Flagler Counties. The County of Volusia actively assists in the program and has mandated that all ESG Program recipients participate. Since 2007, a full time HMIS administrator has assisted the Coalition and participating agencies improve their data gathering mechanism and reporting functions. In FY 09/10, the HMIS administrator will work with the participating agencies to obtain additional data for the following required HUD reports:

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

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

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

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

Assistance will also be provided to individuals that have been determined to be eligible because of their income levels, or are presumed to be of low/moderate-income because of their circumstance. Of the CDBG allocation, 80% of the funds are planned for activities that will benefit persons of low- and moderate-income and 15% of these funds are planned for activities located in the local target areas. Data gathered indicates that Hispanic and Black minority populations are concentrated in certain targeted low-income areas of the County entitlement area. However, eligible persons countywide from all racial, ethnic and gender groups are given the opportunity to participate in any of Volusia County's housing activities.

Map 1 following on page 15 indicates the general geographic location of the proposed FY 2010/11 activities that have been developed to meet the above listed priority needs. **Appendix VIII** includes additional maps that provide further detail of the racial and ethnic concentrations and low-moderate income areas in Volusia County. The locations of the proposed projects, within these special geographic areas, have also been included on these maps as applicable. **Appendix VIII** includes the following maps:

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

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

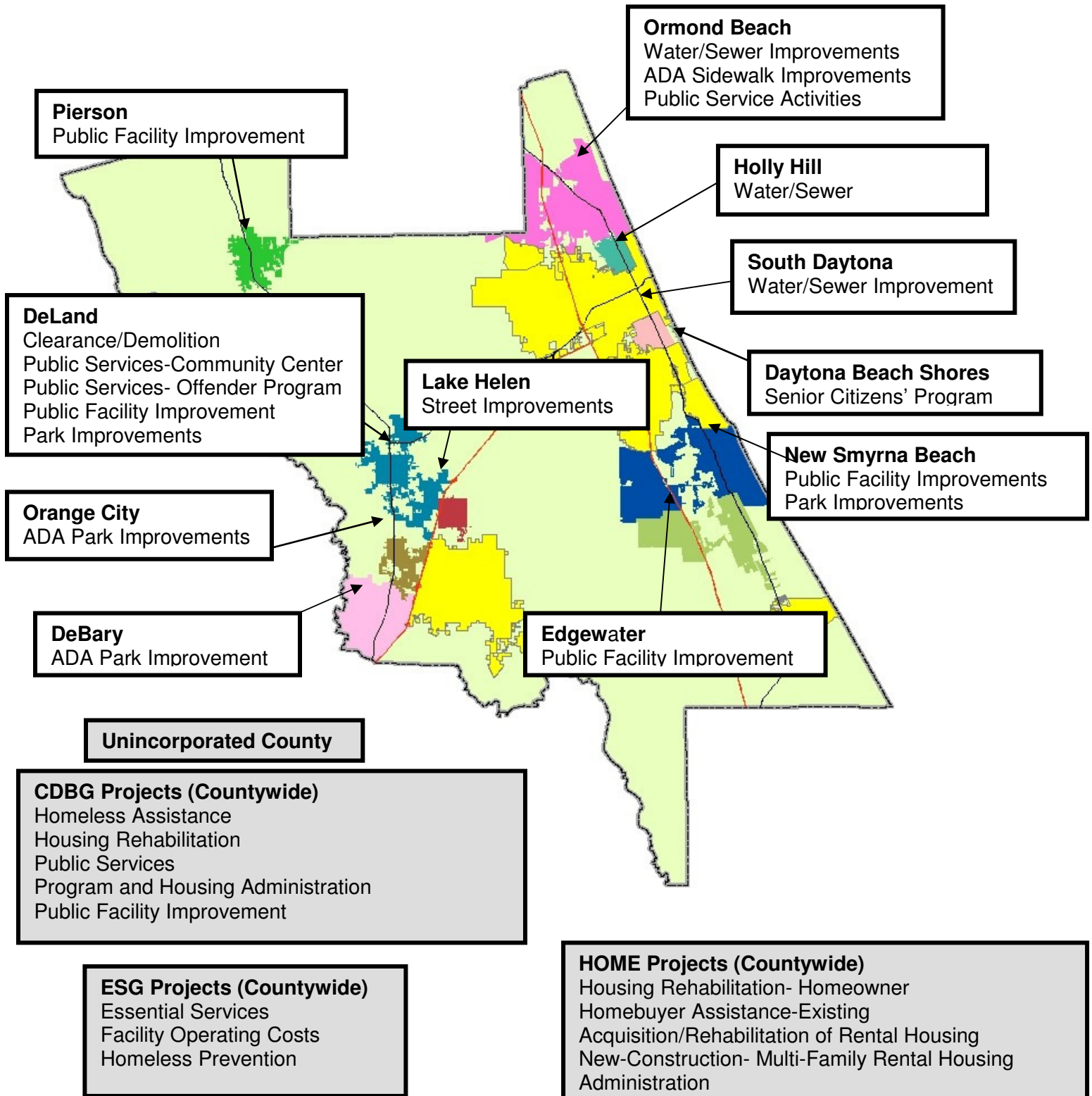
demonstrated that Volusia County has some deficits in the fair housing delivery system, and therefore some CDBG funds were allocated for fair housing education and outreach in the prior year.

Each participating municipality sets their own priorities based upon the needs of their community and eligibility of activities under the CDBG program. Each city held public meetings to obtain public input into the needs of the community. A copy of comments obtained at the public meetings is included in **Appendix II**.

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

# FY 2010 Action Plan Project Map

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



## **H. Affordable Housing Goals**

The County continues to expand the supply of affordable owner and rental housing through its homeowner development, homebuyer assistance, and housing rehabilitation programs and through its partnership with non-profit housing providers. Table 3B below summarizes the annual housing goals that Volusia County has identified in the Action Plan for the upcoming year using the anticipated federal formula grant funding (CDBG, HOME and ESG).

**Table VII H-1**

<b>TABLE 3B – FY 2010 ANNUAL HOUSING COMPLETION GOALS</b>				
	<b>Annual Number Expected Units To Be Completed</b>	<i>Resources used during the period</i>		
		<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>				
Homeless households	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Special Needs Housing</b>	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)</b>				
Acquisition of existing units	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Production of new units	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rehabilitation of existing units	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Total Sec. 215 Affordable Rental</b>	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>				
Acquisition of existing units	0	<input type="checkbox"/>	<input type="checkbox"/>	
Production of new units	0	<input type="checkbox"/>	<input type="checkbox"/>	
Rehabilitation of existing units	18	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Homebuyer Assistance	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Total Sec. 215 Affordable Owner</b>	24	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>ANNUAL HOUSING GOALS</b>				
Annual Rental Housing Goal	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	24	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Chart H-1 below summarizes the planned homeowner and rental housing units to be provided using these funds to supplement the housing units produced through the state grant funding sources.

	Total number of units planned	NSP	SHIP	DGR
<b>HOMEOWNERSHIP</b>				
Acquisition of existing units	15	<input checked="" type="checkbox"/> 15*	<input type="checkbox"/> 0	<input type="checkbox"/> 0
Production of new units	0	<input type="checkbox"/> 0	<input type="checkbox"/> 0	<input type="checkbox"/> 0
Rehabilitation of existing units	23	<input checked="" type="checkbox"/> 15*	<input checked="" type="checkbox"/> 8	<input type="checkbox"/> 0
Homeownership Assistance	21	<input checked="" type="checkbox"/> 15*	<input checked="" type="checkbox"/> 6	<input type="checkbox"/> 0
<b>Total Homeownership Units</b>	29	15	14	0
<b>RENTAL</b>				
Acquisition of existing units	0	<input type="checkbox"/> 0	<input type="checkbox"/>	<input type="checkbox"/> 0
Production of new units	0	<input type="checkbox"/> 0	<input type="checkbox"/>	<input type="checkbox"/> 0

Rehabilitation of existing units	—	<input type="checkbox"/> 0	<input type="checkbox"/>	<input type="checkbox"/> —
Rental Assistance	0	<input type="checkbox"/> 0	<input type="checkbox"/>	<input type="checkbox"/> 0
<b>Total Rental Units</b>	—	0	0	

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

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

In the County of Volusia, the Volusia/Flagler Coalition for the Homeless (Coalition) serves at the “hub” for homeless and other special needs populations. The Coalition is comprised of a twenty- five (25) member Board of Directors who represent local governments, businesses, non-profits, and other community members that are directly or indirectly affected by homelessness. The Board of Directors is responsible for setting policy and priorities, and is administered by a full time executive director.

The Coalition serves as the leader for the Volusia/Flagler County Continuum of Care (CoC). The CoC is responsible for finding “gaps” in the services offered to the homeless population. These “gaps” are missing services that are needed to ensure that clients can successfully exit homelessness. The Coalition’s assessment of need (gaps) is as follow:

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

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

In 2007, the Coalition began the development a region wide Ten Year CoC Plan to end chronic homelessness and move families and individuals to permanent housing. The plan identified the resources existing in the community for the homeless, the gaps in the delivery of services, and the funding sources and other funding opportunities.



The following chart illustrates the CoC's Ten Year Plan 2010 goals and action steps with outcomes.

Goal	Action Steps	Outcome
1. Begin relocation of Salvation Army shelter from Ballough Road or rehab existing facility.	a. Salvation Army acquires property and receives City approval. b. Continuum applies for State HHAG to fund construction	a. Reduced impact of homelessness on downtown b. Cost effective service delivery through enhanced collaborative use of facilities c. Expanded capacity to house/serve clients
2. Shift funding priorities to expand services for single men/women, especially CH	Funding agencies shift scoring matrix for grants to prioritize expanded services for SMF, especially CH	a. Reduced street homelessness b. Reduced costs for communities (jails/hospital costs) c. Continuum meets HUD/State goals
3. Increase PH bed capacity by a minimum of 12 beds, using data from Housing-First pilot		a. Increase PH bed capacity to meet identified gaps in services for clients b. Continuum meets HUD/State goals
4. Ten-Year Plan and Comprehensive Plans for Counties and Entitlement Cities are in conformance	Continuum participates with all Cities and Counties in preparing CP homeless and housing sections	Counties, Cities and Continuum planning is congruent; plans include affordable housing goals; all funding is tied to priorities
5. Establish regional funding stream earmarked for homeless	Continuum to work with government entities to agree on proportional share for funding agreed upon goals. Continuum to work with government entities to agree on mechanism for generating funds.	Regional funding stream supports achievement of goals; provides leverage for State/Federal funding.
6. West Volusia service delivery is expanded.	Space acquisition; funding completed.	Expand service capacity in West Volusia.

## ***Emergency Shelter***

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

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

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

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

Currently there are nine agencies that offer transitional housing within the County of Volusia providing 521 available beds. The following chart shows the agency and the number of available transitional housing beds.

<b>Agency</b>	<b>Number of Beds</b>
Stewart Marchman-Act	12
Domestic Abuse Council	66
Family Renew Community	142
Neighborhood Center	27
Palmetto Place	55
Family Life Center	25
Serenity House	86
The Salvation Army	14
Halifax Urban Ministries- Star Center	94
Total	521

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

### **3. *Homeless Prevention***

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

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

All of the programs discussed are designed to prevent individuals and families from becoming homeless and to promote independent living. In FY 2010/11, Human Services plans to prevent 440 households from becoming homeless.

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

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

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

The **Homelessness Prevention** unit will provide assistance to individuals and families who are currently in housing but are at risk of becoming homeless and need temporary assistance to prevent them from becoming homeless. Approximately 35% of the HPRP funds will be allocated to provide the following assistance and housing relocation and stabilization services:

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

The **Rapid Re-housing** unit will assist individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain and retain housing. Approximately 65% of the HPRP funds will be allocated to provide the following assistance and housing relocation and stabilization services:

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

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

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

In 2007, a discharge committee was established by the Coalition to take the primary responsibility for discharge coordination in the County of Volusia. A discharged individual is someone who has completed his or her stay at a hospital,

jail, and treatment facility or in the foster care system. The committee is responsible for assisting with the planning and development of recuperative or transitional care facilities for discharged individuals who are without housing. The group also develops the policy and protocol to ensure that the institutions and agencies providing residential care or treatment, secure all available entitlements for their residents prior to discharge.

During 2008, the discharge committee participated in teleconferences with the State Office on Homelessness and discussed discharge planning models and protocol. A universal referral form developed by the committee is being used to enable clients, especially veterans, who do not have a suitable place to live to be referred for help instead of being discharged to the street. Discharge agreements that establish a protocol when clients are homeless have been created, signed and implemented by ten agencies that provide health care or mental health services or are a correctional facility. Specific planning for clients in the foster care system continues to be a priority for the committee. The focus for FY 09/10 is on the youth population who are aging out of foster care. The committee is currently developing discharge agreements for this population.

Chart I-1 below demonstrates the current status of the committee in formalizing discharge planning:

**Chart I-1**

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

Source: CoC Committee Report

## **5. Chronic homelessness**

As illustrated in Chart J-2 below, the current point in time count of chronic homeless individuals is at one hundred fifty seven (157) as of January 2010. This was an increase of 10 chronically homeless individuals since 2008. While the number of chronically homeless increased in the point in time survey from 2008 to 2010, the Volusia County School District noted a count of 1,112 registered homeless children attending school.

**Chart I-2**

<b>Number of Chronic Homeless Individuals, Volusia County</b>	
Time Period	Point in Time Count
2008	147
2010	157

Source: 2008 Point in Time Survey, 2010 Point in Time Survey

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

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

Currently all agencies serving the homeless population have implemented HMIS. This enables the clients to be identified and be able to receive services needed. The chronically homeless population continues to benefit from the recently funded case manager position that is serving 14 families. The West Side Task Force is a group that is devoted to homeless issues on the Westside of Volusia County. They continue to raise funds for a permanent housing shelter for the west side of the county.

Chart J-3 demonstrates the number of beds currently available and how many will become available by the end of FY 2009.

**Chart I-3**

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

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

Of the categories of non-homeless special needs populations, Volusia County has identified the disabled, alcohol/drug addicted and HIV/AIDS populations as having the higher priority for funding in Volusia County. Table 1B, located on page 109, summarizes the Non-Homeless Special Needs and Priorities that are identified in the Consolidated Plan.

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

Traditionally, the Edward Byrne Memorial Justice Assistance Grant (JAG) is received annually from the Florida Department of Law Enforcement for projects implemented by units of local government, law enforcement and non-profit agencies within Volusia County. These funds are utilized in programs that affect homeless prevention or the homeless population. Funds provide services such as family counseling, drug treatment programs, or after-school programs for children of all ages. These programs are offered to participants of all socio-economic status that are persons experiencing alcohol and other substance abuse issues. The anticipated allocation for FY2010/11 is \$283,593.

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

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

## **1. DeLand Housing Authority**

The DeLand Housing Authority (HA) serves extremely low-income, low-income and moderately low-income families through a Housing Choice Voucher (Section 8) program. In 2007, a total of 200 public housing units were demolished to address revitalization and restoration needs. These units were replaced with relocation vouchers, so the overall number of public housing units was retained. The DeLand Housing Authority plans to construct 250 new public housing units and estimated the cost of that project to be \$6,000,000. Volusia County has committed leverage funds to the DeLand Housing Authority, through its developer, Picerne Affordable Development, LLC for the construction of the Laurel Villas project. Laurel Villas is part of the phased reconstruction of the public housing units. It will provide 120 rowhouse-type units in 18 buildings. Sixty units will be two-bedroom units and 60 units will be three-bedroom units. This project is estimated to commence construction in October 2010.

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

While the most recent report available on the HUD website shows the New Smyrna Beach Housing Authority to be a "standard performer", recent events reported in the Daytona Beach News-Journal reflect that there are concerns with the management of these public housing units. On May 27, 2010, the News-Journal reported that the executive director as well as 3 members of the housing authority board had resigned as a result of an unfavorable report by HUD. The 20-page document raised 17 allegations against the local authority and its' director, including discrimination, nepotism, failure to follow or enact financial procedures, a lack of building upkeep and questionable record keeping. The HUD report indicated that the director had failed to adequately exercise her role and responsibility to ensure the units are decent, safe, sanitary and in good repair" in compliance with federal regulation. HUD inspectors were also critical of the condition of the authority properties, saying the agency has provided \$1.9 million in capital funds over the past nine years, but no major improvements have been made.

Based on this information, it is not possible to project what improvement projects are planned for the future of these public housing units, as a new board and executive director will need to be appointed before these needs can be assessed and addressed.

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

The Ormond Beach Housing Authority, in response to our survey, reports that they have 41 public housing units and an additional 193 Housing Choice Vouchers, and can serve 234 households with their program. They completed the Section 504



Needs Assessment and had the following results to improve their units:

- Put in fill dirt or sod around all of their units,
- Replace windows,
- Increase attic insulation and possibly install wall insulation,
- Repair parking areas to eliminate large cracks and ruts,
- Replace all wind turbines on roofs of units.

The Ormond Beach Housing Authority has already begun on these needed repairs, and are currently using CDBG to upgrade the windows in all of their public housing units. They plan to apply for additional CDBG funds for the insulation, sod and fill dirt and parking lot projects. They intend to use capital funds available to complete the remainder of the repairs.

In addition to the above improvements, this housing authority plans to start a new homeownership program in October, 2010. They provide a monthly newsletter to their public housing tenants and have a resident advisory board. If funding was available, they would also like to make more of their units ADA accessible, to better assist the elderly and disabled populations.

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

The Volusia County Section 8/Housing Choice Voucher Program is implemented through the Community Assistance Division and serves extremely low-, low-, and moderately low-income families through rental assistance. The Section 8 Program's strategy in serving this population is to provide the maximum number of rental units to eligible participants and increase the number of affordable housing units by applying for additional Section 8 Vouchers when available, including special vouchers for elderly and disabled households. In addition, the Section 8 Program meets HUD's targeting requirement for those at or below 30% of median area income.

To improve the living environment of the targeted population, the Section 8 Program will also brief prospective program participants about available units outside of poverty stricken and minority concentration areas. In order to improve operations and management, the Volusia County Section 8 Program intends to modernize its computer system to increase efficiency. A Family Self Sufficiency Coordinator works with Section 8 families that have enrolled in the Family Self Sufficiency program, which uses funding to help the household become more economically independent through paying for education programs, assisting with bills while attending school, and assisting with transportation and childcare needs. The Housing Choice Voucher Program has developed a homeownership program that is available to successful participants of the Family Self-Sufficiency Program, which includes elderly and disabled participants. They currently have one successful participant in this homeownership program, which will pay a portion of the mortgage for up to 15 years if the household still is income eligible. The scale

of what the participant/homeowner pays for the mortgage is based on the Section 8 guidelines, and the participant is still required to follow the same regulations as the Housing Choice Voucher Program.

The Volusia County Housing Choice Voucher Program currently has 2,500 applicants on its' waiting list, the highest number for public housing programs in the Volusia County entitlement area. This list is the result of applications received in October, 2009, as the existing list that had been created in 2004 was depleted.

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

This section provides a review of the jurisdiction's strategies and programs for reducing the number of poverty level families in Volusia County. The 2008 American Community Survey reported that out of a total population of 498,036 people in Volusia County that 64,247 or 12.9% were below the poverty level. The poverty level in Volusia County is slightly lower than the 13.3% poverty level statewide.

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

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

##### *Community Services Block Grant*

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

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

Households that are currently being served by the Volusia County Housing Choice Voucher Program-Section 8, also have a family self-sufficiency program that is

tailored to their unique needs, as public housing assistance residents. The benefits to families enrolled in this program include assistance with tuition for education programs, assisting with bills while attending school, and help with transportation and childcare needs. A Family Self-Sufficiency Coordinator works with the Section 8 families and provides case management to assist in working toward the goal of economic independence. Successful participants in the Section 8 program are eligible for the homeownership program, a major step in achieving self-sufficiency.

### **Section 3**

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

As part of the procurement process in awarding contracts for capital projects, the Community Assistance Division emphasizes Section 3 for all activities, even where the project cost does not meet the \$100,000 threshold to require it. Community Assistance actively promotes the hiring of Section 3 contractors and subcontractors in its procurement procedures. We educate the subrecipients during the annual training and reinforce Section 3 requirements during the pre-bid and pre-construction process for all capital improvement projects, in an effort to create jobs for persons in the community that might not have been available otherwise.

### **Economic Development**

Volusia County government's support of an economic development program provides professional and targeted resources to stimulate a greater long-term diversification of the local economy. By targeting and supporting opportunities for higher skilled and higher waged job creation, the County and its economic development partners increase the standard of living in the local economy. The Economic Development Divisions' vision is that diversification from traditional industries will help to import economic wealth and balance the local economy, making it less vulnerable to market fluctuations.

Economic Development encourages higher levels of new capital investment along with higher waged jobs, expanding the tax base and providing more dollars for local and county governments. This new tax base continues to provide a stronger economic return for the community in years to come. They seek to achieve this through:

- generating leads through marketing, such as trade shows, direct mail and business visits
- providing information on websites and project research to support cost analysis,
- facilitating site tours and community introductions,
- negotiating a variety of partner based incentives, and
- advocating business climate improvements.

The Economic Development Division as of 2009 had helped to create 2,700 jobs new to Volusia since 2002. They are continually expanding the services they provide to inform potential industries of doing business in our county.

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

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

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

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

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

- Performing paint testing and lead or hazard screening, testing on a limited number of surfaces.
- Performing a clearance examination of the work site. A clearance report shall be required on each project completed in accordance with HUD specifications.
- Ordering laboratory analysis for lead when necessary, using the fastest turnaround time possible for laboratory results.
- The inspection/risk assessment report will be completed within 10 business days from the date the report is ordered.

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

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

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

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

## **M. Other Actions**

### **1.**

The primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has impacted both private foundations and public agencies. Non-profit agencies have seen declines in giving in recent years. The United Way of Volusia reported a 50% decrease in contributions for 2009, and an additional 4.5% decrease for 2010. Tighter budgets at the local and state level, due to an overall decrease in tax revenue, prevent public agencies from being able to make up the difference to the shortfall for these non-profits.

While the housing boom that marked the previous fiscal years -2010 peaked in 2008, the ability of extremely low-, low- , and moderate-income households to afford decent, safe and affordable housing has not diminished. The median sales price of houses in Volusia County for 2010 was \$120,600, a price that is still out of reach for households that earn less than 80% of the area median income. The loss of the SHIP program at the local level as a down-payment assistance program translates directly to a reduction in services to households in these income groups.

Additionally, the CDBG program provides supplemental funding for the homeless population as well as public service funding for youth, abused children and the elderly. Volusia County also receives federal and state grants and local revenue, which help support efforts to address the underserved needs of the low-income populations countywide in Volusia County. These sources of funding include the following resources:

#### Children and Families Program

The County of Volusia provides general fund revenue for agencies providing services for children and community programs. Volusia County Council approves funding based on recommendations of a council appointed Children and Families Advisory Board (CFAB). Volusia County has also tasked the CFAB with identifying the needs of low-income children and families. For FY 2009/10, a total of \$2,629,356 was designated for children and family programs. Due to an anticipated reduction in revenue available in the general fund, a reduction of 15% to the amount allocated to the Children and Families Program brings the FY 2010/11 amount to \$2,234,952.

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

Funded by the State of Florida, the Community Services Block Grant serves low-income individuals and families living in Volusia County. The program provides a variety of antipoverty services to promote the self-sufficiency and well being of individuals and families. Emergencies, health, housing, daycare, vocational training, transportation and self-sufficiency are addressed through financial assistance and individual strategies developed for the participants to improve their living and economic conditions. A total of \$457,197 in federal and local funds has been allocated for the 2010/11 fiscal year to address the immediate life necessities of low-income individuals and families through financial assistance and individual self-sufficiency plans.

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

The LIHEAP is a federally funded grant passed through the State of Florida Department of Community Affairs. The LIHEAP program assists low-income

households in meeting the costs of heating and cooling their homes. The funding allocation for FY 2010/11 is \$2,031,916.

#### Summer Food Service Program

The Summer Food Service Program is a federally funded program passed through the State Department of Education. The program provides nutritionally balanced meals and snacks to economically disadvantaged children age 18 or younger during the summer months. Volusia County's allocation for FY 2010/11 is expected to be \$608,215.

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

Volusia County continues to support the purposes of the National Affordable Housing Act (NAHA) through the many affordable housing programs implemented by the County, and through partnerships with governmental entities, and for-profit and non-profit organizations. The Volusia County Housing Activity, in cooperation with its Affordable Housing Partners, assists families become homeowners through its Homebuyer Assistance Program. Additionally, the Housing Activity administers the Homeowner Rehabilitation Program to assist very-low and low-income homeowners in retaining their home by providing substantial and regular rehabilitation.

Volusia County annually supports the development of Low Income Housing Tax Credit projects in the County, primarily by committing funds to provide local government support to help finance worthwhile LIHTC projects during each Universal Cycle of the Florida Housing Finance Corporation (FHFC). Two LIHTC projects received loan commitments from Volusia County during the 2009 FHFC Universal Cycle, contingent on receiving LIHTC financing through the FHFC. The projects are located in DeLand, and are the proposed re-construction of the DeLand Public Housing Authority public housing units. The LIHTC process in the State of Florida is extremely competitive, only one of the projects that Volusia County committed loan funds for, Laurel Villas, is expected to receive an LIHTC allocation and move forward with construction

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

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



Housing Incentive Plan provides several mechanisms and recommendations to the County's Land Development Code to alleviate regulatory and public policy affordable housing barriers. The mechanisms approved included the following:

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

As required by state law, the County's Comprehensive Plan includes a Housing Element. The first goal of the Housing Element is to "ensure sanitary, affordable, and safe housing for county residents in a quantity adequate to accommodate reasonable growth in county population". In 2006, the County conducted the Evaluation and Appraisal Report (EAR) of the Comprehensive Plan (including the Housing Element) as required by Florida statutes. The EAR recommended that Volusia County take steps to ensure, through its Comprehensive Plan and other planning processes, that there is a jobs-housing balance. 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 location. The EAR provided an additional forum for the discussion of barriers and incentives to affordable housing and adopting implementing strategies. Likewise, participating municipalities also have adopted their own Comprehensive Plans that include Housing Elements. The Housing Elements of several of the larger cities in the Volusia Urban County (DeLand, Ormond Beach, and New Smyrna Beach. The Housing Elements contain goals and objectives to provide for the varied housing needs of their residents, including the provision of affordable housing for low to moderate income

households. This is consistent with the County's Comprehensive Plan.

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



#### 4. Fair Housing Plan

Volusia County committed CDBG funding in a prior program year to complete an update to its earlier Analysis of Impediments to Fair Housing Choice, which had been completed in 1998. The Analysis of Impediments is complete and the final report was issued by Volusia County on June 19, 2008, and adopted by the County Council on November 6, 2008. The 2008 Analysis of Impediments to Fair Housing Choice for the Volusia County Urban County uncovered several issues that can be considered to be barriers to affirmatively furthering fair housing and impediments to fair housing choice. These are as follows:

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

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

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

These actions will be incorporated into each of the housing activities provided through the Community Assistance Division. Additionally, Volusia County will continue to promote fair housing through the homebuyer and homeowner education courses provided in connection with federally and state funded affordable housing programs administered by Volusia County. These courses presently include content regarding Fair Housing laws and rights. Volusia County will also sponsor an annual Housing Fair during the month of April, which is designated as National Fair Housing Month. The Housing Fair provides outreach specifically to the large Hispanic populations located on the Westside of Volusia County, as well as to the general population.

Volusia County will continue to use administrative and CDBG program dollars to affirmatively further fair housing during Fiscal Year 2010. Funds that are utilized to assist very low, low and moderate-income households will be advertised in local newspapers, and will target low income communities as sites for special fair housing education and outreach. Special outreach will also be provided through various non-profit agencies in the community.

## **5. Develop Institutional Structure**

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

In relation to homelessness, the County of Volusia coordinates with homeless service providers through the Volusia/Flagler Coalition for the Homeless. This partnership allows for a comprehensive assessment of homeless needs and allows area service providers the ability to collaborate and provide better services to the homeless. The Homeless Assistance Corporation (HAC) has increased outreach, tracking efforts, and service linkages to better serve the homeless population. The center has furthered their outreach by extending the services provided to meals seven days a week, shower and laundry facilities, haircuts, and a wellness clinic on site. Partnering agencies, providing assistance with domestic violence, substance abuse and mental health services, veteran's services and job placement come to the HAC on a rotational basis, and provide information and referrals.

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

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

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

Volusia County Affordable Housing Advisory Committee: The Community Assistance Division provides staff support to the Volusia County Affordable Housing Advisory Committee (AHAC) which is required by the SHIP program. The AHAC's mission is to review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of

Volusia County and to recommend specific actions or initiatives to encourage affordable housing while protecting the ability of the property to appreciate in value, and other affordable housing issues as directed.

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

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

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

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

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

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

Transitions Workgroup: This inter-agency/governmental committee was formed to improve discharge planning and improve housing opportunities for foster care youth who are aging out of foster care in Volusia County.

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

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

The DHA no longer have public housing residents, and all residents have received relocation vouchers. They are in the process of developing new public housing units once sufficient funding can be secured.

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

The issues reported on the New Smyrna Beach Housing Authority preclude any mention on initiatives specific to their public housing residents, as a new director and board must be appointed before any assessment can be completed.

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

### **N. Monitoring**

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

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

General financial and accounting procedures are also reviewed in accordance with applicable OMB circulars.

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

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

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

## **O. Program Specific Requirements**

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

The strategic plan for meeting the priority needs of the County of Volusia, as identified in the FY 2010-14 Five-Year Consolidated Plan, are detailed in the project level tables in the Proposed Projects section that follows and Table 1C, found on page 5. These include the specific objectives and outcomes, funding amount, locations and proposed accomplishments for meeting each of the non-housing community development priorities.

#### **A) Float-funded activities**

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

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

The total amount of CDBG funds that are planned for activities that will benefit persons of low- and moderate-income is \$1,730,252. This amount equals 80% of the CDBG allocation and program income. See the tables in the following Proposed Projects section for a detailed description of the amount, geographic location, and activity description of all CDBG funded activities.

## **2. HOME Program Specific Requirements**

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

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

#### **Homebuyer Recapture Guidelines**

It is the County of Volusia's policy to recapture the HOME/ADDI homebuyer subsidy when the property is sold, transferred or refinanced during the applicable HOME mandated affordability period based on the amount of HOME assistance. The County of Volusia's recapture guidelines require the return of all or a portion of the direct HOME/ADDI subsidy if the recipient decides to sell, transfer or refinance the house within the affordability period at whatever price the market will bear. In the event of foreclosure or deed in lieu of foreclosure of a HOME assisted unit, the recapture of HOME/ADDI funds will be the net proceeds as defined by HUD. Recaptured funds and program income will be used for any HOME/ADDI -eligible activity. The affordability period requirement is enforced by the use of a mortgage that is recorded on the HOME/ADDI -assisted property.

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

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

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

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

### **D) Affirmative Marketing**

During FY 2009/2010 Volusia County did not assist with HOME funds any housing project with five or more units. However, the County of Volusia continues to comply with its established affirmative marketing procedures. Volusia County Council adopted a revised Affirmative Marketing Policy on February 2, 2006. This Policy can be found in **Appendix IX**.

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



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

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

- 1) Consider factors such as price or rent of housing, the racial/ethnic characteristics of the neighborhood in which housing is to be located, the population within the housing market area, public transportation routes, etc., to determine which group(s) **of the existing population are believed to be the least** likely to apply without special outreach. The Beneficiary may use census data, neighborhood surveys, and information from local government agencies, real estate associations and community-based organizations as acceptable sources to gather this information.
- 2) Describe the marketing plan to be used in the initial sales/rental phase as well as the ongoing marketing phase, to attract all segments of the eligible population, especially those groups designated as least likely to apply. This shall include the type of commercial media to be used, identity of the circulation or audiences of the media identified in the plan, and other community contacts and organizations used to reach populations needing special outreach.
- 3) Post and/or distribute information on the project to any such special needs groups that are being targeted for residence in the units.

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

Volusia County has established the "Disadvantaged Business Enterprise Program" (DBE) within its Department of Economic Development. This office and its staff is tasked with increasing the participation of disadvantaged minorities and women, and businesses owned by disadvantaged minorities and women, in doing business within Volusia County. The Volusia County Council has established a goal of 10 percent of use of disadvantaged, minority and women-owned businesses (Disadvantaged Business Enterprises) as part of the County's vendor pool. Among other things, this office coordinates the registration of minority/women-owned businesses and provides guidance and assistance in working with the County and other local governments, and referrals to the County's Purchasing Department for specific information on the County's purchasing procedures.

In the upcoming program year, Community Assistance will be working with the DBE Program to expand outreach to include minority and women-owned businesses that focus on the real estate industry (including the businesses as provided in 24 CFR 92.351(b)).

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

### **E) Refinancing**

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

### **F) Minority Homeownership**

Volusia County contracts with Community Housing Development Organizations (CHDOs) and the Volusia County Extension Service to provide homeownership counseling (including credit counseling, pre-application counseling and homebuyer education classes) to approximately 20 individuals on a monthly basis, of which approximately 25% are racial and ethnic minority households. Volusia County estimates that 8 racial or ethnic minority, income eligible households are expected to become homeowners during FY 2010/11, with assistance from HOME, CDBG, SHIP and other resources.

### **H. Median Area Purchase Price**

Volusia County uses the 203(b) mortgage amounts (single-family FHA mortgage limit) published by HUD and effective April 15, 2010 to determine the median area

purchase price for homebuyer assistance or rehabilitation value of owner-occupied single-family properties. These limits are as provided in Table \_\_\_\_ below:

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



## **VIII. Certifications**

The following certifications are located in this section.

### **A. General Certifications**

- 1) Affirmatively Further Fair Housing
- 2) Anti-displacement and relocation
- 3) Drug Free Workplace
- 4) Anti-lobbying
- 5) Authority of jurisdiction
- 6) Consistency with plan
- 7) Section 3

### **B. Community Development Block Grant (CDBG) Certifications**

- 1) Citizen Participation
- 2) Community Development Plan
- 3) Following a Plan
- 4) Use of Funds
- 5) Excessive Force
- 6) Compliance with Anti-discrimination Laws
- 7) Lead-Based Paint
- 8) Compliance with Laws

### **C. HOME Investment Partnerships Program (HOME) Certifications**

- 1) Tenant-Based Rental Assistance
- 2) Eligible Activities and Costs
- 3) Appropriate Financial Assistance

### **D. Emergency Shelter Grant Program (ESG) Certifications**

- 1) Major Rehabilitation/Conversion
- 2) Essential Services
- 3) Renovation
- 4) Supportive Services
- 5) Matching Funds
- 6) Confidentiality
- 7) Homeless Persons Involved
- 8) Consolidated Plan

**E. Housing Opportunities for Persons with AIDS (HOPWA)**

Not applicable

**F. Appendix to Certifications**

- 1) Lobbying Certification
- 2) Drug-Free Workplace Certification

## **XI. Monitoring**

### **A. Monitoring Plan and Procedures**

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

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

See **Appendix IV** for the Monitoring Plan and Procedures Document.





## **B. Performance Measurement System**

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

### ***Community Development***

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

Additionally, the participating jurisdictions must submit an annual community development plan. The annual plan must list very specific projects that are anticipated to be completed within the fiscal year. The short-term goals included in the annual plan are incorporated into the County's Consolidated Plan One-Year Action Plan which is submitted to the U.S. Department of Housing and Urban Development.

In order to determine if the short and long-term community development objectives identified in the Consolidated Plan are being met, Volusia County performs a self-evaluation as part of the CAPER. The self-evaluation allows the County to compare its proposed annual accomplishments against the actual annual accomplishments. This evaluation assists the County in determining if the proposed five-year goals will be met or it identifies the need, if necessary, to revise its long range goals due to unforeseen community development needs.

### ***Housing***

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

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

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

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

### ***Emergency Shelter Grant***

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

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

The Volusia/Flagler Coalition for the Homeless coordinates HMIS in Volusia and Flagler Counties. The County of Volusia actively assists in the program and has mandated that all ESG Program recipients participate. Since 2007, a full time

HMIS administrator has assisted the Coalition and participating agencies improve their data gathering mechanism and reporting functions. In FY 09/10, the HMIS administrator will work with the participating agencies to obtain additional data for the following required HUD reports:

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

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

# **Appendix I**

## **Consultation List**

# **Appendix II**

## **Public Meeting Dates and Locations and Public Comments**

# **Appendix III**

## **Citizen Participation Plan**

# **Appendix IV**

## **Monitoring Plan**

# **Appendix V**

## **Local Housing Assistance Plan**



# **Appendix VI**

## **Survey Results and Tools**

# **Appendix VII**

## **SF-424, Application for Federal Assistance**

# **Appendix VIII**

## **Maps**

# **Appendix IX**

## **Affirmative Marketing Plan**