



Fiscal Year 2026–2027  
October 1, 2026 – September 30, 2027

# Draft Annual Action Plan



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## Executive Summary

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

#### **Introduction**

The Annual Action Plan was prepared by the Volusia County Community Assistance Division, Grants Activity. This is the draft version that is being made available to the public as of June 28, 2026. The document is available at the following locations:

- Community Assistance Daytona Beach office;
- Community Assistance DeLand office;
- All Volusia County Library branches; and
- Online at [www.volusia.org/reports](http://www.volusia.org/reports).

Questions and comments about the plan or inquiries on how to view the plan should be addressed to the Community Assistance Grants Activity staff.

The Annual Action Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD). This document is part of the consolidated planning process for Volusia County. This plan functions as an update to the five-year plan and serves as an application for annual federal funds under HUD's formula grant programs. The Annual Action Plan summarizes the Volusia County Community Assistance Division's strategies and provides interested parties with an understanding of the planned housing and community development activities that will be implemented during the next fiscal year.

Volusia County's Five-Year Consolidated Plan (2025 - 2029) established a strategic course of action for housing and community development in Volusia County. The five-year plan relates to the Volusia County entitlement community which excludes Daytona Beach, Deltona, Edgewater, Pierson, Ponce Inlet, and Port Orange. The Consolidated Plan described the needs, goals, and objectives of Volusia County in implementing federally funded programs. This plan covers a five-year period that began on October 1, 2025 (Fiscal Year 2025 - 2026) and will end on September 30, 2030 (Fiscal Year 2029 - 2030). 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. Funding received through this application 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.

The plan was developed under the Community Assistance Division'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 Partnerships Program (HOME), and Emergency Shelter Grant (ESG) funding.

There are 10 municipalities participating in Volusia County's CDBG program; each municipality is in the process of renewing or signing a new cooperation agreement with the county outlining the partnership and roles. The county's participating municipalities include Daytona Beach Shores, DeBary, DeLand, Holly Hill, Lake Helen, Oak Hill, Orange City, Ormond Beach, New Smyrna Beach, and South Daytona. Additional CDBG funds are allocated to the community development needs of the unincorporated areas of Volusia County.

### **Summarize the objectives and outcomes identified in the Plan**

A consolidated plan was developed that focuses on five priority needs within our community. All five of the priority needs identified have been documented as "high" priority for these formula grants. The Annual Action Plan seeks to continue to address identified needs. A total of nine goals were established in the Consolidated Plan. For fiscal year 2026/27, activities are proposed for funding that support all nine established goals. All five of the priority needs identified in the consolidated plan will be addressed. Each goal along with the associated outcomes expected is explained in AP-20; a summary table of all identified goals is shown on the following page.

Consolidated Plan Goal	Priority Need(s) Addressed	Proposed Accomplishments	Proposed Budget	Proposed Funding Source
Housing Rehabilitation	Increase Access to Affordable Housing	N/A	\$100,000 \$0	CDBG HOME
Homebuyer Assistance	Increase Access to Affordable Housing	N/A	\$191,226 \$219,080	HOME HOME Prior Year PI
CHDO Set-Aside and Operations	Increase Access to Affordable Housing	2 Housing Units	\$200,000	HOME
Homeowner housing – creation of additional units	Increase Access to Affordable Housing	4 Housing Units	\$200,000 \$200,000	HOME HOME Expected PI
Public Service Assistance	Increase Access to Public Services	584 Persons	\$247,000	CDBG
Public Facilities/ Infrastructure	Improve Access to Public Facilities/ Infrastructure	8,668 Persons	\$1,078,324 \$151,990 \$150,000	CDBG CDBG Prior Year CDBG Expected PI
Tenant Based Rental Assistance and Rapid Re-Housing	Increase Access to Homeless Prevention Services	5 Households	\$51,125 \$0	ESG HOME
Homeless Prevention	Increase Access to Homeless Prevention Services	30 Households	\$88,608	ESG
Planning and Administration	Program Administration	N/A	\$356,331 \$65,691 \$11,329	CDBG HOME ESG

**Table 1 – Consolidated Plan Goal and Outcome Summary**

## **Evaluation of past performance**

Community Assistance will measure performance outcomes for CDBG, HOME, and ESG under the Consolidated Annual Performance Evaluation Report (CAPER) which captures progress towards meeting five-year goals and objectives. 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. The current fiscal year, 2025/26, is still underway and a CAPER will be completed in December of 2026. Community Assistance also conducts self-evaluations of performance, and timeliness of expenditures and commitments on an ongoing basis.

Prior year CDBG funds are being used to complete several projects that are underway or in the planning phase: one park improvement project, two stormwater improvements, one street improvements, four public facility improvements, and one sewer improvement project. Additionally, CDBG funds are being used for public service activities expected to be completed by the end of the current fiscal year. Prior year HOME funds are being utilized for CHDO projects, the creation of new homeowner housing units, and to provide gap funding for new rental development units. HOME program income was earned during the year and will be subsequently allocated to the homebuyer assistance program. ESG activities are underway using past fiscal year funds to provide homelessness prevention, rapid re-housing, and emergency shelter operating.

## **Summary of citizen participation process and consultation process**

Citizen participation has been and will continue to be an integral part of developing and maintaining the Consolidated Plan. Staff continue to make efforts to increase community participation in developing the Annual Action Plan. Efforts made during this year's planning include reaching out to nearly many local agencies and municipalities through e-mail blasts. Efforts also include holding two in-person public meetings to increase the possibility of attendance. Local jurisdictions held public meetings to discuss localized needs and proposed projects. All agencies applying for CDBG funds were required to publish a public notice regarding their proposed activity to solicit potential comments and questions.

The public review period was advertised using Community Connector, an e-communication system that shares community information to the public. The public review period was also advertised on the county's website with a copy of the draft available online and at sixteen library locations across the county. The consultation process involved varying degrees of discussions held with local jurisdictions, public housing agencies, and the Commission on Homelessness and Housing (CoHH) for Volusia and Flagler Counties.

## **Summary of public comments**

The public review period is currently open. All comments received in response to the draft plan and proposed activities will be included in the final version of the plan.

During the public meetings staff explained the consolidated planning process, the five-year needs and goals, and proposed funding allocation for the 2026/27 fiscal year. The following questions were addressed between the two public meetings.

What funding is available for local Habitats for Humanity? County staff explained that HOME funds could be used by a Habitat for Humanity to construct new housing. Additionally, CDBG could be used for infrastructure related work needed, such as new roads or stormwater. While not federal, the county does receive State Housing Initiatives Partnership (SHIP) funds through the state which are the primary source of funds utilized by the local Habitats for Humanity.

What assistance is available for someone trying to get a Habitat for Humanity home? Staff explained that the respective client would need to go through their local Habitat for Humanity if looking to purchase a home directly through them. The county could assist with the closing costs or down payment assistance through the Homebuyer Assistance program for which all three local Habitats for Humanity are affordable housing partners.

How could we create a youth center in Orange City? Staff explained that Orange City is part of the county's entitlement so funds could be used within the city limits. The city could apply for CDBG funds or a non-profit to develop a new youth center. It was stated that while the construction could be funded with CDBG, long-term operating would need to be established to ensure the center could operate without the need for assistance.

Can any of these funds be used for tree removal services on someone's property? County staff explained that assistance for homeowners was limited to the home structure itself, so trees or anything not attached to the home itself, would not be part of the eligible rehabilitation costs.

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

Comments received on this published draft will be considered and evaluated to be included in the final version of the plan. Any comments which are not accepted for the final plan will be explained.

### **Summary**

Volusia County has carefully analyzed the needs and goals of the Consolidated Plan to ensure that proposed fiscal year 2026/27 projects support these goals and meet the needs of the community.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	Volusia County	Community Assistance
HOME Administrator	Volusia County	Community Assistance
ESG Administrator	Volusia County	Community Assistance

**Table 2 – Responsible Agencies**

**Narrative**

The Grants Activity of the Volusia County Community Assistance Division is the lead agency for the administration of CDBG, HOME and ESG funds, and is responsible for the development and submission of the Consolidated Plan and Annual Action Plan.

There are 10 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 are Daytona Beach Shores, DeBary, DeLand, Holly Hill, Lake Helen, Oak Hill, Orange City, Ormond Beach, New Smyrna Beach, and South Daytona.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **Introduction**

The Volusia County Community Assistance Division, in the development of this plan, held two public meetings which provided information on the needs identified in the Volusia County Consolidated Plan and solicited comments from the participants to evaluate the type of eligible projects needed in the community. Public housing authorities, the Volusia/Flagler County Coalition for the Homeless (VFCCH), and local jurisdictions were consulted regarding plans, goals, and needs. Previously, when developing the five-year consolidated plan, a broad approach to consulting included several non-profit services providers, affordable housing providers, public housing authorities, developers, local participating governments, advisory board members, and area residents through surveys and other methods of direct consultation. Community Assistance reached out to all these organizations, inviting them to the public meeting to facilitate continuing consultation throughout the course of the five-year plan.

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

Volusia County operates the Housing Choice Voucher Program and actively coordinates with the DeLand Housing Authority, Ormond Beach Housing Authority, and the New Smyrna Beach Housing Authority to address a multitude of needs within the county. Chief among these needs is the provision of affordable housing opportunities for the county’s lowest income residents, ideally housing located in communities with access to jobs, transportation, and healthcare options.

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

Volusia County Community Assistance staff actively serves on boards, commissions, and committees to foster cross-sectoral public non-profit partnerships, and public private partnerships to enhance collaboration between government, non-profit providers, and the private sector to address the complex challenge of addressing homelessness, housing, and non-housing community development needs for low- and moderate-income residents. The list below describes the current groups in which Community Assistance regularly participates:

- Circuit 7 Community Alliance – Department of Children and Families
  - The Community Alliance is charged with joint planning for resource utilization in the community, including resources appropriated to the department and any funds that local funding sources choose to provide; needs assessment and establishment of community priorities for services delivery; determining community outcome goals to supplement state-required outcomes; serving as a catalyst for community resource development; providing for community education and advocacy on issues related to delivery of services; and promoting prevention and early intervention services.
- Transportation Disadvantaged Local Coordinating Board (TDLCB) – River to Sea Transportation Planning Organization (TPO)
  - Assists the Volusia-Flagler TPO is identifying local service needs and providing information, advice and direction to Votran on the coordination of services to be provided to the transportation disadvantaged.
- Florida Association for Community Action (FACA) Board
  - Works to support Community Action Agencies throughout Florida by providing training, technical assistance, advocacy and information sharing to each member agency.
- Emergency Food & Shelter Board – United Way
  - Assists in the local application and review process for the Emergency Food and Shelter grants through United Way.
- Safe Kids Coalition
  - Florida Department of Health led initiative to reduce injury, prevent harm, and work to make children and families healthy through community partnerships.
- Choice Neighborhood Planning Committee
  - Housing Authority of Daytona Beach in partnership with the City of Daytona Beach was awarded a 2023 Choice Neighborhood Planning Grant from HUD. The grant will fund the creation of a comprehensive neighborhood transformation plan to redevelop Caroline Village, Palmetto Park, Walnut Oak, and the Historic Midtown community.

Community Assistance also provides a forum for information sharing on homebuyer assistance programs between public and private housing agencies through affordable housing agreements. Community Assistance enhances coordination of services between various housing and social services agencies in requiring collaborative applications for funding through the Children and Families Advisory Board. Community Assistance and the VFCCH, the lead agency for the Commission on Homelessness and Housing (CoHH) for Volusia and Flagler Counties (HUD FL-504 CoC), work cooperatively to enhance coordination of homeless services countywide.

The county has been collaborating with all non-profit agencies serving Volusia County to continue to expand the Volusia Helps app. The app provides agencies, first responders, and residents with up-to-date information on services that are available and how to reach them. Volusia Helps also ensures that all organizations are aware of what is available and promotes collaboration between agencies.

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

Members of the Community Assistance leadership team are actively engaged with the Continuum of Care (CoC) and are members of multiple committees that coordinate efforts to address homelessness needs in Volusia County, including:

- Commission on Homelessness and Housing for Volusia and Flagler Counties (COHH) Board/COHH Executive Committee/COHH Application Committee
  - Coordinates housing and services funding for homeless and at-risk families and individuals for Volusia/Flagler area.
  - Meetings are held monthly with area homeless service providers to enhance communication with community efforts to prevent and end homelessness.
- Homeless Management Information System (HMIS) and Coordinated Entry Committee
  - Reviews and improves data input, systems, and outcomes and ensures integrity of data for application recommendations.
  - Develops, implements, and monitors an action plan to support effective and efficient coordinated entry to HUD funded services.

Volusia County has coordinated with the Commission on Homelessness and Housing (CoHH) and homeless agencies through several avenues. In partnership with Halifax Urban Ministries (HUM) and the Volusia County School Board, the Community Assistance Division provides funding to Hope Place Shelter which offers services to homeless children and their families. The Hope Place Shelter provides many resources including transitional housing, permanent supportive housing, transitional housing for unaccompanied youth, continued education, Voluntary Pre-Kindergarten (VPK), family counseling, health services, and transportation are offered by agencies such as Halifax Health, Daytona State College, Catholic Charities, Volusia County's Parks, Recreation and Culture Department and Volusia County's public transit system, Votran. Halifax Urban Ministries has also partnered with Volusia County and Department of Veterans Affairs, to move out of their previous building and into a newly renovated facility for the opening of the Barracks of Hope. This facility provides transitional housing to male and female veterans who have struggled with homelessness, addiction, and mental health.

Volusia County has provided funding to Safe Place Transitional Housing, a project located in Daytona Beach, designed to provide housing for up to 24 Single Room Occupancy (SRO) beds for homeless, elderly individuals. Safe Place Housing is owned and operated by the CoC and offers supportive housing to Seniors (62 and older). This transitional housing facility provides safe housing and essential services and fosters a culture of empowerment, resilience, and community engagement.

The City of DeLand partnered with the Neighborhood Center of West Volusia to manage a transitional housing unit for families or individuals with an income at or below 80% of the area median income. In addition, collaborative efforts between the Neighborhood Center of West Volusia, City of DeLand, and Volusia County have resulted in the construction of The Bridge Shelter which is operated by the Neighborhood Center. The shelter expanded the agency's emergency shelter beds from 10 to 30 homeless individuals and continues to transition them to housing within 30 to 90 days. The Neighborhood Center also reconstructed the agency's thrift shop, whose revenues support the homeless and hungry. The agency's former thrift shop was converted into housing that now supports up to 12 homeless individuals.

The City of Daytona Beach, through the non-profit agency, First Step Shelter, Inc., opened its homeless shelter in December of 2019. The Volusia County Council partnered with the City of Daytona Beach to provide for the construction and facilitation of the 100-bed shelter facility. The shelter was expanded using CARES Act funding and includes a patio area with shade coverings, motion activated restroom features, and a computer lab with cubicles. Volusia County has continued to provide support for the shelter in the form of operating funds.

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

Volusia County consults with the CoC through participation in COHH committees, including the HMIS and Coordinated Entry Committee. The allocation of ESG funds is coordinated through consultation with the COHH and driven based on available data on the current needs of individuals and families at risk of or are currently experiencing homelessness. Volusia County considers any feedback received from the CoC and its members when allocating ESG funds, developing performance standards and evaluating outcomes. Additionally, ESG staff actively participate in bi-weekly By Name List (BNL) meetings. Participation in the BNL meetings allows the Community Assistance Division to engage in coordinated entry and share programmatic information with other services providers.

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

The agencies, groups, and organizations that participated in this Annual Action Plan’s consultation process are listed in Table 3 below.

<b>Question</b>	<b>Answer</b>
<b>Agency/Group/Organization</b>	New Smyrna Beach Housing Authority
<b>Agency/Group/Organization Type</b>	PHA
<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The New Smyrna Beach Housing Authority was consulted through a written survey and follow-up discussion regarding the needs of public housing.
<b>Agency/Group/Organization</b>	Deland Housing Authority
<b>Agency/Group/Organization Type</b>	PHA
<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Deland Housing Authority was consulted through a written survey and follow-up discussion regarding the needs of public housing.
<b>Agency/Group/Organization</b>	Ormond Beach Housing Authority
<b>Agency/Group/Organization Type</b>	PHA
<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Ormond Beach Housing Authority was consulted through a written survey and follow-up discussion regarding the needs of public housing.
<b>Agency/Group/Organization</b>	City of New Smyrna Beach
<b>Agency/Group/Organization Type</b>	Other government - Local

Question	Answer
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of New Smyrna Beach held a CDBG Advisory Board meeting on May 21, 2026, which was open to the public for the purpose of determining community priorities for the upcoming year including the 2026/27 allocation of CDBG funds. All comments on the plan, priorities, proposed use of the CDBG allocation, and other comments related to general community development priorities were provided to the Community Assistance Division to include in this annual plan.
<b>Agency/Group/Organization</b>	City of Ormond Beach
<b>Agency/Group/Organization Type</b>	Other government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Ormond Beach held CDBG Advisory Board meetings, open to the public, on March 12, 2026, and on April 9, 2026, for the purpose of determining community priorities for the upcoming year including the 2026/27 allocation of CDBG funds. All comments on the plan, priorities, proposed use of the CDBG allocation, and other comments related to general community development priorities were provided to the Community Assistance Division to include in this plan.

**Table 3 – Agencies, groups and organizations that participated**

**Identify any agency types not consulted and provide rationale for not consulting**

The Community Assistance Division consulted with various agency types in developing the Consolidated Plan. No agencies were intentionally left out of the process. During the extensive consolidated plan process in 2025, a larger variety of agencies were consulted. In particular, the public transit system, health services, and business leaders were not targeted during the annual plan process as their input and participation was made part of the five-year plan needs assessment.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Commission on Homelessness and Housing	Volusia/Flagler County Coalition for the Homeless, Inc.	The goals are directly related to the five-year plan to increase housing and service provider participation in HMIS. Another goal is to increase the number of individuals and families who remain in stable permanent housing.

**Table 4 – Other local / regional / federal planning efforts**

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**AP-12 Participation – 91.105, 91.200(c)**

**Summary of citizen participation process/efforts made to broaden citizen participation**

Citizen participation is imperative to the planning process for the Community Assistance Division. In 2025, an updated Citizen Participation Plan was approved that established the procedures for citizen participation, in compliance with 24 CFR 91.105, through all phases of the planning process. While performing the needs assessment, market analysis, establishing goals, and determining projects the Citizen Participation Plan was consulted and followed precisely. The Volusia County Community Assistance Division is always looking for new ways to broaden citizen participation, not only as an effort to follow the regulation, but to constantly increase outreach to all groups of low- and moderate-income members of the community. Citizen outreach and participation has occurred on many levels; outreach to agencies and jurisdictions, community meetings, social media, and a newspaper advertisement. The modes of outreach used are summarized in the table below.

<b>Question</b>	<b>Answer</b>
<b>Mode of Outreach</b>	Two public meetings – Held in-person on the eastside and westside of the county
<b>Target of Outreach</b>	<ul style="list-style-type: none"><li>• Minorities</li><li>• Low- and moderate-income persons</li><li>• Identified target areas</li></ul>
<b>Summary of response/attendance</b>	The public meetings were advertised to the county utilizing the newspaper, Community Connector, and the website. The June 8, 2026, meeting was attended by 1 member of the public. The June 10, 2026, meeting was attended by 2 members of the public.
<b>Summary of comments received</b>	Comments and questions relating to the following topics were heard and responded to: available funding for Habitats for Humanity, homebuyer assistance, eligible uses of funds, and tree removal services. Questions received regarding funding sources and programs not discussed in this plan have not been added. All questions received related to this plan during the public meetings are included in Section 5 of AP-05.
<b>Summary of comments not accepted and reasons</b>	There were not any comments received that were not accepted.

<b>Question</b>	<b>Answer</b>
<b>Mode of Outreach</b>	Newspaper Ad
<b>Target of Outreach</b>	Non-targeted/broad community
<b>Summary of response/attendance</b>	A display ad with proposed projects, funding, and the availability of the plan was published on June 28, 2026.
<b>Summary of comments received</b>	The comment period is open.
<b>Summary of comments not accepted and reasons</b>	The comment period is open.

<b>Question</b>	<b>Answer</b>
<b>Mode of Outreach</b>	Internet Outreach
<b>Target of Outreach</b>	Non-targeted/broad community
<b>Summary of response/attendance</b>	A notice of the draft plan availability for public comment was sent through Community Connector, which is an e-communication system designed to share community information of interest to the health and social service sector and the public at large. The notice explained when the public review period was, where to access the draft plan on the county's website, and the sixteen locations where the draft plan was available for review. Proof of the notice has been provided as an attachment to the plan.
<b>Summary of comments received</b>	The comment period is open.
<b>Summary of comments not accepted and reasons</b>	The comment period is open.

**Table 5 - Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The Volusia County Community Assistance Division took a limited approach to the list of anticipated resources in the chart below that will be used in support of the needs and goals identified through the consolidated planning process. The list of resources only includes the three entitlement grant funds that are directly managed by Community Assistance and implemented through the consolidated and annual plan; CDBG, HOME and ESG. Other funding streams that are directly managed by Community Assistance are briefly described in the second table below, including the Housing Choice Voucher program, Low Income Home Energy Assistance Program (LIHEAP), Rapid Unsheltered Survivor Housing (RUSH), Children and Families Advisory Board (CFAB), Alcohol Drug and Mental Health Match (ADM), and State Housing Initiatives Partnership (SHIP).

<b>Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
<b>Source of Funds</b>	public - federal	public - federal	public - federal
<b>Uses of Funds</b>	<ul style="list-style-type: none"> <li>• Public Facilities/ Infrastructure</li> <li>• Public Service Assistance</li> <li>• Program Administration</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• CHDO Set-Aside and Operations</li> <li>• Homeowner Housing</li> <li>• Program Administration</li> </ul>	<ul style="list-style-type: none"> <li>• Homeless Prevention</li> <li>• Rapid Re-Housing</li> <li>• Emergency Shelter Operating</li> <li>• Program Administration</li> </ul>
<b>Year 2 Allocation:</b>	\$1,781,655	\$656,917	\$151,062
<b>Projected Program Income:</b>	\$150,000	\$200,000	\$0
<b>Prior Year Unprogrammed Resources:</b>	\$151,990	\$219,080	\$0
<b>Total:</b>	<b>\$2,083,645</b>	<b>\$1,075,997</b>	<b>\$151,062</b>
<b>Remainder of Consolidated Plan</b>	\$5,093,417	\$2,035,683	\$447,322
<b>Narrative Description</b>	CDBG funds will be used to support non-housing community development and homeless needs identified in the plan.	HOME funds and prior year program income will be used to support the housing needs identified in the plan.	ESG funds will be used to support homeless needs identified in the plan.

Table 6 – Anticipated Resources

## Additional Resources

Program	Source of Funds	Use of Funds	Estimated Annual Allocation	Description
Housing Choice Voucher	Public – Federal	Tenant-based rental voucher	\$3,198,639	Fiscal year 2026/27 allocation based on level funding from HUD for the Volusia County Housing Choice Voucher program. Funds assist very low-income households throughout Volusia County.
Low-Income Home Energy Assistance Program (LIHEAP)	Public - State	Administration and planning, financial assistance, other	\$3,315,788	Provides assistance to pay home energy utility bills for low- and moderate-income families throughout Volusia County. Administered by the Community Assistance Division – Human Services.
State Housing Initiatives Partnership (SHIP)	Public - State	Administration and planning, homebuyer assistance, new construction, homeowner rehab, emergency repairs, wind hazard mitigation, rental new construction/rehab homeownership counseling	\$2,906,635	SHIP funds to assist with affordable housing needs have been estimated for Volusia County by the Florida Housing Finance Corporation for fiscal year 2026/27. A minimum of 75% of the SHIP funds must be used for rehabilitation/ construction; 65% must be used for homeownership; and 20% must be used for certain defined special needs. The uses and requirements of these funds are defined in the local housing assistance plan (LHAP).
Rapid Unsheltered Survivor Housing (RUSH)	Public - Federal	Administration and rapid re-housing	\$288,860	Provide short/medium-term rental assistance as necessary to help homeless households impacted by Hurricanes Helene and Milton. The amount provided is the second allocation the county received in response to these storms.

Children and Families Advisory Board	Public – Local	Overnight shelter, public services, other services	\$2,603,978	Volusia County provides general fund dollars to be allocated through the Children and Family Advisory Board. The Board provides funds to support services and programs for low-income children and families, including those who have special needs, or are homeless or at risk of homelessness.
General Funds – ADM Match	Public – Local	Public services, other	\$3,891,241	Volusia County uses general fund dollars to provide local match dollars to several non-profit agencies that provide alcohol, drug and mental health counseling and treatment services to residents of Volusia County.

**Table 7 – Other Resources**

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

The federal funds and other resources the county expect to receive will be used as an incentive to leverage private lending institutions to make available additional financial resources to implement priority housing activities. This is particularly important regarding the development of multi-family rental housing using Low-Income Housing Tax Credit (LIHTC) financing which prioritizes applications with a local government contribution. Additionally, prior year HOME funds used for homebuyer assistance act as leverage for the private first mortgage loan obtained by the buyer.

The HOME program match requirements will be satisfied using the State Housing Initiatives Partnership (SHIP) allocation, SHIP program income and prior years' excess HOME match reported for homebuyer and homeowner rehabilitation units assisted that have the same income requirements as the HOME program. In fiscal year 2026/27, Volusia County is expected to receive \$2,906,635 of SHIP funds.

CDBG funds leverage private, local, and state funds to complete activities that exceed the amount of CDBG funds available to a subrecipient or non-profit agency. While CDBG does not require a match, subrecipients will utilize other funding sources when bid proposals or the cost to provide the service exceeds budgeted amounts. For fiscal year 2026/27 projects, subrecipients anticipate leveraging about \$537,830 between capital improvement projects and public service activities.

ESG funds require a match which will be satisfied by the awarded agencies. A portion of CDBG, along with all ESG funds are allocated toward homelessness; a portion of general fund is utilized to support a local match contribution for the alcohol, drug, and mental health (ADM) program, the Low-Income Home Energy Assistance Program (LIHEAP), the Housing Choice Voucher program, and the Children and Families Advisory Board (CFAB) funds are dedicated toward helping the same population in our community. These various sources are not always used as a direct match or leverage with each other; however, their use and availability are analyzed to ensure collaboration and identify any gaps or overlaps.

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

As a condition of receiving SHIP funding, and in accordance with Florida Statutes Section 166.0451, Volusia County maintains a list of county-owned surplus land that are potential properties for the development of permanent affordable housing. The county actively seeks affordable housing providers and developers and other interested organizations through a competitive request for proposal (RFP) process. This list is periodically reviewed and updated based on availability of parcels, and the vacant land donations help to reduce the cost of developing affordable housing by eliminating acquisition costs

for the developer. The most recent RFP process concluded with the donation of 14 county-owned parcels to various nonprofit organizations for the creation of affordable housing.

Volusia County is interested in keeping housing developed through the donations of this surplus land to create housing that will be affordable in perpetuity by using a community land trust (CLT) model. The CLT would ensure the housing developed is affordable in the long-term through separating ownership of the land from the housing unit. The county intends to create an environment that supports development of a CLT to further long-term affordability initiatives.

DRAFT

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goal Descriptions

Order	Goal Name	Goal Description
1	Housing Rehabilitation	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of substandard housing units will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions.
2	Homebuyer Assistance	Provision of a deferred payment loan to low-moderate income first-time homebuyers to assist them by reducing the cost to purchase a safe, decent, and affordable home.
3	Rental Housing-CHDO Set-Aside and Operations	Provision of funds to CHDO organizations and other developers to assist with deferred loans to create safe, decent and affordable rental housing units for low-moderate households, including non-homeless households with special needs.
4	Public Service Assistance	Create a suitable living environment by increasing the availability of public services to youth, elderly, and homeless.
5	Public Facilities/Infrastructure	Create a suitable living environment by addressing essential public facilities and infrastructure improvements.
6	Tenant-Based Rental Assistance and Rapid Re-Housing	Funds to provide affordable rental housing to those experiencing homelessness as well as the administration involved in implementing the activity.
7	Homeless Prevention	Funds to provide affordable rental housing to those at imminent risk of experiencing homelessness as well as the administration involved in implementing the activity.
8	Planning and Administration	Funds will be used for the administration and implementation of the CDBG, HOME, and ESG programs. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, and CAPER.
9	Homeowner housing - creation of additional units	Provision of funds to private developers, non-profit and for-profit, to leverage the cost of constructing or rehabilitating units to create safe, decent and affordable housing for low-moderate homebuyers.

**Table 8 – Goal Descriptions**

## Goals Summary Information

Order	Goal Name	Start and End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025-2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 5 Household Housing Units
2	Homebuyer Assistance	2025-2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$191,226 HOME Prior Year PI: \$219,080	Direct Financial Assistance to Homebuyers: 6 Households Assisted
3	CHDO Set-Aside and Operations	2025-2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$200,000	Affordable units constructed: 2 Household Housing Units
4	Public Service Assistance	2025-2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	County Wide Spring Hill	Increase Access to Public Services	CDBG: \$247,000	Public service activities other than Low/Moderate Income Housing Benefit: 584 Persons Assisted
5	Public Facilities/ Infrastructure	2025-2029	Non-Housing Community Development	County Wide NSB Historic Westside	Improve Access to Public Facilities/ Infrastructure	CDBG: \$1,078,324 CDBG Prior Year: \$151,990 CDBG Projected PI: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8,668 Persons Assisted
6	Tenant-Based Rental Assistance and Rapid Re-Housing	2025-2029	Homeless	County Wide	Increase Access to Homeless Prevention Services	ESG: \$51,125	Tenant-based rental assistance / Rapid Re-housing: 5 Households Assisted

Order	Goal Name	Start and End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homeless Prevention and Services	2025-2029	Homeless	County Wide	Increase Access to Homeless Prevention Services	ESG: \$88,608	Homelessness Prevention: 30 Persons Assisted
8	Planning and Administration	2025-2029	Planning and Administration	County Wide	Program Administration	CDBG: \$356,331 HOME: \$65,691 ESG: \$11,329	N/A
9	Homeowner housing - creation of additional units	2025-2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$200,000 HOME Projected PI: \$200,000	Homeowner Housing Added: 4 Household Housing Units

**Table 9 – Goals Summary**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The Volusia County Community Assistance Division estimates that it will provide affordable housing, using HOME funds during fiscal year 2026/27 to 12 income eligible households as detailed below, additional households assisted with other funds and programs:

- Homeowner housing - creation of additional units (extremely low-income): 1 household
- Homeowner housing - creation of additional units (low-income): 3 households
- CHDO Rental Housing (low-income): 2 households
- Homebuyer Assistance (low-income): 4 households
- Homebuyer Assistance (moderate-income): 2 households

## **AP-35 Projects – 91.220(d)**

### **Introduction**

During fiscal year 2026/27, Volusia County's Community Assistance Division plans to use CDBG to fund both non-housing community development projects and public services. Non-housing projects will improve public facilities and infrastructure that serve low and moderate-income residents. Public service activities will assist youth, the elderly, the homeless, and low/moderate income households. CDBG was previously awarded through a formula allocation process, but since FY 2025/26 it is now allocated using a competitive application process that is available to participates municipalities, non-profit organizations, and Volusia County internal departments. All eligible applications are reviewed and scored by an evaluation committee to ensure the integrity of the process.

HOME funds for fiscal year 2026/27 are planned for CHDO rental housing, homeowner housing development, and homebuyer assistance. These allocations were determined after a review of existing funds and current commitments. All funds will be used to increase access to affordable housing for very low-income and low-income residents. Funds will be provided directly to developers and non-profit organizations after a competitive application cycle is completed.

ESG funds are allocated through a competitive process that is open to non-profit homeless service providers. This year, agencies could apply to use ESG for rapid re-housing, homeless prevention, or emergency shelter operating. All three activities will be funded after conclusion of the evaluation committee's reviews and scores.

Additionally, CDBG, HOME, and ESG projects to fund program administration and planning will be established. Details of these planned projects are included in this table.

No.	Project Name
1	CDBG - Boys & Girls Clubs of Volusia/Flagler Counties - Holly Hill Rossmeyer Future Ready Youth Center Rehabilitation
2	CDBG - City of New Smyrna Beach - Babe James Community Center Improvements Phase I
3	CDBG - City of Ormond Beach - Forest Hills Blvd. Sidewalk Improvement
4	CDBG - Halifax Urban Ministries - Hope Place Renovations and Improvements
5	CDBG - Boys & Girls Clubs of Volusia/Flagler Counties - Dickerson Teen Annex Career Pathways and Leadership Initiative
6	CDBG - Council on Aging of Volusia County - Crisis-Response Meals on Wheels
7	CDBG - Volusia/Flagler County Coalition for the Homeless - Safe Place Shelter Operating
8	CDBG - The Early Learning Coalition of Flagler and Volusia Counties - Affordable Child Care Access Pilot
9	CDBG - The Salvation Army of West Volusia - Social Services Food Insecurity Prevention
10	CDBG - Easterseals Florida - Accessibility Upgrades at Edgar's Farm
11	CDBG - Countywide Public Facility/Infrastructure Improvement TBD
12	CDBG - Housing Rehabilitation
13	CDBG - Program Administration
14	HOME - CHDO Set Aside and Operations
15	HOME - Homeowner Housing Development
16	HOME - Homebuyer Assistance
17	HOME - Program Administration
18	ESG - Program Administration/Rapid Re-Housing/Emergency Shelter Operating

**Table 10 – Project Information**

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

Allocation priorities are based on the needs assessment, market analysis, and strategic plan goals set forth in the five-year consolidated plan. Additionally, input from the public and collaboration with municipalities and agencies shaped the more specific allocation priorities of fiscal year 2026/27. The county utilizes evaluation committees that include county employees and outside agency representatives to ensure allocations are fair.

Challenges that hinder the county’s ability to fully meet housing, homelessness, and community development needs include limitations on funding, rising costs of construction

for both housing and community development projects, and the recent rapid increase in housing costs that outpaced income has resulted in an increased demand for services. In response, the county maximizes the use of CDBG, HOME, and ESG funds and actively seeks to leverage additional resources through partnerships with public and private entities to expand its impact and address underserved needs.

**AP-38 Projects Summary**

<b>Question</b>	<b>Answer</b>
<b>Project Name and Number</b>	1 - CDBG - Boys & Girls Clubs of Volusia/Flagler Counties - Holly Hill Rossmeyer Future Ready Youth Center Rehabilitation
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$250,000
<b>Description</b>	Provision of funds for the interior rehabilitation, full ADA accessibility upgrade, and modernized safety and security improvement of the Holly Hill Rossmeyer Boys & Girls Club.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 250 very low, low, or moderate-income persons will benefit from this project.
<b>Location Description</b>	1044 Daytona Ave., Holly Hill, FL 32117
<b>Planned Activities</b>	Youth Center Improvement
<b>Project Name and Number</b>	2 - CDBG - City of New Smyrna Beach - Babe James Community Center Improvements Phase I
<b>Target Area</b>	Historic Westside - New Smyrna Beach
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$334,500
<b>Description</b>	Provision of funds for the installation of an artificial turf surface and construction of permanent shade structures over the activity space at Babe James Community Center.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3,450 residents in the service area will benefit, 1,775 residents anticipated to be served are low- and moderate-income.
<b>Location Description</b>	201 N. Myrtle Ave., New Smyrna Beach, FL 32168
<b>Planned Activities</b>	Community Center Improvement
<b>Project Name and Number</b>	3 - CDBG - City of Ormond Beach - Forest Hills Blvd. Sidewalk Improvement

<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$316,500
<b>Description</b>	Provision of funds to remove the existing non-ADA deteriorated sidewalk and replace it with a new ADA compliant sidewalk, including ADA compliant detectable mats and curbing on the west and east sides of Forest Hills Boulevard.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,855 residents in the service area will benefit, 1,260 residents anticipated to be served are low- and moderate-income.
<b>Location Description</b>	Forest Hills Blvd., Ormond Beach, FL 32174
<b>Planned Activities</b>	Sidewalk Improvement
<b>Project Name and Number</b>	4 - CDBG - Halifax Urban Ministries - Hope Place Renovations and Improvements
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$117,000
<b>Description</b>	Provision of funds for renovations at Hope Place, which acts as an emergency shelter for homeless families with children and unaccompanied youth.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2,763 homeless persons will benefit from this project.
<b>Location Description</b>	1340 Wright Street, Daytona Beach, FL 32117
<b>Planned Activities</b>	Homeless Shelter Improvement
<b>Project Name and Number</b>	5 - CDBG - Boys & Girls Clubs of Volusia/Flagler Counties - Dickerson Teen Annex Career Pathways and Leadership Initiative
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$60,000
<b>Description</b>	Provision of funds to provide dedicated teen programming for youth ages 13 through 18 focusing on academic, workforce, and post-secondary decisions.
<b>Target Date</b>	9/30/2027

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 75 very low, low, or moderate-income persons will benefit from this activity.
<b>Location Description</b>	839 Loomis Ave., Daytona Beach, FL 32114 (Countywide)
<b>Planned Activities</b>	Youth Services
<b>Project Name and Number</b>	6 - CDBG - Council on Aging of Volusia County - Crisis-Response Meals on Wheels
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$35,000
<b>Description</b>	Provision of funds to cover the first 90 days it typically takes to acquire funding for the traditional Meals on Wheels program. During the 90-day period, seniors will receive five hot meals and two frozen meals each week, along with a daily (weekday) check-in from a volunteer.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 36 seniors will benefit from this activity.
<b>Location Description</b>	Countywide (Various locations throughout Volusia County)
<b>Planned Activities</b>	Senior Services
<b>Project Name and Number</b>	7 - CDBG - Volusia/Flagler County Coalition for the Homeless - Safe Place Shelter Operating
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$87,000
<b>Description</b>	Provision of funds to support the operating costs of Safe Place Homeless Shelter which houses up to 24 single, homeless seniors in a Single Room Occupancy (SRO) shared housing environment.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 48 seniors will benefit from this activity.
<b>Location Description</b>	605 Segrave St., Daytona Beach, FL 32114 (Countywide)
<b>Planned Activities</b>	Homeless Shelter Operating

<b>Project Name and Number</b>	8 - CDBG - The Early Learning Coalition of Flagler and Volusia Counties - Affordable Child Care Access Pilot
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$25,000
<b>Description</b>	Provision of funds to support an additional 90 days of services for School Readiness (SR) enrolled families experiencing job loss. The activity also expands eligibility for up to 12 months (or end of grant cycle, whichever comes first) to families above the SR 70% state median income entry threshold but at or below the CDBG 80% area median income limit.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 25 very low, low, or moderate-income persons will benefit from this activity.
<b>Location Description</b>	Countywide (Various locations throughout Volusia County)
<b>Planned Activities</b>	Child Care Services
<b>Project Name and Number</b>	9 - CDBG - The Salvation Army of West Volusia - Social Services Food Insecurity Prevention
<b>Target Area</b>	Spring Hill
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$40,000
<b>Description</b>	Provision of funds to support the Social Services Food Insecurity Prevention Program throughout West Volusia County to expand service capacity providing food.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 400 homeless or very low, low, or moderate-income persons will benefit from this activity.
<b>Location Description</b>	1240 S. High Street, DeLand, FL 32720 (Countywide)
<b>Planned Activities</b>	Food Bank Services
<b>Project Name and Number</b>	10 - CDBG - Easterseals Florida - Accessibility Upgrades at Edgar's Farm
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$60,324 CDBG Prior Year Funds: \$151,990 CDBG Expected Program Income: \$84,427

<b>Description</b>	Provision of funds for renovations of an existing residential home and part of an existing barn to make them accessible for educational and instructional services.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 350 very low, low, or moderate-income persons will benefit from this activity.
<b>Location Description</b>	3804 Pioneer Trail, New Smyrna Beach, FL 32168
<b>Planned Activities</b>	Facility for Persons with Disabilities Improvement
<b>Project Name and Number</b>	11 - CDBG – Countywide Public Facility/Infrastructure Improvement TBD
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG Expected Program Income: \$65,573
<b>Description</b>	Provision of funds to make improvements to eligible facilities or infrastructure that will be identified as an eligible project is identified.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of proposed beneficiaries to be determined as specific projects are identified.
<b>Location Description</b>	Location to be determined
<b>Planned Activities</b>	Details of planned activities to be determined
<b>Project Name and Number</b>	12 - CDBG - Housing Rehabilitation
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Housing Rehabilitation
<b>Needs Addressed</b>	Increase Access to Affordable Housing
<b>Funding</b>	CDBG: \$100,000
<b>Description</b>	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 5 very low, low, or moderate-income households will benefit from this project.

<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Housing Rehabilitation
<b>Project Name and Number</b>	13 - CDBG - Program Administration
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Planning and Administration
<b>Needs Addressed</b>	Program Administration
<b>Funding</b>	CDBG: \$356,331
<b>Description</b>	Provision of funds for general program administration expenses, including planning, coordination, oversight, and analysis.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is for program administration and planning and will not be reporting any beneficiaries. This project will also include 20% of program income that is earned during program year, which will be added as program income is earned.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Planning and Administration
<b>Project Name and Number</b>	14 - HOME - CHDO Set Aside and Operations
<b>Target Area</b>	N/A
<b>Goals Supported</b>	CHDO Set-Aside and Operating Expenses
<b>Needs Addressed</b>	Increase Access to Affordable Housing
<b>Funding</b>	HOME: \$200,000
<b>Description</b>	Provision of funds for a CHDO set aside eligible activity to acquire and rehabilitate one single-family housing unit for rent to very-low and low-income households that meet HOME income guidelines for the applicable HOME affordability period. New construction of rental housing will also be considered under this activity. Provision of funds for eligible operating expenses for Volusia County housing development CHDO.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two low-income households at 60% or less of area median income will benefit.
<b>Location Description</b>	Countywide - Location is to be determined
<b>Planned Activities</b>	CHDO Rental Housing
<b>Project Name and Number</b>	15 - HOME - Homeowner Housing Development
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Homeowner housing - creation of additional units
<b>Needs Addressed</b>	Increase Access to Affordable Housing

<b>Funding</b>	HOME: \$200,000 HOME Expected Program Income: \$200,000
<b>Description</b>	Provision of funds to private developers, non-profit and for-profit, to leverage the cost of constructing units to create safe, decent and affordable housing for low- and moderate-income homebuyers.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 4 very low or low-income households will benefit from this project.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Affordable Housing
<b>Project Name and Number</b>	16 - HOME - Homebuyer Assistance
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Homebuyer Assistance
<b>Needs Addressed</b>	Increase Access to Affordable Housing
<b>Funding</b>	HOME: \$191,226 HOME Prior Year Funds: \$219,080
<b>Description</b>	Provision of funds to assist with the costs to purchase a safe, decent, and affordable home by providing a deferred payment loan with recapture provisions for down payment, gap financing and closing costs to very-low and low-income households as defined by the HOME program.
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 6 households with very-low and low-incomes, as defined by the HOME program, will benefit.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Homebuyer Assistance
<b>Project Name and Number</b>	17 - HOME - Program Administration
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Planning and Administration
<b>Needs Addressed</b>	Program Administration
<b>Funding</b>	HOME: \$65,691
<b>Description</b>	Provision of funds for general program administration expenses, including planning, coordination, oversight, and analysis.
<b>Target Date</b>	9/30/2027

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is for program administration and planning and will not be reporting any beneficiaries. This project will also include 10% of program income that is earned during program year, which will be added as program income is earned.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Planning and Administration
<b>Project Name and Number</b>	18 - ESG - Program Administration/Rapid Re-Housing/Emergency Shelter Operating
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Tenant-Based Rental Assistance & Rapid Re-Housing Homeless Prevention and Services Program Administration
<b>Needs Addressed</b>	Increase Access to Homeless Services
<b>Funding</b>	ESG: \$151,062
<b>Description</b>	ESG programs to be implemented include \$11,329 in program administration, \$50,858 for homeless prevention to assist households in imminent risk of homelessness, \$51,125 for rapid re-housing to assist households experiencing homelessness, and \$37,750 to support homeless shelter operating costs.
<b>Target Date</b>	9/30/2028
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 5 households will benefit from the homeless prevention activity, 5 homeless households will benefit from the rapid re-housing activity, and 25 homeless households will benefit from the emergency shelter operating activity.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Program Administration, Homeless Prevention, Rapid Re-Housing, and Emergency Shelter Operating

Table 11 – Project Summary

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

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

The Volusia County Urban County Entitlement Community includes 10 participating jurisdictions as well as the unincorporated areas of Volusia County. Funds are not directed toward jurisdictions that are separate entitlement communities or choose to opt out of the Urban County Community, including, Daytona Beach, Port Orange, Deltona, Pierson, Ponce Inlet, and Edgewater. HOME is generally not used within the city limits of Daytona Beach as the city receives the same funds directly from HUD. However, the county has received authority from the city to use CHDO funds within the city limits of Daytona Beach. ESG funds are used throughout the jurisdiction area.

As discussed in AP-35, generally all funds are allocated to projects through a competitive application process, where participating municipalities, eligible non-profit agencies, and internal county departments are invited to submit proposals for funding. Volusia County allocates funding to projects that will further the goals and objectives to meet priority housing, homeless, and community development needs outlined in the strategic plan.

The target area of Spring Hill is in both the City of DeLand and the unincorporated area of Volusia County. DeLand is a participating jurisdiction that is eligible to apply for CDBG funds annually. Additionally, there are several non-profit organizations that operate within the area of Spring Hill. The Historic Westside community of New Smyrna Beach is the county's other target area. The City of New Smyrna Beach consistently targets this area when submitting applications for CDBG funding. For the 2026/27 fiscal year, funds will be allocated for mostly countywide activities, and 100% of the funding will benefit low-and moderate-income individuals and families and meet priority needs throughout the county entitlement area.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Volusia County	78.98%
Spring Hill	2.25%
Historic Westside- New Smyrna Beach	18.77%

**Table 12 - Geographic Distribution**

### **Rationale for the priorities for allocating investments**

Funding made available for affordable housing and homeless projects are available throughout the Volusia County Entitlement Community and are not specifically designated on a geographic basis. The target areas of Spring Hill and Historic Westside - New Smyrna Beach are included in the Strategic Plan as these communities are distressed and will benefit from future CDBG funding. Several large investments have been made in

these areas in recent years. While the majority of funds are used for countywide projects and services, low-income individuals and families within these target areas may benefit from countywide activities through applying directly to the public services or housing programs they may be eligible for.

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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Fiscal year 2026/27 HOME funds are being allocated to two activities that will increase the number of affordable housing units available, homeowner housing – creation of additional units and the development or acquisition and rehabilitation of rental units by a CHDO. The newly constructed or rehabilitated rental units will be available to households that meet income requirements. HOME funds are also proposed to be used for homebuyer assistance to help income-eligible first-time homebuyers with downpayment and closing costs.

The county can allocate a large portion of current year HOME funds to development strategies because there are other funds that are available to maintain regular housing programs. The county is expecting a SHIP allocation of \$2,906,635 for fiscal year 2026/27. SHIP is the primary funding source used to increase homeowner housing through direct homebuyer assistance for first-time homebuyers. Additionally, SHIP will be used to preserve homeowner housing units by implementing housing rehabilitation. SHIP funds will support housing for households with certain defined special needs. A minimum of 20% of the annual SHIP allocation is statutorily required to serve certain special needs households. The One Year Goals for Affordable Housing described below only reflect goals associated with HOME funds, and do not reflect the use of SHIP funds for fiscal year 2026/27.

Volusia County is proposing increases to the maximum sales prices based on analysis of local data as defined in the HOME regulation, section 92.254. The HOME regulation requires that jurisdictions proposing increases in maximum sales prices review recent sales data and use 95% of the median sales price for existing and newly constructed single-unit housing. An analysis of recent sales data for a two-month period (April – May) has been completed and will be provided as an appendix to the final draft. The calculated median, 95% of the median, and alternate unit maximums based on a required formula are shown in the table below. The 2025 published sales price maximum by HUD is \$304,000 for existing units and \$351,000 for new construction units. The analysis of the recent sales data in Volusia County shows that those limits are not sufficient, and the county proposes the limits shown below for review and approval by HUD as part of this Annual Plan.

<b>Proposed Volusia County HOME Maximum Price Limits</b>	<b>1-Unit</b>	<b>2-Unit</b>	<b>3-Unit</b>	<b>4-Unit</b>	<b>Unadjusted Median Value</b>
Existing Housing	\$342,000	\$437,760	\$530,100	\$656,640	\$360,000
Newly Constructed Housing	\$370,500	\$474,240	\$574,275	\$711,360	\$390,000

Support Requirement	Goal
Homeless	0
Non-Homeless	12
Special-Needs	0
<b>Total</b>	<b>12</b>

Table 13 - One Year Goals for Affordable Housing by Support Requirement

Support Type	Goal
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	2
Acquisition of Existing Units	6
<b>Total</b>	<b>12</b>

Table 14 - One Year Goals for Affordable Housing by Support Type

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are three public housing authorities and one public housing agency in the Volusia Urban County. The DeLand Housing Authority (DHA), the Housing Authority of the City of New Smyrna Beach (HANSB), and the Ormond Beach Housing Authority (OBHA) offer public housing units and the Housing Choice Voucher program to eligible residents, while Volusia County offers only the Housing Choice Voucher program. The DHA, HANSB, and OBHA receive federal funds for capital improvements to modernize and repair public housing units. The housing authorities may also administer special use vouchers, such as Veterans Affairs Supportive Housing (VASH) vouchers to provide housing assistance for veterans and Mainstream vouchers to assist non-elderly persons with disabilities. Emergency, tenant protection, and project-based vouchers may also be utilized to provide housing support.

Volusia County public housing agencies reported a combined 252 public housing units, 2,085 Housing Choice Voucher/Certificate units, and 361 special use vouchers. Reported waiting lists include 131 households for HANSB, 115 public housing and 155 HCV households for OBHA, 876 households for DHA, and 299 households for the Volusia County HCV program.

### **Actions planned during the next year to address the needs to public housing**

Volusia County is not anticipating the investment of any regular entitlement funds to address the needs of public housing during the next year, and the strategy is not included in the five-year plan. Volusia County's Community Assistance Division currently administers 327 Housing Choice Vouchers, including 39 special use vouchers. The county anticipates maximum voucher lease-up in FY 2026/27 to assist 327 families. Annually, a letter is mailed to each applicant on the waiting list to determine their continued interest in the Housing Choice Voucher program. The current County HCV waiting list has 299 households.

HANSB has 91 public housing units, 501 HCV/Certificate units, and 174 special use vouchers, with 131 households on its waiting lists. During FY 2026/27, HANSB plans a total rehabilitation of the Donelly Homes, including 11 units and two offices, and the demolition of 40 public housing units. HANSB anticipates an increase in families and individuals assisted with Housing Choice Vouchers due to tenant protection vouchers being converted to project-based vouchers for new construction. HANSB also reported that it expects to have 11 public housing units by December 31, with 40 units vacant and 40 households being relocated for future demolition.

OBHA has 41 public housing units, 224 HCV/Certificate units, and 15 special use vouchers. OBHA reported 115 households on the public housing waiting list and 155 households on the HCV waiting list. OBHA plans to repair or make improvements to its

public housing units during FY 2026/27. OBHA anticipates changes in the number of families and individuals assisted with Housing Choice Vouchers as vouchers are issued to replace vouchers that were terminated or relinquished.

DHA has 120 public housing units, 1,033 HCV/Certificate units, and 133 special use vouchers. DHA reported 876 households on its waiting lists, including 63 households on the public housing waiting list and 813 households on the HCV waiting list. During FY 2026/27, DHA plans upkeep as needed, which may include painting and pressure washing. DHA does not anticipate changes in the number of families and individuals assisted with Housing Choice Vouchers.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

HANSB will continue to encourage public housing residents to participate in homeownership through its mandatory Family Self-Sufficiency (FSS) program and mandatory work requirement. HANSB reported that participants enter contracts of five, seven, or nine years to leave the program for either homeownership or market-rate units and reported a 75 percent success rate during the last year.

OBHA is working to establish a Resident Council so residents and management can work together to address community requests. OBHA also plans to share information with residents and host public housing meetings to explain the process of obtaining mortgage approval and the assistance OBHA can provide.

DHA will continue to hold meetings where residents can participate in management decisions. DHA also plans to notify residents of homeownership training and workshops as they become available.

The Volusia County Housing Choice Voucher program does not operate public housing units. The county promotes homeownership opportunities to tenants participating in its Family Self-Sufficiency program and conducts new and current tenant briefings regarding the availability of rental units.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

None of the PHAs in the Volusia Urban County have been designated as troubled PHAs.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Commission on Homelessness and Housing (CoHH) for Volusia and Flagler Counties represents the FL-504 CoC and is referred to as such in this plan. The lead agency for the CoHH which serves Volusia County is the Volusia/Flagler County Coalition for the Homeless (VFCCH). The CoHH is responsible for conducting the annual count of homeless individuals, identifying the gaps in available housing and services to the subpopulations of homeless, and strategically planning and organizing the expansion of housing and supportive services to meet the needs. These “gaps” are missing services that are needed to ensure that clients can successfully exit homelessness. The CoHH’s goals and objectives are in accordance with the Federal Strategy to Prevent and End Homelessness, the Volusia-Flagler County Four-Year Strategic Plan (2023-2026) and as set forth in HUD’s National Performance Objectives for Continuums of Care, as follows:

1. Build on existing outreach efforts to identify people experiencing unsheltered homelessness and quickly connect them to Coordinated Entry
2. Prevent and divert households from experiencing homelessness
3. Increase Permanent Supportive Housing opportunities
4. Exit households as rapidly as possible to permanent housing
5. Increase the stock of available, affordable housing
6. Improve overall performance of the Continuum of Care

By implementing strategies addressed by HUD’s revised Federal Strategic Plan to Prevent and End Homelessness “ALL IN”, (Housing First) and the Florida Council, the vision and intent of COHH 4-year strategic plan efforts is ultimately to:

- Re-house or shelter people the moment they ask for help, where no one has to sleep outside who doesn’t want to;
- Permanently house people as quickly and efficiently as possible;
- Effectively connects homeless households to mainstream self-sufficiency services in order to minimize returns to the homeless system; and
- Provide time-limited housing support, financial assistance, and stabilization services to disaster-impacted households experiencing homelessness.

The highest priority is permanent housing for the chronically homeless, with a special emphasis on chronically homeless veterans; however, since Volusia County has achieved functional zero for homeless veterans (as verified by U.S. Interagency Council on Homelessness (USICH) and HUD), prevention has taken on a higher priority to ensure formerly homeless veterans maintain their housing. The second highest priority is placed

on the Homeless Management Information System (HMIS) for the COHH to measure system performance and meet HUD's reporting requirements under the HEARTH Act. The third priority is to develop a coordinated entry process which is a key step in assessing the needs of homeless/at risk of homeless individuals and families and prioritizing them for assistance. The fourth priority is to prevent and end homelessness for families and unaccompanied youth. The final priority is homeless domestic violence victims and homeless single pregnant females.

The COHH included the Rapid Unsheltered Survivor Housing (RUSH) Written Standards Addendum in accordance with the State of Florida and the Department of Children and Families guidelines. RUSH funding is provided by the U.S. Department of Housing and Urban Development (HUD) and activated as a result of a President's major disaster declaration. Volusia County has received RUSH allocations in response to Hurricanes Ian, Helene, and Milton.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

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

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Given the geographic size of the FL-504 Continuum of Care (CoC) region, Volusia County is working to establish multiple satellite Coordinated Entry (CE) points to better serve veterans, single adults, families, and unaccompanied youth. Each CE site will also function as a local housing resource hub. The Coordinated Entry System includes standardized assessments (such as the VI-SPDAT and Family-SPDAT), development of individualized housing plans, and referrals or direct placements into bridge housing,

Rapid Re-Housing (RRH), and permanent housing. It also facilitates access to financial assistance and provides ongoing follow-up services based on household needs.

Outreach teams, emergency shelters, and transitional housing programs can make direct referrals into the CE system through the Homeless Management Information System (HMIS), which is overseen by the System Navigator. The Navigator maintains a centralized prioritization list to identify and assist the most vulnerable individuals experiencing long-term homelessness. In some cases, the Navigator may also provide direct support, such as utility deposits, when no other subsidies are available.

Service providers across the region offer a range of supports, including outreach, case management, healthcare enrollment, mental health services, RRH, emergency shelter, and access to domestic violence shelters.

To expand housing access, the CoC is increasing provider capacity and retooling existing emergency and transitional housing programs into bridge housing using federal, state, and local funding. Efforts are underway to identify new funding sources and locations for family shelters, while also pursuing shelter options for single men and women through regional collaboration. In alignment with federal guidance and proven outcomes, the CoC is maximizing funding for Rapid Re-Housing, which has demonstrated success in providing quick, stable housing solutions.

Recognizing that increasing permanent housing options is key to reducing homelessness, the CoC also acknowledges the ongoing need for emergency shelter capacity. Providers such as the Salvation Army, Neighborhood Center, Halifax Urban Ministries, Family Life Center, Stewart Marchman Act Healthcare, and Beacon Center continue to offer shelter services, with additional cold weather shelters activated as needed.

Volusia County works closely with the CoC to identify priority needs within the housing crisis response system and will expand utilization of ESG funding to support Emergency Shelter, Homelessness Prevention, and continue to fund Rapid Re-housing initiatives. This collaboration ensures a coordinated approach across public systems and helps prevent service gaps throughout the region.

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

The FL-504 Continuum of Care (CoC) has developed a Coordinated Entry (CE) System designed to ensure that individuals and families experiencing homelessness, particularly veterans, unaccompanied youth, and those exiting institutions, are connected to the right

intervention at the right time by the appropriate provider. The CE system includes multiple access points across the region and offers a range of services, including standardized assessments (e.g., VI-SPDAT and Family-SPDAT), housing plan development, referrals to bridge housing, Rapid Re-Housing (RRH), permanent housing, financial assistance, and ongoing supportive services tailored to each household's needs.

The CoC collaborates closely with the Volusia County School District to identify and rehouse families and unaccompanied homeless youth. Through a partnership with the district's Futures Foundation, families are linked to RRH via Coordinated Entry. SMA Behavioral Healthcare operates an 11-bed Runaway Homeless Youth program, offering age-appropriate behavioral health and trauma-informed services, including support for survivors of sexual assault and trafficking.

Veterans are served through multiple targeted programs. The Salvation Army's Transitional Grant and Per Diem (GPD) program supports chronically homeless veterans in transitioning to permanent housing, while Halifax Urban Ministries operates a 20-bed Safe Haven for veterans with mental health needs. The CoC also supports the Supportive Services for Veteran Families (SSVF) program, which provides RRH and supportive services to veterans and their families.

As part of its strategic shift, the CoC is retooling transitional housing programs into RRH projects, which have proven effective in reducing the length of homelessness. RRH includes housing navigation, financial assistance, and supportive services, with a focus on linking participants to long-term community resources. This approach ensures that households can maintain housing stability even after program assistance ends.

The CoC has also partnered with all local Public Housing Authorities (PHAs) to implement the Foster Youth to Independence (FYI) program. The Daytona Beach Housing Authority has further supported the CoC's efforts by fast-tracking homeless preference vouchers. HUD-VASH vouchers, administered by PHAs in Ormond Beach, New Smyrna Beach, DeLand, and Daytona Beach, serve chronically homeless veterans in partnership with the VA and the CoC, ensuring that the most vulnerable veterans are prioritized for housing.

Through these coordinated efforts, the CoC continues to expand access to housing and supportive services, reduce homelessness, and improve outcomes for individuals and families across Volusia County.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment,**

**education, or youth needs.**

To help prevent returns to homelessness, VFCCH maintains strong partnerships with all local Public Housing Authorities (PHAs), and other affordable housing providers, to connect individuals and families to access Housing Choice Voucher (HCV) waitlists, Family Self-Sufficiency (FSS) programs, and other special purpose voucher opportunities. The Daytona Beach, New Smyrna Beach, and DeLand Housing Authorities actively utilize the CoC's Coordinated Entry system to administer Mainstream HCV vouchers. These vouchers are specifically targeted at non-elderly individuals and families in which at least one adult household member has a disability and is either currently homeless, at imminent risk of homelessness, previously homeless, or transitioning from an institutional setting.

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## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

Volusia County faces several persistent barriers to the development and preservation of affordable housing. Among these are rising land and construction costs, which have outpaced income growth and made it increasingly difficult to produce housing that is affordable to low- and moderate-income households. Zoning and land use regulations, including density restrictions and lengthy permitting processes, can also limit the supply of affordable units. Additionally, the limited availability of public infrastructure in parts of the county, such as water, sewer, and transportation access, further constrains development opportunities. The county also contends with a shortage of financial resources and incentives to attract private investment in affordable housing, despite leveraging tools like Low-Income Housing Tax Credits (LIHTC) and local bond financing. Compounding these challenges is the growing demand for rental housing, which has led to increased competition and rising rents, disproportionately affecting vulnerable populations such as seniors, persons with disabilities, and extremely low-income households. Addressing these barriers will require coordinated policy efforts, strategic investment, and continued collaboration with public and private sector partners.

As required by state law, Volusia County has adopted a Comprehensive Plan which includes a Housing Element. The first goal of the Housing Element is to ensure sanitary, affordable, and safe housing for county residents in a quantity adequate to accommodate reasonable growth in county population. Likewise, participating municipalities also have adopted their own Comprehensive Plans that include Housing Elements. The Housing Elements of several of the larger cities in the Volusia Urban County (DeLand, Ormond Beach, and New Smyrna Beach) 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. The affordable housing initiative and the affordable housing plan that were developed address several comprehensive plan components that will decrease barriers to affordable housing if implemented.

Additionally, Volusia County is a Florida State Housing Initiatives Partnership (SHIP) jurisdiction, which requires a periodic review of certain barriers to affordable housing. Volusia County's AHAC reviews and recommends actions to lessen the impact of regulations and policies on affordable housing. The AHAC reviewed the affordable housing incentive strategies and submitted the final report of recommendations to County Council in December 2025.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

Volusia County is implementing a multifaceted strategy to address barriers to affordable housing as part of its planning efforts. As part of an affordable housing initiative, the county has drafted a five-year plan with recommendations on strategies that might be implemented to reduce the barriers to affordable housing, including resource expansion, increasing collaboration between community partners, and increasing communication to track successes made in advancing the affordable housing goals.

To reduce development costs and incentivize affordable housing construction, the county is moving forward with approval of financial incentives, including deferred impact fees, fee waivers, and density bonuses, which have the potential to increase affordable housing development by reducing the per unit development cost. These measures are designed to make it more financially viable for developers to build both rental and ownership housing targeted at very low-, low-, and moderate-income households.

Additionally, Volusia County maintains an inventory of publicly owned land suitable for affordable housing development, which is made available to developers to reduce land acquisition costs. The county also partners with non-profit and for-profit developers, Community Housing Development Organizations (CHDOs), and state and federal programs such as the Low-Income Housing Tax Credit (LIHTC) to leverage additional funding and technical expertise.

These strategies are complemented by efforts to streamline permitting processes, promote low-impact development practices, and ensure that affordable housing is integrated into communities with access to transportation, jobs, and services. Together, these initiatives reflect a coordinated and proactive approach to overcoming the systemic barriers that have historically limited affordable housing development in the jurisdiction.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

Volusia County will address the address the housing and community development needs of low- and moderate-income residents during the 2026/27 fiscal year through the implementation of programs designed to further the goals and objectives of the strategic plan, and include reducing lead-based paint hazards, reducing poverty, developing institutional structure, and enhancing coordination between the public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

One of the key challenges the county faces in achieving its goals is the limited availability of resources to address the priority needs. In general, the demand for services among low- and moderate-income individuals exceeds the resources available, preventing the county from increasing funding for non-profit organizations whose capacities are already strained due to rising service demands. To overcome this challenge, the county will maximize the use of federal resources to strengthen existing partnerships and cultivate new collaborations while leveraging non-federal funding to amplify its community impact. Additionally, it will maintain support for agencies and organizations that serve low- and moderate-income individuals, fostering self-sufficiency and expanding economic opportunities.

The Community Assistance Division also uses general revenue funds to fund various services through the Children and Families Advisory Board (CFAB) program. The service categories are reviewed every five years to determine if the current service categories remain relevant and address the needs of the population this funding serves. In 2025, the CFAB last completed the process of re-evaluating the priority needs categories funding.

Funding for this program is currently allocated based upon the following priority needs categories:

- Services for persons with disabilities, including individualized case management and navigation services that include a focus on removing barriers and creating access to an array of services, including needed medical services (including assistance navigating health insurance and other benefits), job and occupational supports, and independent living supports
- Services for seniors including individualized case management and navigation services that include a focus on removing barriers and creating access to an array of services including those to support aging in place
- Youth development services, to provide youth with affordable, quality non-school hour programs, address barriers to increase access to youth programs for children of all abilities, provide youth development programming focused on leadership,

learning and employability, workforce readiness, and career exploration, and engage parents in youth programs

- Family support and services, to provide individualized case management and navigation services that include parenting education and supports for the most vulnerable households, provide specialized trauma counseling and services related to intimate partner violence, and include financial literacy education and assistance for families served
- Basic needs services, to provide individualized case management and navigation services including financial and adult literacy education for clients and create a centralized access point that coordinates access to multiple programs that provide rent, utility, and food assistance

### **Actions planned to foster and maintain affordable housing**

During the 2026/27 fiscal year, Volusia County will promote and sustain affordable housing by continuing the implementation of affordable housing activities, including homebuyer assistance and owner-occupied rehabilitation programs. These initiatives are supported by state funds through SHIP and federal funding from the CDBG and HOME programs. The homebuyer assistance program provides financial assistance for down payments and closing costs to income eligible first-time homebuyers, and the owner-occupied housing rehabilitation program provides needed repairs to income eligible homeowner households.

The county will maintain collaboration with its partners, including governmental agencies non-profit, and for-profit developers, to address the growing need for affordable housing. This includes utilizing HOME funds to support Community Housing Development Organization (CHDO) projects to develop new affordable housing. Volusia County encourages participation in the HOME program of eligible CHDO organizations and conducts outreach each year to provide information to interested organizations that may want to partner with the county to apply for CHDO funding. Outreach is conducted at least annually, or more often as needed, to solicit applications from CHDO organizations and other housing developers to identify projects to be considered for funding. For many years, the county only had one certified CHDO but was able to certify three new CHDOs within the last year.

Volusia County annually supports the development of single-family and multi-family affordable rental housing through for-profit and non-profit developers. The county has revised its selection process to be in line with the criteria established by Florida Housing Finance Corporation (FHFC) and plans to continue its financial support for Low Income Housing Tax Credit (LIHTC) projects in the Urban County using SHIP funds. LIHTC funds are awarded through the FHFC. The county plans to commit \$460,000 in fiscal year 2026/27 SHIP funds to an eligible LIHTC project to assist them in meeting the local government area of opportunity goal. If the project is selected by LIHTC, the result will be

a new multi-family development in Volusia County.

Furthermore, Volusia County will encourage private sector investment in affordable housing by incentivizing development and preservation efforts. Strategies such as expedited permitting, density bonuses, and surplus land donations will be used to facilitate the creation of housing units that serve the community, including its most vulnerable populations.

### **Actions planned to reduce lead-based paint hazards**

Volusia County Community Assistance Division adheres to its Affordable Housing Program Policy and Procedures manual that outlines the approach to addressing lead-based paint hazards. For projects implemented on pre-1978 housing units, the Community Assistance Division ensures compliance with these policies and with federal regulations under the HUD Lead Safe Housing Rule (24 CFR Part 35) through regular staff training and the use of detailed housing rehabilitation checklists. These measures help ensure that all housing rehabilitation activities are conducted safely and in accordance with lead hazard reduction requirements, protecting the health of residents, and particularly for children that may have an increased risk of exposure to lead-based paint in homes.

### **Actions planned to reduce the number of poverty-level families**

Key components of the strategy include leveraging federal resources such as Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds to support housing stability, increase access to affordable housing, and promote homeownership opportunities to help families build long-term wealth. The county partners with local non-profits, educational institutions, and workforce development agencies to provide job training, financial literacy education, and employment placement services tailored to the needs of low- and moderate-income families.

Supporting affordable homeownership in neighborhoods that have a high concentration of low- and moderate-income families also leverages public and private investments in communities that can benefit from improved infrastructure, increased property values, and lead to economic revitalization.

Volusia County also supports the Family Self-Sufficiency (FSS) program through its Housing Choice Voucher (HCV) program, helping residents build savings and transition to homeownership when financial independence has been achieved. Additionally, the county promotes economic mobility by encouraging development in areas with access to transportation, quality schools, and employment centers, while also offering incentives to private developers to increase the supply of affordable housing.

The Human Services Activity of Volusia County plays an active role in supporting the county's overall anti-poverty strategy by providing a comprehensive range of services designed to stabilize families and promote long-term self-sufficiency. Human Services offers temporary financial support for rent, utilities, and other basic needs to prevent homelessness and help families through financial crises.

### **Actions planned to develop institutional structure**

The Volusia County Community Assistance Division remains the lead agency responsible for administering housing and non-housing community development programs. To strengthen program delivery and operational capacity, the county works closely with a network of affordable housing non-profits, for-profit developers, and Community Housing Development Organizations (CHDOs). In its commitment to improving housing conditions for low- and moderate-income residents, the county ensures that public services and housing development or rehabilitation programs are accessible throughout the jurisdiction. Additionally, the county supports the creation of new affordable housing units through leveraging CDBG, HOME, and SHIP funding to incentivize development in the jurisdiction.

Volusia County plans to continue to develop institutional structure through the following actions and initiatives in the upcoming year:

- Public housing: Provide technical assistance and support to grant applications submitted by local housing authorities
- Housing: Develop capacity of local non-profit agencies; refer non-profit agencies to training to develop capacity for undertaking affordable housing development and management that is available through various sources, including Florida Housing Coalition; provide technical assistance to support agencies considering applying for community housing development organization (CHDO) status
- Non-housing community development: Continue to refine the process for application submission for CDBG funds by county departments, cities, and agencies
- Homeless: Continue active participation with the Commission on Homelessness and Housing (CoHH) for Volusia and Flagler Counties
- Non-homeless special needs: Continue to refine the process for Requests for Statement of Qualifications (RSQ) applications to fund agencies that assist non-homeless special needs and homeless populations that are awarded through the CFAB
- Develop stronger partnerships with other CDBG entitlements in Volusia County – City of Daytona Beach, Deltona, and Port Orange – to share information, concerns, and local best practices

## **Actions planned to enhance coordination between public and private housing and social service agencies**

Volusia County collaborates with various systems and direct service providers to support individuals experiencing homelessness by offering community-based resources that extend beyond initial housing stabilization, ensuring continuity of care and increasing the likelihood of long-term housing retention. To enhance planning and coordination across multiple service networks, Volusia County actively participates in the Continuum of Care (CoC) through its representation on the Board of Directors, the Executive Committee, and the Applications Committee.

The CoC, alongside direct service providers, delivers a wide range of support services for individuals at risk of homelessness and other vulnerable populations. These services include workforce development and Vocational Rehabilitation, rental assistance for individuals with disabilities, utility subsidies, mental health and substance use treatment, support for survivors of domestic violence, legal assistance, benefit acquisition through the SSI/SSDI Outreach, Access, and Recovery (SOAR) model, housing navigation, care coordination, and peer support.

Additionally, the CoC conducts bi-annual training sessions for service providers and community stakeholders. These sessions focus on helping individuals access financial and non-financial assistance, including SNAP (food stamps), Temporary Assistance for Needy Families (TANF), affordable healthcare, and connections to VA case managers for service-related and non-service-related disabilities and pensions for veterans.

The Community Assistance Division has created a partnership with for-profit and not-for-profit affordable housing organizations, local lenders, and real estate professionals throughout the county. The affordable housing partners help very low and low-income households apply for homebuyer assistance loans awarded through the division. Staff also consult with the AHP on issues of concern to income-restricted homebuyers, including credit standards and suitability of housing stock.

The Children and Families Advisory Board (CFAB) assesses and evaluates children and family priority needs, develops strategies to meet those needs, and makes funding recommendations to the Volusia County Council to allocate the county general revenue funds budgeted for these needs. The Community Assistance Division provides staff support and coordinates with the board to ensure that information and funding opportunities available through the Annual Plan are shared with the CFAB and agencies.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in AP-35. The following identifies program income that is available for use.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Program Income Category	Dollar Amount
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$150,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$150,000</b>

Table 15 - CDBG Program Income

#### Other CDBG Requirements

Program Income Category	Dollar Amount
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00 %

Table 16 - Other CDBG Requirements

## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(I)(2)

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Volusia County does not plan to use other forms for investment beyond those identified in Section 92.205.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Volusia County will use the appropriate affordability mechanism based on the type of HOME assistance provided. Recapture provisions apply when HOME assistance is provided directly to the homebuyer, such as down payment or closing cost assistance. Resale provisions apply when HOME funds are used as a development subsidy that reduces the initial purchase price below fair market value, including Community Land Trust (CLT) projects or other HOME-assisted homebuyer development projects. When HOME funds provide a development subsidy, the subsidy remains embedded in the property for the benefit of future income-eligible buyers and resale provisions must be used instead of recapture provisions.

#### Recapture Provisions

Volusia County requires repayment of the HOME investment directly provided to the homeowner if the housing is transferred or ceases being the principal residence of the family during the 15-year mortgage period, which may exceed the statutory HOME affordability period as defined in 24 CFR 92.254(a)(4). The county uses the statutory HOME affordability periods as defined in 24 CFR 92.254(a)(4) to determine whether repaid funds are treated as program income or recaptured funds. The homeowner may not be required to repay the entire amount of assistance, as repayment is reduced during the affordability period on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability period.

Volusia County's recapture guidelines also provide for the recapture of the net shared appreciation, on a pro rata basis, if the home is sold or ceases to be the principal residence during the first ten years of ownership. The net shared appreciation is collected pro rata as follows:

Year of Ownership	Recapture Guideline
Year 1 to end of 2 <sup>nd</sup> year	100% of net appreciation
Year 3 to end of 5 <sup>th</sup> year	50% of net appreciation
Year 6 to end of 10 <sup>th</sup> year	20% of net appreciation

**Table 17 - Recapture Guidelines**

The recapture provisions are subject to the limitation, contained in the mortgage, that when the recapture requirement is triggered by a sale of the home and the proceeds of the sale are not sufficient to repay the entire amount of the HOME investment, the county will accept the net proceeds as the full recapture amount. The term “net proceeds” means the sales price minus any superior loan repayment and closing costs paid by the seller.

### Resale Provisions

Volusia County’s resale provisions apply to properties purchased with HOME assistance where HOME funds provided a development subsidy that reduced the purchase price below fair market value. Minimum E affordability periods are five years for HOME assistance under \$15,000; ten years for HOME assistance from \$15,000 to \$40,000; and fifteen years for HOME assistance over \$40,000. Volusia County may impose longer affordability periods based on program needs, community priorities, or funding requirements.

During the affordability period, the home must be sold to a buyer with household income at or below 80 percent of area median income and will occupy the home as their principal residence. However, when a CLT temporarily holds title between income-qualified homebuyers, the CLT may do so for the limited purpose of facilitating resale to another eligible homebuyer, provided the property remains subject to all affordability and occupancy restrictions.

The resale price must be affordable, meaning housing costs, including principal, interest, taxes, insurance, and applicable homeowner association fees, do not exceed 30 percent of the gross monthly income of a household at 80 percent of area median income.

The original homebuyer is entitled to a fair return on investment calculated using an appraisal-based formula. The fair return shall be 25 percent of market appreciation, calculated as the difference between the appraised value at the time of resale and the appraised value at the time of purchase. In addition to the fair return, the homeowner shall receive their down payment and all mortgage principal paid during the ownership period. This formula applies to each subsequent resale, so the HOME subsidy remains embedded, and the property remains affordable for future income-eligible buyers.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Recapture of HOME funds is enforced through a recorded mortgage with recapture provisions. The mortgage is for a fifteen-year period; however, the HOME affordability

period is based on the amount of HOME funds actually invested in the unit and the statutory limits set forth in 24 CFR 92.254(a)(4).

Resale provisions are enforced by Volusia County through a recorded Declaration of Covenants and Restrictions, which remains in effect until the end of the affordability period. Homeowners must obtain written County approval before resale so the county can confirm buyer eligibility and affordability of the resale price. For CLT projects, the CLT will also enforce resale terms through its ground lease, with remaining equity retained to support long-term affordability. For non-CLT projects, residual equity will revert to Volusia County for program sustainability.

If foreclosure occurs, resale requirements terminate; however, Volusia County will attempt to recapture HOME funds from any surplus proceeds realized through the foreclosure sale. The county may waive or modify resale requirements in cases of demonstrated hardship, including death, disability, or involuntary relocation.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

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

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Volusia County does not plan to use a preference for a specific category of individuals when implementing the TBRA program.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Volusia County does not plan to use a preference for a specific category of individuals when implementing the TBRA program.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on**

**any basis prohibited by the laws listed under 24 CFR 5.105(a).**

Volusia County does not plan to use a preference for a specific category of individuals when implementing the TBRA program.

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## Emergency Solutions Grant (ESG)

### Reference 91.220(l)(4)

- 1. Include written standards for providing ESG assistance (may include as attachment)**

ESG Written Standards have been attached as a program specific requirement.

- 2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Continuum of Care (CoC) operates a coordinated entry system supported by the Homeless Management Information System (HMIS), which streamlines access to housing and services for individuals experiencing homelessness. Implementation and enhancement of this centralized system are ongoing and include pilot programs such as Supportive Services for Veteran Families (SSVF). The SSVF program utilizes the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) to assess and prioritize clients based on need. As more agencies adopt this tool, the effectiveness and reach of the coordinated entry system will significantly improve. To support this expansion, the CoC is actively seeking additional funding to strengthen HMIS infrastructure and coordinated assessment efforts, with the goal of achieving full system integration across all partner agencies.

- 3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

Volusia County issues a Notice of Funding Availability (NOFA) on an annual basis to solicit proposals from interested agencies for the implementation of ESG funded activities. ESG funds will be awarded to agencies based on the application criteria. The agency must demonstrate in their application an ability to successfully implement an ESG funded homelessness prevention, shelter, street outreach, or rapid re-housing activity, meet match requirements, and provide written standards that conform to the 24 CFR Part 576 requirements.

- 4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

Volusia County does not meet the homeless participation requirement under 24 CFR Part 576.405(a) as its County Council does not include a person that is homeless or formerly homeless. The county meets the requirement of 24 CFR Part 576(b) through consultation with homeless or formerly homeless individuals in consideration of the

projects to be undertaken using ESG funds.

**5. Describe performance standards for evaluating ESG.**

ESG performance will be evaluated based on the following standards:

- Number of days to re-house households
- Case management hours per household
- Number of months of ongoing rental/utility assistance to reach stability

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