



Fiscal Year 2026–2027
October 1, 2026 – September 30, 2027
Annual Action Plan



Prepared by:
County of Volusia
Community Assistance Division
Grants Activity
121 W. Rich Ave., DeLand, FL 32720
(386) 736-5955

Table of Contents

Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies – 91.200(b).....	9
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	10
AP-12 Participation – 91.105, 91.200(c)	17
Expected Resources	19
AP-15 Expected Resources – 91.220(c) (1,2)	19
Annual Goals and Objectives	24
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)	24
AP-35 Projects – 91.220(d)	27
AP-38 Projects Summary	29
AP-50 Geographic Distribution – 91.220(f)	37
AP-55 Affordable Housing – 91.220(g)	39
AP-60 Public Housing – 91.220(h).....	41
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	43
Program Specific Requirements.....	55
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	55

Appendix A: Emergency Solutions Grant Written Standards

Appendix B: Certifications and 424s

Appendix C: Maximum HOME Sales Price Data

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 finalized version that was submitted to the U.S. Department of Housing and Urban Development. The document is available at the following locations:

- Community Assistance Daytona Beach office;
- Community Assistance DeLand office;
- All Volusia County Library branches (14); and
- Online at 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. The most recent Consolidated Plan covers a five-year period that began on October 1, 2025, and will end on September 30, 2030. An annual update or action plan is due to HUD annually by August 16. The current Annual Action Plan covers the one-year period from October 1, 2026, through September 30, 2027. 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 with 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. 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. The public meetings were advertised using Community Connector, an e-communication system that shares community information to the public. 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 in the local newspaper and on the county's website with a copy of the draft available online and at sixteen physical 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 was open through July 28, 2026. While questions were asked and comments were made during the two public meetings, as detailed below, no additional comments were received after publishing the draft on June 28, 2026.

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. There was also discussion on the ESG-RUSH funding and the new allocation recently awarded to Volusia County.

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

All comments received regarding the funding sources and activities addressed in the plan are summarized above, no comments on the plan have been intentionally not documented.

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.

Agency Role	Name	Department/Agency
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 eligible to apply for 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

Eva Colee, Grants Planner
County of Volusia
121 West Rich Avenue
DeLand, FL 32720
(386) 736-5955, ext. 15593
ecolee@volusia.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

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(l))

Volusia County operates the Housing Choice Voucher Program and actively coordinates with the DeLand Housing Authority, Ormond Beach Housing Authority, and the New Smyrna Beach Housing Authority to address a multitude of needs within the county. Chief among these needs is 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.

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

Question	Answer
What section of the Plan was addressed by Consultation?	Non-Housing Community Development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
Agency/Group/Organization	City of Ormond Beach
Agency/Group/Organization Type	Other government - Local
What section of the Plan was addressed by Consultation?	Non-Housing Community Development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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

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.

Question	Answer
Mode of Outreach	Two public meetings – Held in-person on the eastside and westside of the county
Target of Outreach	• Minorities • Low- and moderate-income persons • Identified target areas
Summary of response/attendance	The public meetings were advertised to the county utilizing the newspaper, Community Connector, and the website. Community Connector 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 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.
Summary of comments received	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.
Summary of comments not accepted and reasons	There were not any comments received that were not accepted.

Question	Answer
Mode of Outreach	Newspaper Ad
Target of Outreach	Non-targeted/broad community
Summary of response/attendance	A display ad with proposed projects, funding, and the availability of the plan was published on June 28, 2026.
Summary of comments received	No comments were received during the comment period.
Summary of comments not accepted and reasons	There were not any comments received that were not accepted.

Question	Answer
Mode of Outreach	Internet Outreach
Target of Outreach	Non-targeted/broad community
Summary of response/attendance	A notice of the draft plan availability was posted to the county website. The notice explained when the public review period was, provided access to the draft plan, and information on the physical locations where the draft plan was available for review. Proof of the notice has been provided as an attachment to the plan.
Summary of comments received	No comments were received during the comment period.
Summary of comments not accepted and reasons	There were not any comments received that were not accepted.

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).

Program	CDBG	HOME	ESG
Source of Funds	public - federal	public - federal	public - federal
Uses of Funds	• Public Facilities/ Infrastructure • Public Service Assistance • Program Administration	• Housing Rehabilitation • Homebuyer Assistance • CHDO Set-Aside and Operations • Homeowner Housing • Program Administration	• Homeless Prevention • Rapid Re-Housing • Emergency Shelter Operating • Program Administration
Year 2 Allocation:	\$1,781,655	\$656,917	\$151,062
Projected Program Income:	\$150,000	\$200,000	\$0
Prior Year Unprogrammed Resources:	\$151,990	\$219,080	\$0
Total:	\$2,083,645	\$1,075,997	\$151,062
Remainder of Consolidated Plan	\$5,093,417	\$2,035,683	\$447,322
Narrative Description	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	Rapid re-housing, emergency shelter operating, and administration	\$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.

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	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

Question	Answer
Project Name and Number	1 - CDBG - Boys & Girls Clubs of Volusia/Flagler Counties - Holly Hill Rossmeyer Future Ready Youth Center Rehabilitation
Target Area	N/A
Goals Supported	Public Facilities/Infrastructure
Needs Addressed	Increase Access to Public Facilities/Infrastructure
Funding	CDBG: \$250,000
Description	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.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 250 very low, low, or moderate-income persons will benefit from this project.
Location Description	1044 Daytona Ave., Holly Hill, FL 32117
Planned Activities	Youth Center Improvement
Project Name and Number	2 - CDBG - City of New Smyrna Beach - Babe James Community Center Improvements Phase I
Target Area	Historic Westside - New Smyrna Beach
Goals Supported	Public Facilities/Infrastructure
Needs Addressed	Increase Access to Public Facilities/Infrastructure
Funding	CDBG: \$334,500
Description	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.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,450 residents in the service area will benefit, 1,775 residents anticipated to be served are low- and moderate-income.
Location Description	201 N. Myrtle Ave., New Smyrna Beach, FL 32168
Planned Activities	Community Center Improvement
Project Name and Number	3 - CDBG - City of Ormond Beach - Forest Hills Blvd. Sidewalk Improvement

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

Estimate the number and type of families that will benefit from the proposed activities	An estimated 75 very low, low, or moderate-income persons will benefit from this activity.
Location Description	839 Loomis Ave., Daytona Beach, FL 32114 (Countywide)
Planned Activities	Youth Services
Project Name and Number	6 - CDBG - Council on Aging of Volusia County - Crisis-Response Meals on Wheels
Target Area	N/A
Goals Supported	Public Services
Needs Addressed	Increase Access to Public Services
Funding	CDBG: \$35,000
Description	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.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 36 seniors will benefit from this activity.
Location Description	Countywide (Various locations throughout Volusia County)
Planned Activities	Senior Services
Project Name and Number	7 - CDBG - Volusia/Flagler County Coalition for the Homeless - Safe Place Shelter Operating
Target Area	N/A
Goals Supported	Public Services
Needs Addressed	Increase Access to Public Services
Funding	CDBG: \$87,000
Description	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.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 48 seniors will benefit from this activity.
Location Description	605 Segrave St., Daytona Beach, FL 32114 (Countywide)
Planned Activities	Homeless Shelter Operating

Project Name and Number	8 - CDBG – The Early Learning Coalition of Flagler and Volusia Counties - Affordable Child Care Access Pilot
Target Area	N/A
Goals Supported	Public Services
Needs Addressed	Increase Access to Public Services
Funding	CDBG: \$25,000
Description	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.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 25 very low, low, or moderate-income persons will benefit from this activity.
Location Description	Countywide (Various locations throughout Volusia County)
Planned Activities	Child Care Services
Project Name and Number	9 - CDBG - The Salvation Army of West Volusia - Social Services Food Insecurity Prevention
Target Area	Spring Hill
Goals Supported	Public Services
Needs Addressed	Increase Access to Public Services
Funding	CDBG: \$40,000
Description	Provision of funds to support the Social Services Food Insecurity Prevention Program throughout West Volusia County to expand service capacity providing food.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 homeless or very low, low, or moderate-income persons will benefit from this activity.
Location Description	1240 S. High Street, DeLand, FL 32720 (Countywide)
Planned Activities	Food Bank Services
Project Name and Number	10 - CDBG - Easterseals Florida - Accessibility Upgrades at Edgar's Farm
Target Area	N/A
Goals Supported	Public Facilities/Infrastructure
Needs Addressed	Increase Access to Public Facilities/Infrastructure
Funding	CDBG: \$60,324 CDBG Prior Year Funds: \$151,990 CDBG Expected Program Income: \$84,427

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

Location Description	Countywide (Various locations throughout Volusia County)
Planned Activities	Housing Rehabilitation
Project Name and Number	13 - CDBG - Program Administration
Target Area	N/A
Goals Supported	Planning and Administration
Needs Addressed	Program Administration
Funding	CDBG: \$356,331
Description	Provision of funds for general program administration expenses, including planning, coordination, oversight, and analysis.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	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.
Location Description	Countywide
Planned Activities	Planning and Administration
Project Name and Number	14 - HOME - CHDO Set Aside and Operations
Target Area	N/A
Goals Supported	CHDO Set-Aside and Operating Expenses
Needs Addressed	Increase Access to Affordable Housing
Funding	HOME: \$200,000
Description	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.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Two low-income households at 60% or less of area median income will benefit.
Location Description	Countywide - Location is to be determined
Planned Activities	CHDO Rental Housing
Project Name and Number	15 - HOME - Homeowner Housing Development
Target Area	N/A
Goals Supported	Homeowner housing - creation of additional units
Needs Addressed	Increase Access to Affordable Housing

Funding	HOME: \$200,000 HOME Expected Program Income: \$200,000
Description	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.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 4 very low or low-income households will benefit from this project.
Location Description	Countywide - Location is to be determined
Planned Activities	Affordable Housing
Project Name and Number	16 - HOME - Homebuyer Assistance
Target Area	N/A
Goals Supported	Homebuyer Assistance
Needs Addressed	Increase Access to Affordable Housing
Funding	HOME: \$191,226 HOME Prior Year Funds: \$219,080
Description	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.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated 6 households with very-low and low-incomes, as defined by the HOME program, will benefit.
Location Description	Countywide (Various locations around Volusia County)
Planned Activities	Homebuyer Assistance
Project Name and Number	17 - HOME - Program Administration
Target Area	N/A
Goals Supported	Planning and Administration
Needs Addressed	Program Administration
Funding	HOME: \$65,691
Description	Provision of funds for general program administration expenses, including planning, coordination, oversight, and analysis.
Target Date	9/30/2027

Estimate the number and type of families that will benefit from the proposed activities	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.
Location Description	Countywide
Planned Activities	Planning and Administration
Project Name and Number	18 - ESG - Program Administration/Rapid Re-Housing/Homeless Prevention/Emergency Shelter Operating
Target Area	N/A
Goals Supported	Tenant-Based Rental Assistance & Rapid Re-Housing Homeless Prevention and Services Program Administration
Needs Addressed	Increase Access to Homeless Services Program Administration
Funding	ESG: \$151,062
Description	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.
Target Date	9/30/2028
Estimate the number and type of families that will benefit from the proposed activities	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.
Location Description	Countywide
Planned Activities	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

Target Area	Percentage of Funds
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.

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 is provided as an appendix to this report. 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.

Proposed Volusia County HOME Maximum Price Limits	1-Unit	2-Unit	3-Unit	4-Unit	Unadjusted Median Value
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
Total	12

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
Total	12

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

AP-60 Public Housing – 91.220(h)

Introduction

There are three public housing authorities and one public housing agency in the Volusia Urban County. The DeLand Housing Authority (DHA), the 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.

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
Total Program Income:	\$150,000

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 an annual prorated 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 prorated 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 as follows:

Year of Ownership		Recapture Guideline
Year 1 to 1 year and 364 days		100% of net appreciation
1 year and 365 days to end of the 5 th year		50% of net appreciation
Year 6 to end of the 10 th 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.

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

Appendix A – ESG Written Standards



Written Standards for Continuum of Care and Emergency Solutions Grant Service Delivery

Adopted on April 29, 2016, Amended on August 24, 2018, Amended on August 23,
2019, Amended on October 29, 2021

Reviewed September 2021: See Separate CoC/ESG-CV Addendum, Amended on
December 17th, 2025

CONTENTS	1- 3
GENERAL STANDARDS.....	4
FAIR HOUSING	4
PARTICIPANT ELIGIBILITY.....	7
COORDINATED ASSESSMENT	10
PROGRAM COORDINATION	7
HMIS.....	6
INCOME DETERMINATION	8
CONNECTION WITH OTHER RESOURCES	8
TERMINATION OF ASSISTANCE	10
LEAD-BASED PAINT	10
SAFETY, SANITATION & PRIVACY	14
CONFLICTS OF INTEREST.	15
HOMELESS PARTICIPATION.....	16
FAITH-BASED ACTIVITIES.....	16
PROHIBITION AGAINST INVOLUNTARY FAMILY SEPARATION	17
NONDISCRIMINATION/EQUAL OPPORTUNITY/AFFIRMATIVE OUTREACH	17
PROGRAM INCOME.....	17
RECOVERED MATERIALS.	17
DISPLACEMENT	18
RECORDS & RECORDKEEPING	19
STREET OUTREACH STANDARDS	21
MINIMUM STANDARD.....	21
EMERGENCY SHELTER STANDARDS.....	21
MINIMUM STANDARDS	21
HOMELESSNESS PREVENTION AND RAPID RE-HOUSING STANDARDS	22
ELIGIBILITY/PRIORITIZATION	22
PARTICIPANT CONTRIBUTION	23

RENTAL ASSISTANCE DURATION AND ADJUSTMENT.....	24
SERVICE TYPE, AMOUNT & DURATION	24
RE-EVALUATIONS.....	28
TRANSITIONAL HOUSING STANDARDS.....	28
ELIGIBILITY/PRIORITIZATION	28
LIMITATION ON OCCUPANCY.	28
PARTICIPANT CONTRIBUTION	29
PROGRAM FEES.	29
OCCUPANCY AGREEMENTS	29
PERMANENT SUPPORTIVE HOUSING STANDARDS.....	29
ELIGIBILITY/PRIORITIZATION.....	30
Housing First.	30
PARTICIPANT CONTRIBUTION.....	31
PROGRAM FEES.....	31
EMERGENCY TRANSFER PLAN	32
EQUAL ACCESS GENDER IDENTITY RULE.....	37

General Standards

Each Emergency Solutions Grant (ESG) and Continuum of Care (CoC) funded service provider shall comply with the minimum written standards established by the Commission on Homelessness and Housing for Volusia and Flagler Counties (FL-504 Continuum of Care). Each provider may decide to set standards on their provision of ESG/CoC that exceed these minimum standards, but will at the very least comply with the following:

I. General Standards

a. Fair Housing/Equal Opportunity and Equal Access to HUD Assisted or Inured Housing

It is the policy of the Commission on Homelessness and Housing for Volusia and Flagler Counties (CoHH) that the CoC, other Permanent Programs and Housing Recipients and subrecipients as well as other emergency shelter, transitional housing, housing and service providers who participate in the CoC, must comply with the accessibility requirements of the Fair Housing Act (24CFR part 100), Section 504 of the Rehabilitation Act of 1973 (24 CFR part 8), and Titles II and III of the Americans with Disabilities Act, as applicable (28 CFR parts 35 and 36), Comply with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs), and other Federal civil rights statutes and regulations.

In accordance with the requirements of 24 CFR 8.4(d), recipients must ensure that their program's housing and supportive services are provided in the most integrated setting appropriate to the needs of persons with disabilities. Equal Access (24 CFR 5.106).

i. Nondiscrimination: It is the policy of CoHH to comply with all Civil Rights Laws.

1. Civil rights laws protect the rights of applicants and residents to equal treatment by CoHH in all the programs operating under its purview. It is the policy of the CoHH to comply with all Civil Rights laws now in effect and subsequently enacted, including but not limited to:
 - a. Title VI of the Civil Rights Act of 1964, which forbids discrimination on the basis of race, color, religion, national origin or sex; 24 CFR § 1 and 100
 - b. Title VIII of the Civil Rights Act of 1968 (as amended by the

1974 HCDA and the Fair Housing Amendments Act of 1988), which extends protection against discrimination in housing based on race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing and spell out forms of prohibited discrimination; 24 CFR § 100

- c. Executive Order 11063; 24 CFR § 107
- d. Section 504 of the Rehabilitation Act of 1973, which describes specific housing rights of persons with disabilities; 24 CFR § 8
- e. Age Discrimination Act of 1975, which establishes certain rights of the elderly; 24 CFR § 146
- f. Title II of the Americans with Disabilities Act, otherwise Section 504 and the Fair Housing Amendments govern (Title II deals with common areas and public space, not living units.); and
- g. Limited English Proficiency (LEP). All ESG and CoC funded providers shall comply with Title VI of the Civil Rights Act of 1964 and applicable federal Limited English Proficiency (LEP) guidance to ensure that persons with limited English proficiency have meaningful access to programs, services, and activities. Reasonable steps shall be taken to provide interpretation and translation services when needed to ensure effective communication.
- h. Any applicable State laws or local ordinances.

ii. Procedure

- 1. Volusia Flagler County Coalition for the Homeless, as the Collaborative Applicant and lead agency for the CoHH, will monitor CoC participating agencies for adherence to Fair Housing/Equal Opportunity and Equal Access to HUD Assisted or Insured shelter and housing projects.
- 2. Volusia Flagler County Coalition for the Homeless will provide oversight so that all persons engaged for services are prioritized and referred through the FL-504 Coordinated Entry System – regardless of their race, color, national origin, age, religion, sex, disability, or familial status – are considered for services to include Prevention, Emergency Shelter, Transitional Housing and Permanent Housing opportunities.

iii. § 578.93 Fair Housing and Equal Opportunity

- 1. Nondiscrimination and equal opportunity requirements. The nondiscrimination and equal opportunity requirements set forth in 24 CFR 5.105(a) are applicable.
- 2. Housing for specific subpopulations. Recipients and subrecipients may exclusively serve a particular homeless subpopulation in

transitional or permanent housing if the housing addresses a need identified by the Continuum of Care for the geographic area and meets one of the following:

- a. The housing consists of a single structure with shared bedrooms or bathing facilities such that the considerations of personal privacy and the physical limitations of the configuration of the housing make it appropriate for the housing to be limited to one sex;
- b. The housing may be limited to a specific subpopulation, so long as admission does not discriminate against any protected class under federal nondiscrimination laws in 24 CFR 5.105 (e.g., the housing may be limited to homeless veterans, victims of domestic violence and their children, or chronically homeless persons and families).
- c. The housing may be limited to families with children.
- d. If the housing has in residence at least one family with a child under the age of 18, the housing may exclude registered sex offenders and persons with a criminal record that includes a violent crime from the project so long as the child resides in the housing.
- e. Sober housing may exclude persons who refuse to sign an occupancy agreement or lease that prohibits program participants from possessing, using, or being under the influence of illegal substances and/or alcohol on the premises.
- f. If the housing is assisted with funds under a federal program that is limited by federal statute or Executive Order to a specific subpopulation, the housing may be limited to that subpopulation (e.g., housing also assisted with funding from the Housing Opportunities for Persons with AIDS program under 24 CFR part 574 may be limited to persons with acquired immunodeficiency syndrome or related diseases).
- g. Recipients may limit admission to or provide a preference for the housing to subpopulations of homeless persons and families who need the specialized supportive services that are provided in the housing (e.g., substance abuse addiction treatment, domestic violence services, or a high intensity package designed to meet the needs of hard-to-reach homeless persons). While the housing may offer services for a particular type of disability, no otherwise eligible individuals with disabilities or families including an individual with a disability, who may benefit from the services provided, may be excluded on the grounds that they do not have a particular

disability.

3. Affirmatively furthering fair housing. A recipient must implement its programs in a manner that affirmatively furthers fair housing, which means that the recipient must:

- a. Affirmatively market their housing and supportive services to eligible persons regardless of race, color, national origin, religion, sex, age, familial status, who are least likely to apply in the absence of special outreach, and maintain records of those marketing activities;
- b. Where a recipient encounters a condition or action that impedes fair housing choice for current or prospective program participants, provide such information to the jurisdiction that provided the certification of consistency with the Consolidated Plan;
- c. Provide program participants with information on rights and remedies available under applicable federal, State and local fair housing and civil rights laws.
- d. Affirmatively Furthering Fair Housing (AFFH) – 2023 Final Rule & Tenant Screening Protections. Recipients and subrecipients shall take meaningful actions to overcome patterns of segregation, eliminate disparities in housing needs and access, address significant disparities in access to opportunity, and foster inclusive communities in accordance with HUD’s 2023 Affirmatively Furthering Fair Housing Final Rule. This includes ensuring that tenant screening practices—including the use of artificial intelligence, algorithmic decision-making tools, and third-party screening software—do not result in unlawful discrimination on the basis of any protected class. Use of automated screening tools does not relieve providers of responsibility for compliance with Fair Housing and civil rights laws.
- e. Volusia Flagler County Coalition for the Homeless, Inc. will ensure compliance with Title II and Title III of the ADA regulations as referenced in Volusia Flagler County Coalition’s Section 504 Self Evaluation.

4. Visitability / Design

- a. Volusia Flagler County Coalition for the Homeless, Inc. will address visitability/design should new construction be an option; or if proposed rehabilitation can accommodate the visitability concept.
- b. New Construction: NA, however, should the agency pursue new construction, plans for new construction will address

accessibility issues for persons with disabilities (including mobility impairment), and be located in areas that are accessible and that prohibit discrimination.

- c. **Rehabilitation/Alterations:** Not currently applicable. See above.

b. Participant Eligibility: Minimum standards for evaluating individual and family eligibility for assistance under Emergency Solutions Grant (ESG) and Continuum of Care (CoC) are:

- i. **Street Outreach:** People who qualify as 'unsheltered homeless,' based on category (1)(i) of the "homeless" definition found at 24 CFR 576.2 are eligible for the following activities, in compliance with federal ESG rules (24 CFR 576.101): engagement, case management, emergency health and mental health services, transportation
- ii. **Emergency Shelter:** People who qualify as 'homeless,' based on categories (1, 2, or 4) of the "homeless" definition found at 24 CFR 576.2 are eligible for the following activities, in compliance with federal ESG rules (24 CFR 576.102): case management; child care; education, employment and life skills services; legal services; health, mental health and substance abuse services; transportation; **NOT ALLOWABLE:** Mortgage and mortgage arrearage payments.
- iii. **Rapid Re-housing:** CoC and ESG funded rapid rehousing will follow the standards as set forth below. People who qualify as 'homeless,' based on categories (1 or 4) of the "homeless" definition found at 24 CFR 576.2 and/or 578.3 and who are moving into a housing unit that meets HUD's habitability and lead-based paint standards are eligible for the following activities, in compliance with federal ESG and CoC rules (24 CFR 576.104, 576.105, 576.106, 578.37, 578.51 and 578.77,). Persons who meet the 'category 2' homeless definition are eligible for CoC funded Rapid Rehousing provided the project was not funded under special NOFA conditions (reallocated projects) that limit eligibility to those living on the streets or in shelters. Additionally, persons receiving rapid rehousing through the ESG program must have incomes at or below 30% of the area median income (AMI) at annual recertification.
- iv. **Housing Relocation and Stabilization Services:** moving costs, rent application fees (ESG only), security deposits, last month's rent, utility deposits, utility payments, (ESG only) housing search/placement, housing stability case management, mediation and legal services, credit repair/budgeting/money management o Rental Assistance: short-term (up to 3 months) and medium-term (4-24 months) rental assistance, up to 24 months total during a 3-year period in tenant based or project-based housing

The 24 months may include a one-time payment for up to 6 months of rent arrears on the tenant's portion of the rent (arrearages covered under ESG only). Rent amount must not exceed HUD's published Fair Market Rent and the HUD standard for rent reasonableness (24 CFR 982.507). There must be a rental assistance agreement between the landlord and agency and a written lease between tenant and landlord. Each provider offering rapid rehousing must reevaluate the need for continued assistance every 90 days. Continued assistance will be provided for up to three (3) months at a time. Eligibility and income shall be reviewed no less frequently than annually. Participants in rapid rehousing are required to meet with case managers no less frequently than monthly. **NOT ALLOWABLE:** Mortgage and mortgage arrearage payments.

- v. **Homelessness Prevention:** People who qualify as 'at risk of homelessness,' based on categories (2 or 4) of the "homeless" definition or based on the "At risk of homelessness" definition found at 24 CFR 576.2 and who reside in a housing unit that meets HUD's habitability and lead-based paint standards and have an annual income below 30% of Area Median Income (AMI), are eligible for the following services, in compliance with federal ESG rules (24 CFR 576.103, 576.105, 576.106):
- vi. **Housing Relocation and Stabilization Services:** Moving costs, rent application fees, security deposits, last month's rent, utility deposits, utility payments, housing search/placement, housing stability case management, mediation and legal services, credit repair/budgeting/money management o
Rental Assistance: short-term (up to 3 months) and medium-term (4-24 months) rental assistance, up to 24 months total during a 3-year period in tenant-based or project-based housing The 24 months may include a one-time payment for up to 6 months of rent arrears on the tenant's portion of the rent. Rent amount must meet the federal requirements for Fair Market Rent (24 CFR 888) and the HUD standard for rent reasonableness (24 CFR 982.507). There must be a rental agreement between the landlord and agency and a written lease between tenant and landlord. **NOT ALLOWABLE:** Mortgage and mortgage arrearage payments.
- vii. **Transitional Housing:** Transitional housing facilitates the movement of homeless individuals and families to permanent housing within 24 months of entering the housing. Eligible persons for transitional housing meet the homeless definition based on categories 1, 2 and 4. Providers of transitional housing services shall arrange for or make available services to participants to assist them in securing permanent housing within specified time periods. Transitional housing may be provided in scatter site or single site locations. Individuals and families assisted in transitional housing shall be provided housing accommodations as well as a services program intended to address issues that may hinder the household from obtaining or maintaining stable

long-term housing. New transitional housing projects will be required to provide 40 hours of customized services per program participant (except for participants over 62 or with a physical disability/impairment).

- viii. **Permanent Supportive Housing for Persons with Disabilities:** Eligible households include individuals with disabilities and families in which one adult or child has a disability. To be served households must also meet the definition of homelessness according to category 1 and 4. Supportive services designed to meet the needs of program participants must be made available to participants. Permanent supportive housing may be provided on a scatter site or single site basis using tenant based rental assistance, leasing or operating costs to support the operations of a supportive housing facility as well as supportive services to meet resident needs.

Any permanent support housing developed in the continuum of care is required to follow the Housing First model described in these standards.

II. Coordinated Assessment

- a. Minimum standards for centralized or coordinated assessment system are:
 - i. The Continuum of Care has developed and adopted a Coordinated Entry (centralized or coordinated assessment) system in accordance with HUD's requirements (24 CFR Part 578): all providers within the Continuum of Care's area, except for victim service providers, shall use that assessment system.
 - ii. A victim service provider may choose not to use the Continuum of Care's assessment system. However, all victim service providers are required to use a centralized or coordinated assessment system that meets HUD's minimum requirements.
 - iii. This shall include the use of a standardized assessment tool by all providers to determine the appropriate intervention to address the episode of homelessness and the prioritization of individuals and families for assistance based on the severity of their service needs and the length of time homeless.
 - iv. Ongoing training and support will be provided to all CoC and ESG funded providers in the assessment, prioritization and placement process.

III. Program Coordination

- a. Minimum standards for program coordination consist of on-going system and program coordination and integration of ESG and CoC funded activities to the maximum extent practicable with the following:
 - i. Emergency shelter providers, essential services providers, homelessness prevention, transitional housing.
 - ii. Other homeless assistance providers, including:
 - 1. HUD-Veterans Affairs Supportive Housing (HUD-VASH);
 - 2. Education for Homeless Children and Youth Grants for State and Local

Activities (McKinney-Vento Homeless Assistance Act);

3. Grants for the Benefit of Homeless Individuals.
4. Healthcare for the Homeless; Programs for Runaway and Homeless Youth;
5. Projects for Assistance in the Transition from Homelessness.
6. Services in Supportive Housing Grants.
7. Transitional Housing Assistance Grants for Victims of Sexual Abuse, Domestic Violence, and Stalking Program.
8. Domiciliary Care for Homeless Veterans Program.
9. VA Homeless Providers Grant and Per Diem Program.
10. Health Care for Homeless Veterans Program.
11. Supportive Services for Veterans Families Program; and

b. Mainstream service and housing providers:

- i. Public housing programs assisted under section 9 of the U.S. Housing Act of 1937.
- ii. Housing programs receiving Section 8 tenant based or project-based assistance.
- iii. Supportive Housing for Persons with Disabilities.
- iv. Temporary Assistance for Needy Families.
- v. Health Center Program.
- vi. Head Start.
- vii. Mental Health and Substance Abuse Block Grants.

c. Commission on Homelessness and Housing (CoC) Networks:

- i. Commission on Homelessness and Housing (CoC) Board of Directors meetings
- ii. Commission Application Committee
- iii. Commission Executive Committee
- iv. Commission HMIS/Coordinated Entry Committee
- v. Various other committees, task forces and workgroups.
 1. Point In Time Count (PIT)
 2. Strategic Planning
 3. Nominations

IV. Homeless Management Information System (HMIS)

a. Minimum standards for ESG data are:

- i. Providers, except for victim service providers shall actively utilize the Homeless Management Information System (HMIS)
- ii. Enter data on people served and assistance provided under ESG.
- iii. Victim service providers shall actively utilize a comparable data system that meets HUD's standards (24 CFR 576.107).
- iv. Commission on Homelessness and Housing will designate an HMIS Lead Agency through a Memorandum of Understanding that will be reviewed

annually by the COHH Executive Committee and renewed at five-year intervals. The HMIS lead will be responsible for CoC, ESG, and NHAP HMIS activities. Continuity is a critical factor in a well-run HMIS system; therefore, preference in the procurement may be granted to the existing provider. The HMIS provider will recommend to the CoC an HMIS software solution for the CoC.

- v. The HMIS lead is responsible for:
 1. Maintaining and updating the HMIS data system
 2. Providing training and support to all HMIS users
 3. HMIS Administrator
 4. Generating regular reports based on HMIS data including counts of homeless persons and performance reports on CoC and ESG funded providers.
 5. Providing reports to HUD as required including the Annual Homelessness Assessment Report (AHAR).
 6. The CoC has also designated the HMIS lead to assist in implementing the system of coordinated Entry to be used in the CoC.

V. Income Determination

- a. Minimum standards for determination of an individual or family's annual income consist of calculating income in compliance with 24 CFR 5.609.
 - i. Annual income is defined as: Annual income means all amounts, monetary or not, which:
 1. Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or
 2. Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
 3. Which are not specifically excluded in paragraph (c) of 24 CFR 5.609.
 4. Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access. Individuals and families assisted under ESG are required to have annual incomes at or below 30% of Area Median.

There are no income limits for CoC assistance, but in all instances in which participants are charged rent or occupancy charges, the amount charged must be based on participant's verified annual income for all sources. In verifying income, ESG and CoC funded providers are required to obtain third party verification whenever possible. Self-certification or verification is to be accepted only when all efforts have been made to obtain third party verification have not produced results.

VI. Connection with Other Resources

- a. Minimum standards for connection with other resources consist of assisting each participant to obtain, if applicable:
 - i. Appropriate support services including:
 - ii. Permanent housing.
 - iii. Medical health treatment.
 - iv. Behavioral health services.
 - v. Counseling.
 - vi. Supervision; and
 - vii. Other services needed for independent living.
 - viii. Other governmental and private assistance available to help with housing stability including, but not limited to:
 - 1. Medicaid.
 - 2. Medicare.
 - 3. Supplemental Nutrition Assistance Program.
 - 4. Supplemental Security Income (SSI).
 - 5. Social Security Disability Insurance (SSDI).

VII. Termination of Assistance

- a. Minimum standards for termination of assistance are:
 - i. In general – If a program violation occurs and the provider terminates assistance as a result; the termination shall follow an established process that recognizes the rights of the individuals affected. Termination shall only occur in the most severe cases after other remedies have been attempted.
 - ii. Due process rights for individuals and families facing program termination – When an ESG or CoC funded homeless assistance program seeks to terminate participation for any household, the required formal process shall minimally consist of:
 - iii. Written notice clearly stating the reasons for termination.
 - iv. Review of the decision that gives the participant opportunity to present objections to the decision and to have representation. Any appeal of a decision shall be heard by an individual different from and not subordinate to the initial decision-maker; and
 - v. Prompt written notice of the final decision on the appeal.
 - vi. Ability to provide further assistance – Termination will not bar the provider from providing later additional assistance to the same family or individual.

VIII. Lead-Based Paint

VIII. Lead-Based Paint (UPDATED to Reflect 2024 EPA Rule)

a. Minimum standards for all shelters and program participant-occupied housing consist of compliance with the lead-based paint remediation and disclosure requirements identified in 24 CFR 576.403, including the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821–4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851–4856), and implementing regulations in 24 CFR part 35, subparts A, B, H, J, K, M, and R.

In addition, all covered units and child-occupied facilities must comply with the **U.S. Environmental Protection Agency’s updated Lead Dust Hazard Standards (2024)**. These standards establish more stringent clearance levels for lead-contaminated dust following renovation, repair, abatement, or maintenance activities. Dust-lead hazards are now defined at or above the following levels:

- Floors: **5 micrograms per square foot ($\mu\text{g}/\text{ft}^2$)**
- Interior windowsills: **40 $\mu\text{g}/\text{ft}^2$**
- Window troughs: **100 $\mu\text{g}/\text{ft}^2$**

Post-remediation or post-renovation **dust clearance testing by a certified professional** may be required where applicable, particularly in units occupied by children or other vulnerable populations. There is no safe level of lead exposure, and all providers are responsible for ensuring that participant housing meets all applicable federal, state, and local lead safety standards prior to and during occupancy.

IX. Safety, Sanitation, & Privacy

- a. Minimum standards for all shelters and program participant-occupied housing consist of compliance with the safety, sanitation & privacy requirements identified in 24 CFR 576.403 and 578.75, including:
- i. Minimum standards for Emergency Shelters: Any building for which ESG funds were used for conversion, major rehabilitation or other renovation or that receives ESG assistance for shelter operations shall meet state/local government safety and sanitation standards, as well as the following:
 1. Structure and materials—The building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
 2. Products and appliances—Any ESG funded renovation, including major rehabilitation and conversion, must use Energy Star products/appliances.
 3. Access—The shelter must comply with the applicable Rehabilitation, Fair Housing and Americans with Disabilities Acts and implementing regulations.
 4. Space and security—Unless it is a day shelter, it must provide

appropriate places to sleep, adequate space, and security for residents and their belongings.

5. Interior air quality—Each shelter room/space must have proper ventilation and be pollutant free.
6. Water supply—Must be free of contamination.
7. Sanitary facilities—Each participant must have access to sufficient, sanitary facilities that are in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.
8. Thermal environment—The shelter must have the necessary, properly operating heating/cooling facilities.
9. Illumination and electricity—The shelter must have adequate and appropriate lighting and safe electrical sources.
10. Food preparation—Any food preparation areas must be able to store, prepare, and serve safe and sanitary food.
11. Sanitary conditions—The shelter must be in sanitary condition.
12. Fire safety—Each occupied unit of the shelter must have at least one working smoke detector and when possible, they should be near sleeping areas. The fire alarm system must be designed for hearing-impaired residents. All public areas must have at least one working detector and there must be a second means of exiting the building in the event of an emergency.

- ii. **Minimum standards for Permanent and Transitional Housing:** Providers shall not use ESG or CoC funding to help someone remain or move into housing if the housing does not meet the following minimum habitability standards:

1. Structure and materials—The building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
2. Space and security—Each resident must have adequate space and security for themselves and their belongings and an acceptable place to sleep. ☐ Interior air quality—Each room or space must have proper ventilation and be pollutant free.
3. Water supply—Must be free of contamination.
4. Sanitary facilities—Residents must have access to sufficient, sanitary facilities that are in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.
5. Thermal environment—The housing must have the necessary, properly operating heating/cooling facilities.
6. Illumination and electricity—The structure must have adequate and appropriate lighting and safe electrical sources.
7. Food preparation—All food preparation areas contain suitable space

and equipment to store, prepare, and serve safe and sanitary food.

8. Sanitary conditions—The housing must be in sanitary condition.
9. Fire safety:
 - a. There must be a second means of exiting the building in the event of an emergency.
 - b. Each unit must include at least one properly working smoke detector on each occupied level of the unit, located when possible, in a hallway adjacent to a bedroom.
 - c. If the unit is occupied by a hearing-impaired person, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom he or she occupies.
 - d. The public areas of the housing must be equipped with a sufficient number of detectors, but not less than one for each area.

X. Conflicts of Interest – add language will not hire – see contract language PUR 1355

- a. Minimum standards for conflicts of interest are:
 - i. Organizational conflicts of interest
 1. ESG and CoC assistance will not be contingent on the individual's or family's acceptance or occupancy of emergency shelter or housing owned by the provider or a provider's subsidiary or parent.
 2. No provider, with respect to individuals or families occupying housing owned by the provider or a provider's subsidiary or parent, will carry out the initial evaluation under 24 CFR 576.401 or administer homelessness prevention assistance under 24 CFR 576.103.
 - ii. Individual conflicts of interest
 1. When procuring goods and services, the provider will comply with codes of conduct and conflict of interest requirements under 24 CFR 84.42 (private non-profit) or 24 CFR 85.36 (government).
 - iii. All transactions/activities
 1. No CoC board member may participate in or influence discussions or resulting decisions concerning the award of a grant or other financial benefits to the organization that the member represents.
 2. Conflicts prohibited – No person involved with the ESG or CoC programs or who is in a position to participate in a decision-making process or gain inside information regarding the program's activities, shall obtain a financial interest or benefit from an assisted activity; have a financial interest in any related contract, subcontract, or assisted activity; or have a financial interest in the activity's proceeds (either himself or herself or those with whom he or she has family or business ties) during his or her tenure or for one year following

tenure.

3. Persons covered – These conflict-of-interest provisions apply to any employee, agent, consultant, officer or elected or appointed official of the provider’s agency.
4. Exceptions – A provider may request an exception to these provisions from HUD, only if he or she meets the threshold requirements identified in 24 CFR 576.404 and/or 578.95(d)(2)

XI. Homeless Participation

- a. Minimum standards for homeless participation are:
 - i. Each funded provider of CoC or ESG assistance must provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or equivalent policymaking entity of the provider. (24 CFR 578.75(g))
 - ii. To the maximum extent possible, the provider shall involve homeless individuals and families in paid or volunteer work on the ESG or CoC funded facilities, in providing services under ESG or CoC and in providing services for occupants of ESG or CoC funded facilities (24 CFR 576.405 and 578.75).

XII. Faith-Based Activities

- a. Minimum standards for faith-based activities (24 CFR 576.406 and 578.87) are:
 - i. Providers receiving ESG/CoC funding shall not engage in inherently religious activities as part of the ESG/CoC-funded programs or services. Such activities must be offered separately from ESG/CoC-funded programs and services and participation must be voluntary.
 - ii. A religious organization receiving ESG/CoC funding retains independence from government and may continue with its mission provided that ESG/CoC funds are not used to support inherently religious activities. An ESG/CoC-funded organization retains its authority over its internal governance.
 - iii. An organization receiving ESG/CoC funding shall not discriminate against a participant or prospective participant based on religion or religious beliefs.
 - iv. ESG/CoC funding shall not be used for the rehabilitation of structures used specifically for religious activities but may be used for rehabilitating structures that are used for ESG/CoC-eligible activities.

XIII. Prohibition against Involuntary Family Separation.

- a. The age and gender of a child under age 18 must not be used as a basis for denying any family’s admission to any housing or shelter receiving funding from either ESG or CoC (578.93(e))

XIV. Nondiscrimination/Equal Opportunity/Affirmative Outreach

- a. Minimum standards shall comply with the requirements for nondiscrimination, equal opportunity and affirmative outreach identified in §576.407 and 578.93(a-b).

XV. Agency Program Income

- a. Minimum standards for private non-profit organizations for program income earned during the project period are that the program income shall be retained and used to finance the non-Federal share of the project or program. Records of the receipt and use of program income shall be retained. Program income may not be used to meet matching funding requirements.

XVI. Recovered Materials

- a. Minimum standards for the procurement of recovered materials shall comply with the requirements identified in §576.407(f) and 578.99(b), including that the recipient and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act.

The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

XVII. Displacement

- a. Minimum standards for minimizing the displacement of persons (families, individuals, businesses, nonprofit organizations and farms) as a result of a project assisted under ESG and/or CoC shall comply with §576.408 and/or 578.83 and consist of:
 - i. **Minimizing displacement:** Consistent with ESG/CoC goals and objectives, the providers shall minimize displacing people as a result of ESG/CoC-funded projects. Temporary relocation not permitted - No temporary relocation shall be required for an ESG/CoC-funded project. When a tenant must move for an ESG/CoC-funded project, the tenant shall be treated as permanently displaced and offered relocation assistance and payments.
 - ii. **Relocation assistance for displaced persons:** In general, a displaced person shall be provided relocation assistance and advised of his or her Fair Housing Rights.
 - iii. **Displaced Person:** A “displaced person” is defined as any person that moves from a permanent home as a result of ESG/CoC-funded acquisition,

rehabilitation, or demolition of a project. A person does not qualify as a “displaced person” if the person:

1. Was evicted based on a violation of the lease or occupancy agreement; violation of the law; and the recipient determines that the eviction was not undertaken to evade the obligation to provide relocation assistance.
 2. Moved into the property after the application was submitted but was provided with written notice that he or she would not qualify as a “displaced person.”
 3. The person is ineligible under 49 CFR 24.2.
 4. HUD determines that the person was not displaced because of the project.
- iv. The State or the provider may request that HUD determine whether or not a displacement would be covered by this rule.
 - v. **Real property acquisition requirements:** The acquisition of real property for an ESG/CoC funded project is subject to the URA and Federal government wide regulations.
 - vi. **Appeals:** A person who disagrees with the recipient’s determination concerning whether the person qualifies as a displaced person, or the amount of relocation assistance may file a written appeal. A low-income person who disagrees with the recipient’s determination may submit a written request for review of that determination by HUD.

XVIII. Records & Recordkeeping

- a. Minimum standards shall ensure sufficient written records are established and maintained to enable the State and HUD to determine whether ESG/CoC requirements are being met and comply with §576.500 and 578.103, including the following:
 - i. CoC records shall include the following documentation related to establishing and operating the Continuum of Care:
 1. Evidence that the Board selected meets the requirements of 578.5(b);
 2. Evidence that the CoC has been established and operated as set forth in subpart B of 24 CFR part 578 including published agendas and meeting minutes, an approved Governance Charter that is reviewed and updated annually, a written process for selecting a board that is reviewed and updated at least every five years, evidence required for designating a single HMIS for the CoC, and monitoring reports of recipients and sub-recipients.
 3. Evidence that the CoC has prepared the HUD application for funds in accordance with 578.9 ☐ Program participant records shall include written:

4. Determination and verification/certification that the program participant met the criteria for being Homeless or At Risk of Homelessness and that an effort was made to obtain written third-party verification, when possible and applicable.
5. For CoC funded projects, acceptable evidence of homeless status as set forth in 576.500(b).
6. Determination and verification/certification that the program participant was eligible or ineligible for the particular services and/or financial assistance.
7. Determination and verification/certification that the program participant lacked sufficient resources and support networks to provide the assistance for Determination and verification/certification that the program participant met income requirements and that an effort was made to obtain written third-party verification, when possible and applicable. This includes annual documentation of income for each program participant who receives housing assistance where rent or an occupancy charge is paid by the program participant.
8. Determination and verification/certification that the only households served through permanent supportive housing meet HUD's requirements of having a family member be a person with disabilities. Identification of the specific services and financial assistance amounts that were provided to the program participant.
9. When applicable, verification that the services were terminated in compliance with 576.402 and/or 578.91.
10. When adopted by the Continuum of Care, a copy of the CoC-approved centralized or coordinated assessment of the program participant
11. Copies of written leases and rental agreements, documentation of payments made, including dates of occupancy, and compliance with fair market rent, rent reasonableness and utility allowance requirements
12. Determination and verification that the housing unit met HUD's habitability and lead-based paint standards
13. Copy of individualized housing stability plan
14. Notes verifying case management services were provided at least monthly, unless exempt from this requirement
15. Notes verifying program participant's eligibility was re-evaluated at least every 3 months for homelessness prevention services or at least annually for rapid rehousing services
16. Notes verifying program participant was assisted to obtain necessary mainstream and other resources

- ii. Program policies and procedures shall indicate:
 - 1. Services are coordinated with Continuum(s) of Care, other homeless assistance/prevention programs and mainstream service and assistance programs.
 - 2. Compliance with HUD's ESG (24 CFR 576 and 578) requirements for:
 - a. Shelter and housing standards
 - b. Conflict of interest
 - c. Homeless participation
 - d. Faith-based activity
 - e. Nondiscrimination, equal opportunity and affirmative outreach ☐ Uniform administrative rules (24 CFR part 84) ☐ Environmental review
 - f. Lobbying and disclosure (24 CFR part 87)
 - g. Displacement, relocation and acquisition
 - h. Procurement (24 CFR 84.40-84.48)
 - 3. Program participant records are kept secure and confidential for participation in HMIS or comparable database.
 - 4. Financial records shall include:
 - a. Supporting documentation for all costs charged to ESG or Coc grant.

Street Outreach Standards

XIX. Street Outreach Minimum Standards

- a. **Targeting/Engagement:** Providers of Street Outreach services shall target unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station airport or camping ground.

Engagement Encounters (Definition): Engagement encounters are intentional, documented interactions between outreach staff and unsheltered individuals or families that are focused on building rapport, establishing trust, identifying immediate needs, and supporting connection to housing and services. Engagement encounters may include repeated contacts with the same individual over time and are not limited to service enrollment or crisis response.

- b. **Assessment/Service Provision/Referral/Prioritization:** Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered the following Street Outreach services, as needed and appropriate: engagement, case management, emergency health and mental health, transportation services.

Services to Assist with Document Readiness (Definition): Services to assist with document readiness include activities that help individuals obtain, replace, or secure vital documents required for housing and benefits access, including but not limited to: identification cards, birth certificates, Social Security cards, immigration documents, and verification needed for income, benefits, employment, or housing eligibility.

Emergency Shelter Standards

XX. Emergency Shelter Minimum Standards

- a. Admission:** Providers of Emergency Shelter services shall admit individuals and families who meet the HUD definition of “homeless,” as specified in 24 CFR 576.2 (1, 2, & 4) and agencies’ eligibility criteria.
 - b. Assessment:** Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered Emergency Shelter services, as needed and appropriate. Assessment shall be based on the coordinated assessment process employed by the CoC.
 - c. Prioritization/Diversion/Referral:** When appropriate based on the individual’s needs and wishes, the provision of or referral to Homeless Prevention or Rapid Rehousing services that can quickly assist individuals to maintain or obtain safe, permanent housing shall be prioritized over the provision of Emergency Shelter or Transitional Housing services.
 - d. Reassessment:** Program participants will be reassessed as case management progresses, based on the individual service provider’s policies.
 - e. Discharge/Length of Stay:** Program participants shall be discharged from Emergency Shelter services when they choose to leave or when they have successfully obtained safe, permanent housing. Any Length of Stay limitations shall be determined by the individual service provider’s policies and clearly communicated to program participants. Providers of shelter services are strongly encouraged not to discharge individuals and families who have not secured permanent housing and maintain those households in shelter until they can be placed in appropriate permanent housing.
 - f. Safety and Shelter Safeguards for Special Populations:** Safety and Shelter Safeguards shall be determined by the individual Special Population service provider’s policies and clearly communicated to program participants.
-
-

Homeless Prevention and Standards

XXI. Homelessness Prevention (HP) Minimum Standards [ESG Only]

a. Eligibility / Prioritization:

Minimum standards for determining and prioritizing which eligible families and individuals shall receive homelessness prevention assistance are:

i. To be eligible for HP Housing Relocation and Stabilization Services and Short-term and Medium-term Rental Assistance, people must require HP services to prevent moving into an emergency shelter or another place described in category (1) of the “homeless” definition in 24 CFR 576.2, have an annual income below 30% of the median income for the area and:

1. Meet the federal criteria under the “at risk of homelessness” definition in 24 CFR 576.2; **OR**
2. Meet the criteria in category (2), or (4) of the “homeless” definition in 24 CFR 576.2.

b. Participant Contribution:

Minimum standards for determining what percentage or amount of rent and utilities costs each program participant shall pay while receiving homelessness prevention assistance are:

i. Participant’s income shall be verified prior to approval for initial and additional financial assistance. Documentation of the participant’s income and expenses, including how the participant is contributing to housing costs, if at all, shall be maintained in participant’s file. This file shall also contain a plan to sustain housing following the assistance, including either a plan to increase income or decrease expenses or both.

ii. Participants are not required to contribute rent. Providers funded under ESG may pay up to 100 percent of the reasonable rent and utility costs for program participants. Providers may, at their discretion, choose to impose rental charges on participants. In the event that providers elect to charge rent or occupancy charges, these charges may not exceed those established in 24 CFR 578.77.

iii. Any additional requirements regarding the percentage or amount of rent and utilities costs each program participant shall pay shall be determined by the individual service provider’s policies and clearly communicated to program participants.

c. Rental Assistance Duration and Adjustment:

Minimum standards for determining how long a particular program participant shall be

provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time are:

- i. Participants receive approval for the minimum amount of financial assistance necessary to prevent homelessness. Documentation of financial need shall be kept in the participant's file for each month of financial assistance received. Participants shall not be approved for more rental assistance than can be justified given their income and expenses at a given time.
- ii. Approval for rental assistance shall be granted in three-month increments. Providers must re-assess the continuing need for rental assistance before approving an additional three-month increment.
- iii. Any additional requirements regarding how long a program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time shall be determined by the individual service provider's policies and clearly communicated to program participants.

m. Re-Evaluation:

Minimum standards for completing eligibility re-evaluations of individuals and families are:

n. Timing:

- i. Homelessness Prevention: participants shall be re-evaluated not less than once every three months

o. Eligibility:

- i. The participant shall have an annual income that is 30 percent of median family income for the area or less, as determined by HUD [ESG only]; and
- ii. The participant shall lack sufficient resources and support networks necessary to retain housing without ESG assistance.

Rapid Rehousing Housing Standards

XXII. Rapid Re-Housing (RRH) Minimum Standards [ESG & CoC]

- a. Eligibility/ Prioritization: Minimum standards for determining and prioritizing which eligible families and individuals shall receive rapid rehousing assistance are:

i. Rapid Re-housing (RRH): To be eligible for RR Housing Relocation and Stabilization Services and Short-term and Medium-term Rental Assistance, people must:

1. Meet the federal criteria under category (1) of the “homeless” definition in 24 CFR 576.2 [ESG funded programs]
2. Meet the criteria under category (4) of the “homeless” definition in 24 CFR 576.2 and live in an emergency shelter or other place described in category (1) of the “homeless” definition. [ESG funded programs]
3. Program participant’s annual income, at annual review must be less than or equal to 30% of the Area Median Income [ESG Funded programs only]
 - o Meet the federal requirements under categories 1, 2, or 4. (literally homeless, imminently losing primary nighttime residence, and fleeing domestic violence) for CoC funded projects
4. All participants must lack sufficient resources or support networks to retain housing without ESG or CoC assistance.

ii. Priority populations for Rapid Rehousing. In providing rapid rehousing assistance, providers shall prioritize the following subpopulations:

1. Families with children.
2. Domestic violence survivors.
3. Single persons without long term disabilities; and
4. Veterans, especially those persons who have served in the US military but are not eligible for services from the Department of Veterans Affairs (VA) or who are unable to access services from the VA.

b. Participant Contribution: Minimum standards for determining what percentage or amount of rent and utilities costs each program participant shall pay while receiving rapid rehousing assistance are:

i. Participant’s income shall be verified prior to approval for initial and additional financial assistance. Documentation of the participant’s income and expenses, including how the participant is contributing to housing costs, if at all, shall be maintained in participant’s file. This file shall also contain a plan to sustain housing following the assistance, including either a plan to increase income or decrease expenses or both.

ii. Participants are not required to contribute rent. Providers funded under ESG or CoC may pay up to 100 percent of the reasonable rent and utility costs for program participants. Providers may, at their discretion, choose to impose rental charges on participants. In the event that providers elect to charge rent or occupancy charges, these charges may not exceed those established in 24 CFR 578.77.

iii. Any additional requirements regarding the percentage or amount of rent and utilities costs each program participant shall pay shall be determined by the individual service provider’s policies and clearly communicated to program participants.

c. Rental Assistance Duration and Adjustment: Minimum standards for determining how long a particular program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time are:

- i. Participants receive approval for the minimum amount of financial assistance necessary to prevent homelessness. Documentation of financial need shall be kept in the participant's file for each month of financial assistance received. Participants shall not be approved for more rental assistance than can be justified given their income and expenses at a given time.
- ii. Approval for rental assistance shall be granted in three-month increments. (Progressive engagement). Providers must re-assess the continuing need for rental assistance before approving an additional three-month increment. In no event will assistance under rapid rehousing exceed 24 months in any 36-month period. Dependent on funds available (agency)
- iii. Any additional requirements regarding how long a program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time shall be determined by the individual service provider's policies and clearly communicated to program participants.

d. Service Type, Amount, & Duration: Minimum standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant, including the limits, if any, on the rapid rehousing assistance that each program participant shall receive, such as the maximum amount of assistance, maximum number of months the program participant may receive assistance; or the maximum number of times the program participant may receive assistance are:

i. Financial Assistance

- 1. Use with other subsidies: Payment for Financial Assistance costs shall not be provided to a participant who is receiving the same type of financial assistance through other public sources or to a participant who has been provided with replacement housing payments under the URA, during the period covered by the URA payments.
- 2. Rental application fees [ESG only]: Payment shall only be made for fees charged by the owner to all applicants.
- 3. Security deposits: Payment shall not exceed two (2) month's rent.
- 4. Last month's rent: Payment shall not exceed one (1) month's rent and shall be included in calculating the participant's total rental assistance.
- 5. Utility deposits [ESG/CoC]: Payment shall only be made for gas, electric, water and sewage deposits.
- 6. Utility payments [ESG only]:
 - a. Payment shall not exceed 24 months per participant, including no more than 6 months of utility payments in arrears, per service.
 - b. A partial payment counts as 1 month.
 - c. Payment shall only be made if the utility account is in the name of the participant or a member of the same household.
 - d. Payment shall only be made for gas, electric, water and sewage costs.
 - e. Participants shall not receive more than 24 months of utility assistance within any 3-year period.
 - f. Moving costs [ESG/CoC] – reasonable one-time moving expenses are eligible.

e. Housing Relocation and Stabilization Services: Housing search and placement services Payment shall only be made for assisting participants to locate, obtain and retain suitable permanent housing through provision of the following services:

- i. Assessment of housing barriers, needs and preferences
- ii. Development of an action plan for locating housing
- iii. Housing search
- iv. Outreach to and negotiation with owners
- v. Assistance with submitting rental applications and understanding leases
- vi. Assessment of housing for compliance with ESG requirements for stability, lead-based paint and rent reasonableness
- vii. Assistance with obtaining utilities and making moving arrangements
- viii. Tenant counseling

Payment for housing search and placement services shall not exceed 24 months during any 3-year period.

f. Housing stability case management: Payment shall only be made for assessing, arranging, coordinating and monitoring the delivery of individualized services to facilitate housing stability for a participant who resides in permanent housing or to assist a participant in overcoming immediate barriers to obtaining housing through provision of the following services:

- i. Using the centralized or coordinated assessment system
 - ii. Conducting the initial evaluation, including verifying and documenting participant eligibility
 - iii. Counseling
 - iv. Developing, securing and coordinating services and obtaining Federal, State and local benefits
 - v. Monitoring and evaluating participant progress
 - vi. Providing information and referral to other providers
 - vii. Developing an individualized housing and service plan
- Conducting re-evaluations

Payment for housing stability case management services provided while the participant is seeking permanent housing shall not exceed 30 days.

Payment for housing stability case management services provided while the participant is living in permanent housing shall not exceed 24 months.

g. Mediation [ESG only]: Payment shall only be made for the cost of mediation between the participant and the owner or person with whom the participant is living, if it is necessary to prevent the participant from losing the permanent housing where he/she resides. Payment for mediation services shall not exceed 24 months during any 3-year period.

h. Legal services: Payment shall only be made for the cost of legal services, if they are necessary to resolve a legal problem that prohibits the participant from obtaining permanent housing or will likely result in the participant losing the permanent housing where he/she resides. Payment for legal services shall not exceed 24 months during any 3-year period. Assistance may NOT be provided for immigration and citizenship matters. Payment arrangements may NOT include retainer or contingency fee agreements. Eligible subject matters for legal services include: child support, guardianship, paternity, emancipation, and legal separation, orders of protection for victims of domestic violence, appeal of benefit claim

denials, landlord tenant disputes and resolution of outstanding criminal warrants. Only approved Legal Services provider through NHAP can provide ESG legal services.

i. Credit repair [ESG only]: Payment shall only be made for the cost of assisting the participant in obtaining skills related to household budgeting, managing money, accessing a free personal credit report and resolving personal credit problems. Payment will not be made for a debt or modification of a debt. Payment for credit repair services shall not exceed 24 months during any 3-year period.

j. Rental Assistance:

i. Payment shall not exceed 24 months total during a 3-year period in tenant-based or project-based (ESG only) housing.

ii. Payment for short-term rental assistance shall not exceed 3 months.

iii. Payment for medium-term rental assistance shall be for more than 3 months but shall not exceed 24 months.

iv. Payment for rent arrears shall not exceed 6 months and shall be a one-time payment, including any late fees [ESG funded projects only – CoC not eligible]

v. Except for a one-time payment of rental arrears on the participant's portion, payment shall not be provided to a participant who is receiving tenant-based rental assistance or living in a unit receiving project-based assistance or to a participant who has been provided with replacement housing payments under the URA, during the period of time covered by the URA payments. [ESG only]

vi. Payment shall not exceed the Fair Market Rent established by HUD and shall comply with HUD's standard of rent reasonableness (24 CFR 982.507). FMR published annually and should be used for that year.

vii. Calculation of the rental payment amount shall only include monthly rent for the unit, any occupancy fees under the lease (except for pet and late fees) and if the participant pays separately for utilities, the monthly utility allowance established by the public housing authority for the area in which the housing is located.

viii. Payment for shall only be made when there is a rental assistance agreement between the agency and the owner, which sets forth the terms under which rental assistance will be provided, including the prior requirements; a requirement that the owner provide the sub-recipient with a copy of any notice to vacate given to the participant or any complaint used to commence an eviction action; and the same payment due date, grace period and late payment penalty requirement as the participant's lease.

ix. Payment of any late payment penalties incurred by the agency shall not be claimed for reimbursement.

x. Payment shall only be made when there is a legally binding, written lease for the rental unit between the participant and the owner, except for payment of rental arrears (ESG only).

xi. Payment shall only be made for units that have been inspected for HUD Housing Quality Standards and re-inspected no less frequently than annually. Rental assistance shall not be paid on behalf of any unit that does not meet Housing Quality Standards.

k. Tenant-Based Rental Assistance: The rental assistance agreement with the unit owner shall be terminated without further payment if:

- i. The participant moves out of the unit
- ii. The lease terminates and is not renewed
- iii. The participant becomes ineligible to receive ESG/CoC rental assistance

l. Project-Based Rental Assistance [ESG only]: Payment shall only be made under the following conditions:

- i. The lease has an initial term of one year
- ii. The rental assistance agreement covers one or more permanent housing units in the same building
- iii. Each unit covered by the agreement is only occupied by participants
- iv. Payment will only be made for up to 100% of the first month's rent, if the participant signs a lease and moves into the unit before the end of the month

Any additional requirements regarding the type, amount, and duration of housing stabilization and/or relocation services that will be provided to a program participant, including any limitations shall be determined by the individual service provider's policies and clearly communicated to program participants.

m. Re-Evaluation: Minimum standards for completing eligibility re-evaluations of individuals and families are:

n. Timing:

- ii. Rapid Rehousing: participants shall be re-evaluated not less than once annually

o. Eligibility:

- ii. The participant shall lack sufficient resources and support networks necessary to retain housing without ESG/CoC assistance.

Transitional Housing Standards

XXI. Transitional Housing Minimum Standards

- a. **Eligibility/ Prioritization.** Minimum standards for determining and prioritizing which eligible families and individuals shall receive transitional housing are:
 - i. To be eligible for transitional housing people must: Meet the federal criteria under category (1), (2) or (4) of the "homeless" definition in 24 CFR 576.2
 - ii. Transitional housing shall be prioritized to serve the following populations of eligible homeless people:

1. Youth
 2. Persons seeking to continue recovery in recovery-focused housing
 3. Institutional re-entry (may not be eligible for CoC funding but needed from people leaving criminal justice and mental health facilities)
 4. Persons fleeing domestic abuse or violence where it is not possible to find units for rapid rehousing
- b. Limitation on Occupancy.** No individual or family may be assisted in transitional housing for a period in excess of 24 months. No person shall be discharged from transitional housing into homelessness as a result of this limitation. Transitional housing programs are expected to place individuals and families into permanent housing within 12 months. Programs that maintain participants for longer than 24 months or those with over half their participants remaining for over 12 months may have their funding discontinued.
- c. Participant Contribution.** Individuals and families residing in transitional housing are not required to pay rent. Providers of transitional housing may impose occupancy charges. If the provider elects to charge rent or occupancy charges, the charges may not exceed those specified in 578.77.
- d. Program Fees.** No fee other than rent or occupancy charges as specified above may be charged to program participants. This includes meals, copayments for services, transportation and all other services that may be provided to program participants.
- e. Occupancy Agreements.** All individuals and families served in transitional housing must be provided an occupancy agreement for a minimum of a monthly term and which can be renewed provided that the household does not remain in transitional housing for longer than 24 months. The agreement must specify the requirements for program participation. Except for programs providing recovery focused services for persons with substance use disorders, residents in transitional housing may be required to participate in disability related services. Participants may be required to participate in services that are not disability related and may discharge participants for failure to participate in these services. No person may be terminated from transitional housing without first being provided the right to appeal that decision in accordance with the due process provisions at 24 CFR 578.91(b)

Permanent Supportive Housing Standards

XXII. Permanent Supportive Housing Minimum Standards

- a. Eligibility/ Prioritization.** Minimum standards for determining and prioritizing which eligible families and individuals shall receive permanent supportive housing are:
- i. To be eligible for permanent supportive housing people must: Meet the

federal criteria under category (1) of the “homeless” definition in 24 CFR 576.2. Eligible households include individuals with disabilities and families in which one adult or child has a disability.

- b. Priority populations for Permanent Supportive Housing.** In providing permanent supportive housing, providers shall prioritize the following populations:
 - i. Persons who are highly vulnerable with severe service needs.
 - ii. Those who have been homeless for the longest period of time or who have had repeated episodes of homelessness over an extended period.
 - iii. Veterans.
- c. Order of priority in CoC program funded permanent supportive housing beds dedicated to persons experiencing chronic homelessness, and PSH beds prioritized for occupancy by persons experiencing chronic homelessness.**
 - i. First priority: chronically homeless individuals and families with the longest history of homelessness and with the most severe service needs.
 - ii. Second priority: chronically homeless families and individuals with the longest history of homelessness.
 - iii. Third priority: chronically homeless individuals and families with the most severe service needs.
- d. Order of priority in permanent supportive housing beds not dedicated or prioritized for persons experiencing chronic homelessness:**
 - i. First priority: homeless individuals and families with a disability and the most severe service needs.
 - ii. Second priority: homeless individuals and families with a disability with a long period of continuous or episodic homelessness.
 - iii. Third priority: homeless individuals and families with a disability coming from transitional housing.
- e. Single, Prioritized Wait List for Permanent Supportive Housing.** FL -504 CoC will establish a single, prioritized wait list for permanent supportive housing. The wait list will be prioritized according to the order of priority identified above. The single priority waitlist and referral process will allow CoC participants to exercise freedom of choice. Participants may be offered access to housing that is not within their home communities but shall not require participants to relocate in order to obtain housing assistance.
 - 1. Housing is not contingent on compliance with services – participants are provided with a standard one year lease agreement. The lease agreement can only be terminated in accordance with the State of

Florida Landlord and Tenant Act (Title VI, Chapter 82 Part II)

2. Participants are provided with services and supports to help maintain housing and prevent eviction.
 3. There is no requirement for sobriety prior to being offered housing and admission shall not be conditioned on credit or background checks. Criminal backgrounds will be considered only to the extent necessary to protect safety and well-being.
 4. Participants shall be given choice in their housing subject to program limitations.
 5. Participants are not required to participate in services, but providers are required to persistently and consistently seek to engage participants.
 6. Providers are encouraged to support staff in implementing Evidence Based Practices that support Critical Time Intervention, Motivational Interviewing, Stages of Change.
 7. Payment for rental assistance shall only be made when there is a rental assistance agreement between the agency and the owner, which sets forth the terms under which rental assistance will be provided, including the prior requirements; a requirement that the owner provide the sub-recipient with a copy of any notice to vacate given to the participant or any complaint used to commence an eviction action; and the same payment due date, grace period and late payment penalty requirement as the participant's lease.
 8. Payment of any late payment penalties incurred by the agency shall not be claimed for reimbursement.
 9. Payment shall only be made when there is a legally binding, written lease for the rental unit between the participant and the owner.
 10. Payment shall only be made for units that have been inspected for HUD Housing Quality Standards and re-inspected no less frequently than annually. Rental assistance shall not be paid on behalf of any unit that does not meet Housing Quality Standards.
- f. Participant Contribution.** Individuals and families residing in permanent supportive housing are required to pay rent. Rent charges may not exceed those specified in 578.77.
- g. Program Fees.** No fee other than rent or occupancy charges as specified above may be charged to program participants in transitional housing services. This includes meals, copayments for services, transportation and all other services that may be provided to program participants

Emergency Transfer Plan

XXIII. Emergency Transfer Plan

Protections for victims of domestic violence, dating violence, sexual assault, or stalking

- a. The Violence Against Women Act (VAWA) Final Rule requires that individuals seeking assistance under, or residing in, HUD-covered housing programs, including the Continuum of Care (CoC) and Emergency Solutions Grant (ESG) programs, are protected from being denied assistance, evicted, or having assistance terminated on the basis that the individual is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, or is affiliated with such a victim. These protections are implemented in accordance with 24 CFR 5.2005 and 24 CFR 578.99(j).
 - i. Continuation of the core protections – Survivors shall not be denied housing or assistance, nor evicted or have assistance terminated, solely on the basis of having experienced domestic violence, dating violence, sexual assault, or stalking.
 - ii. Emergency transfers – Covered housing providers must allow for emergency transfers in accordance with HUD regulations for tenants who reasonably believe there is a threat of imminent harm from further violence, or in cases of sexual assault that occurred on the premises within the prior 90-calendar-day period. HUD requires covered housing providers to adopt and implement an Emergency Transfer Plan consistent with the HUD model and applicable program regulations.
- a. In accordance with Violence Against Women’s Act (VAWA) Rule, the grants that are awarded by the HUD Continuum of care (CoC) Program must comply with this Rule as outlined under 24CFR 578.99 (j), 24CFR 578.7(a)(9)(ii), (iii) and (v). and 24 CFR 578.7(d) as follows:
- i. ***VAWA emergency transfer plan.*** FL -504 CoC has developed an emergency transfer plan for the Continuum of Care that meets the requirements under [§ 578.99\(j\) \(8\)](#).
 - 1. CoC Project Recipients/Housing Providers must comply with the Emergency Transfer Plan in accordance with 24CFR 578.99 (j).
 - 2. CoC Project Recipients/Housing Providers must make its emergency transfer plan available upon request and, when feasible, must make its plan publicly available HUD Form 5380 in accordance with VAWA. (See Attached form 5830).
 - 3. CoC Project Recipients/Housing Providers must implement an emergency transfer plan within their organization in based on the Model Emergency Transfer Plan provided in HUD Form 5381 for

- covered housing programs. (see attached Form 5831)
4. Project Recipients/Housing Providers must modify the plan to adjust to the housing criteria that the project is funded under. Simply implementing the form as is will not be sufficient to meet this criteria.
 5. Each Program Recipient/Housing Provider that is a covered housing provider under the HUD CoC program funding at should make available:
 - a. Provide for Internal emergency transfer to an emergency relocation of a tenant to another unit where the tenant would not be categorized as a new applicant; that is, the tenant may reside in the new unit without having to undergo an application process.
 - b. External emergency transfer refers to an emergency relocation of a tenant to another unit where the tenant would be categorized as a new applicant; that is the tenant must undergo an application process in order to reside in the new unit.
 - c. Safe unit refers to a unit that the victim of domestic violence, dating violence, sexual assault, or stalking believes is safe.
 - d. Provide for Survivor Driven Practices: Trauma Informed Care and Victim Centered approaches are implemented in order to provide the time, space, support, that are necessary for survivors to reintegrate into the community.
 6. A tenant receiving rental assistance through, or residing in a unit subsidized under, a Project Recipients/Housing Provider who is a victim of domestic violence, dating violence, sexual assault, or stalking qualifies for an emergency transfer if:
 - a. The tenant expressly requests the transfer; and
 - b. The tenant reasonably believes there is a threat of imminent harm from further violence if the tenant remains within the same dwelling unit that the tenant is currently occupying; or
 - c. In the case of a tenant who is a victim of sexual assault, either the tenant reasonably believes there is a threat of imminent harm from further violence if the tenant remains within the same dwelling unit that the tenant is currently occupying, or the sexual assault occurred on the premises during the 90-calendar-day period preceding the date of the request for transfer.
 7. In accordance with the CoC and ESG Written standards (as amended) the Project Recipients/Housing Providers the emergency transfer must detail the measure of any priority given to tenants who qualify for an

emergency transfer under VAWA in relation to other categories of tenants seeking transfers and individuals seeking placement on waiting lists.

8. Project Recipients/Housing Providers must maintain strict confidentiality measures to ensure that the Project Recipients/Housing Provider does not disclose the location of the dwelling unit of the tenant to a person who committed or threatened to commit an act of violence, dating, sexual assault, or stalking against the tenant.
9. Project Recipients/Housing Providers must allow a tenant to make an internal emergency transfer under VAWA when a safe unit is immediately available.
10. Project Recipients/Housing Providers must follow policies for assisting a tenant in making an internal emergency transfer under VAWA when a safe unit is not immediately available, and these policies must ensure that requests for internal emergency transfers under VAWA receive, at a minimum, any applicable additional priority that housing providers may already provide to other types of emergency transfer requests.
11. Project Recipients/Housing Providers must take reasonable efforts to assist a tenant who wishes to make an external emergency transfer when a safe unit is not immediately available. The plan must include policies for assisting a tenant who is seeking an external emergency transfer under VAWA out of the Project Recipients/Housing Providers 's program or project, and a tenant who is seeking an external emergency transfer under VAWA into the Project Recipients/Housing Providers 's program or project. These policies may include:
 - a. Arrangements with the COHH Coordinated Entry facilitator, including memoranda of understanding, to facilitate moves; and
 - b. Outreach activities to organizations that assist or provide resources to victims of domestic, dating violence, sexual assault, or stalking.
12. Project Recipients/Housing Providers cannot deny a tenant from seeking an internal emergency transfer and an external emergency transfer concurrently if a safe unit is not immediately available.
13. Project Recipients/Housing Providers must specify what will happen with respect to the non-transferring family member(s), if the family separates in order to affect an emergency transfer.
14. Project Recipients/Housing Providers may require documentation from a tenant seeking an emergency transfer, provided that:

- a. The tenant's submission of a written request to the Project Recipients/Housing Providers, where the tenant certifies that they meet the criteria in paragraph 5.(b) of this section, shall be sufficient documentation of the requirements in paragraph 5.(b) of this section;
 - b. The Project Recipients/Housing Providers may, at its discretion, ask an individual seeking an emergency transfer to document the occurrence of domestic violence, dating violence, sexual assault, or stalking, in accordance with § 5.2007, for which the individual is seeking the emergency transfer, if the individual has not already provided documentation of that occurrence; and
 - c. No other documentation is required to qualify the tenant for an emergency transfer.
- 15. The Project Recipients/Housing Providers must keep a record of all emergency transfers requested under its emergency transfer plan, and the outcomes of such requests, and retain these records for a period of three years, or for a period of time as specified in program regulations. Requests and outcomes of such requests must be reported to [HUD](#) annually.
- b. In accordance with Violence Against Women's Act (VAWA) Rule, the grants that are awarded by the HUD CoC Program must comply with this Rule as 24CFR 578.7(a)(9)(ii), (iii) and (v) as follows:
 - i. In consultation with Program Recipients/Housing Providers of [Emergency Solutions Grants](#) and CoC program funds as well as other housing providers within the geographic area, the FL-504 CoC has updated its CoC and ESG Written standards to include:
 - 1. Policies and procedures for determining and prioritizing eligible individuals and families who are identified through the Emergency Transfer Plan for Domestic Victims of Domestic Violence who will receive transitional housing assistance required under § 578.99(j)(8));
 - 2. If HP has no safe and available units for which a tenant who needs an emergency is eligible, HP will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move.
 - 3. At the tenant's request, HP will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.
 - 4. Policies and procedures for determining and prioritizing eligible individuals and families who are identified through the Emergency

Transfer Plan for Domestic Victims of Domestic Violence who will receive rapid rehousing assistance (these policies must include the emergency transfer priority required under [§ 578.99\(j\)\(8\)](#));

- c. For families living in units receiving tenant-based rental assistance (assisted units), if a program participant qualifies for an emergency transfer, but a safe unit is not immediately available for an internal transfer, that program participant shall have the priority over all other applicants for tenant based rental assistance, utility assistance and units for which tenant based rental assistance is provided.
- d. For families receiving tenant-based rental assistance, the non-transferring family members(s) will continue to receive tenant-based rental assistance through the end of the term of the lease, if the family separates in order to effect and emergency transfer and the non-transferring family member(s) did not engage in criminal activity directly related to domestic violence dating violence, sexual assault or stalking.
- e. Policies and procedures for determining and prioritizing eligible individuals and families who are identified through the Emergency Transfer Plan for Domestic Victims of Domestic Violence who will receive permanent supportive housing assistance (these policies must include the emergency transfer priority required under § 578.99(j)(8));
- f. For families living in units that are otherwise assisted under this part, (assisted units), the required policies must provide that for program participants who qualify for an emergency transfer but a safe unit is not immediately available for an internal emergency transfer, the individual or family shall have priority over all other applicants for rental assistance, transitional housing, and permanent supportive housing projects funded under this part provided that: The individual or family member meets all the eligibility criteria required by Federal law or regulation or HUD NOFO; and the individual or family meets criteria or preferences established in accordance with 24 CFR 578.93(b)(1), (4), (6), or (7). The individual or family shall not be required to meet any other eligibility criteria or preference for the project. The individual or family shall retain their original homeless or chronically homeless status for the purposes of the transfer.
- g. The HUD Emergency Transfer Plan Model contains only general provisions of an emergency transfer plan that apply across the covered HUD programs. Adoption of this model plan without further information will not be sufficient to meet a housing provider's responsibility to adopt an emergency transfer plan. Project Recipients/Housing must consult applicable regulations and program-specific HUD guidance when developing their own emergency transfer plans to ensure their plans contain all required element
- h. The Collaborative Applicant, responsible for monitoring all HUD CoC and ESG funded programs will include the following as part of their monitoring:
 - i. Existence of an Emergency Transfer Plan by funded agencies.

- ii. Modification of the HUD 5381 Model Emergency transfer Plan specific to the program being implements.
- iii. Implementation of HUD form: **Notice of Occupancy Rights under the Violence Against Women Act.**
- iv. Form 91067: Lease Addendum/Violence Against Women and Justice Department Reauthorization Act 2005
- v.

Equal access Rule for Protected Classes

XXIV. Policy on Gender Inclusion and Non-Discrimination

All programs funded or regulated by the U.S. Department of Housing and Urban Development (HUD) must comply with regulations that guarantee equal access to housing in HUD programs and will comply with the Fair Housing Act (42 U.S.C. 3601-19) as amended, and the implementing regulations at 24 CFR compliance, the Volusia Flagler Continuum of Care (CoC FL-504) adopts the policy:

To comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

a. Intent and Applicability.

1. The CoC FL-504 is directed by HUD to facilitate the development of a comprehensive system of housing and services for persons experiencing homelessness in Volusia and Flagler Counties, specifically including the use of funding made available under the HUD Continuum of Care Program and other homelessness assistance programs. Accordingly, it is the intent of CoC FL-504 to guarantee equal access to housing and services in homelessness assistance programs.
2. All agencies receiving funding through HUD or that is otherwise made available through CoC FL-504 must promote and ensure compliance with the Fair Housing Act.
3. Although not required, all non-HUD/CoC-funded member agencies are strongly encouraged to adopt internal policies and best practices that promote and ensure compliance with the Fair Housing Act.

- a. CoC FL-504 will continue to offer training opportunities for providers building towards full compliance regarding the above policy.

RAPID UNSHELTERED SURVIVOR HOUSING RAPID REHOUSING PROGRAM GUIDELINES

Volusia County
FL-504 CoC
Halifax Urban Ministries

This document is a tool:

It can help recipients establish guidelines for providers to use to carry out their program in a standardized way, consistent with HUD requirements. In some places the document establishes recommended approaches and policies for use but ultimately recipients need to document the policy in their local ESG written standards and policies and procedures, which should be consistent to the policies established in these program guidelines. In some places there are prompts to insert the local policies. It can be customized and incorporated into local ESG written standards and policies and procedures.

Table of Contents

Program Overview	3
Eligibility	3
Coordinated Entry	4
Ensuring Equity	4
Verification of Eligibility	5
Duplication of Benefits review	5
After Eligibility Determination:	5
Lease.....	6
Annual Re-evaluation	6
Program Components	7
Lease Signing & Rental Assistance Agreement	7
Homeless Management Information System	9
Involuntary Program Exits	11
Discrimination Policy	11
Grievance and Appeal Process	12
Rights at the informal hearing	12
Record Maintenance	12
Program Monitoring.....	13
Appendix	13

Program Overview

Rapid Unsheltered Survivor Housing, under the Emergency Solutions Grants Program (RUSH) Rapid Rehousing (RRH), is administered through the **Halifax Urban Ministries**, subrecipient of the Volusia County /FL-504 CoC. The RUSH RRH funding is designed to assist households experiencing homelessness or housing instability in certain areas impacted by Hurricane Ian. The program provides time-limited housing support, financial assistance, and stabilization services. This funding is provided by the U.S. Department of Housing and Urban Development (HUD) and activated as a result of the President's major disaster declaration DR-4673-FL, dated September 29, 2022, in response to Hurricane Ian and the Federal Emergency Management Agency's (FEMA's) activation of its Transitional Sheltering Assistance (TSA) program.

The RUSH RRH program utilizes five key principles to guide program operations:

- Housing focused—understanding and eliminating immediate barriers to obtaining and maintaining housing.
- Housing comes first—identifying permanent housing and connecting clients to resources necessary to stabilize households.
- Choice and respect—empowering and respecting client-centered decision-making concerning housing and services offered.
- Rent assistance—offering financial subsidies to qualified households.
- Rapid implementation—modifying systems, processes, and structures to respond quickly to the housing crisis caused by Hurricane Ian.

Eligibility

RUSH RRH program-eligible households **must**:

- Meet ESG RRH eligibility: 1) Meet the criteria under Category 1 of the “Homeless” definition; or 2) Meet the criteria under Category 4 of the “Homeless” definition **and** live in a place described in paragraph 1 of the “Homeless” definition.
- Have been residing in an area affected by a major disaster declared pursuant to the Stafford Act on or after December 20, 2019 (e.g., an area covered by DR-4673-FL, dated September 29, 2022); **and**
- Have needs that will not be served or fully met by the TSA Program (42 USC 5170b) and other existing federal disaster relief programs (including both federal and non-federal cost share). For purposes of RUSH funding, HUD understands “existing federal disaster relief programs” to mean federal programs that provide assistance for the purpose of disaster relief and are permanently authorized as of the date of the RUSH award.

Additionally, a household will not be required to re-qualify as homeless or at risk of homelessness to receive RUSH funds if the household was already determined to meet the ESG definition of “homeless” or “at risk of homelessness” and was receiving ESG assistance when the disaster occurred.

RUSH RRH program providers will receive referrals directly from the FL-504 CoC Coordinated Entry System for all households requiring assistance.

The RUSH RRH program will be set up as a new program in the local CES.

Coordinated Entry

The following is the RUSH RRH program prioritization that CESs should use to serve households requiring RUSH RRH program assistance.*

Location	Circumstance	Housing Status	Subpopulation Considerations
1. Disaster-Impacted County	People who: 1) Were literally homeless prior to the disaster or have become literally homeless as a result of the disaster. 2) Were forced to leave the place they were staying because of the hurricane. 3) Are not TSA eligible.	Unsheltered	• Unaccompanied youth • Family with minor children • Adult
		Sheltered	• Unaccompanied youth • Family with minor children • Adult
2. Disaster-Impacted County	People who: 1) Have utilized TSA and those services have ended. 2) Are at risk of homelessness or are literally homeless as a result of the disaster. 3) Were forced to leave the place they were staying because of the hurricane.	Sheltered	• Unaccompanied youth • Family with minor children • Adult

***Note to recipients/sub recipients** - RUSH eligibility criteria should inform local prioritization. This may mean that RUSH eligibility may be different from CoC and ESG-CV prioritization strategies. A sample Coordinated Entry Policy: RUSH Funding Overlay is included in the appendix.

Ensuring Equity

RUSH RRH program providers must ensure that the delivery of services does not perpetuate existing disparities. Every effort must be made to ensure that over-represented populations have access to and are receiving RUSH RRH program assistance.

To ensure [equitable service delivery](#), the FL-504 CE system can:

- Modify its coordinated entry policies and procedures and written standards to include RUSH RRH prioritization. Resource: [Understand the Prioritization and Data Connection: Prioritization](#)
- [Integrate periodic equity reviews](#) to ensure over-represented populations are adequately served.
- Identify and prioritize areas of disaster-impacted geography where over-represented populations have historically been living.
- Fund enhanced supportive service and outreach support to connect over-represented populations to RUSH RRH program services.

The FL-504 is prepared to move at a rapid pace to make housing referrals for the RUSH RRH program, and urgency does not have to be in conflict with equity. The FL-504 CE has incorporated people with lived experience and diverse partners into the planning process and service delivery systems, to refine service approaches and outreach efforts that can save lives and house people at the same time.

The strategies that will be considered as part of your RUSH program include:

- ☒ Report out quarterly (or more regularly) on RUSH RRH program usage by race. Analyze data to ensure that you are serving all populations equitably.
- ☒ Review RUSH RRH program guidelines and CES policies with an equity lens; adjust as needed to ensure equity. (This may include adding access points for CES in underserved neighborhoods.)

- ☒ Invest in dedicated street outreach focused on geographies that have over-represented populations
- ☒ Hiring people from over-represented communities to provide supportive services or to provide peer support

**Note – FL-504 CoC is in alignment with CES policies and procedures regarding equity.*

Verification of Eligibility

FL-504 RUSH RRH program providers are required to document the household's eligibility when applying for assistance. [See Section 1 Eligibility.](#)

Duplication of Benefits review

The Duplication of Benefits (DOB) questions in the RUSH RRH intake form are used to document the DOB determination for financial assistance or rental assistance under the RUSH RRH program.

If a household has applied for and received financial assistance or rental assistance from other entities, the RUSH RRH provider should ensure that the proposed RUSH RRH program assistance will not result in a DOB. If a household has applied for and not yet received a response from another source of assistance, the RUSH RRH provider should identify which applications, if approved, would constitute a DOB. The household shall withdraw those applications prior to receiving RUSH RRH program assistance.

For more information on DOB, see the following [ESG CV guidelines](#).

Intake Process

RUSH service providers, in coordination with Coordinated Entry, will identify potentially eligible households according to RUSH RRH program prioritization. Once preliminary eligibility for the program is established, an intake form must be completed per HUD ESG data standards. A RUSH RRH intake packet is in the Appendix of this guide.

As part of the intake process, all applicants must sign an Authorization for Release of Information (see Appendix 2) authorizing the RUSH RRH provider to obtain and verify all information necessary for eligibility determination. Once the intake form is completed, it is then forwarded to the CES access points. Volusia County and the FL-504 CoC CES will review the intake form to ensure the eligibility and priority criteria are met. The CES should confirm the final eligibility determination within five calendar days after receipt of the intake.

Households determined to be ineligible for assistance will be provided with a Notice of Ineligibility; a sample is found in the Appendix.

After Eligibility Determination:

Households determined to be eligible for assistance will be issued a RUSH RRH program acceptance letter and the Unit Approval Form (included in the Appendix). The RUSH RRH program acceptance letter provides the household with the qualifying unit size, time to find a unit, program overview, leasing and move-in terms, and program participation guidelines.

Supportive services must be in place to support RUSH RRH households to:

- Select an appropriate housing unit in a timely manner and complete the necessary steps to lease up and move into the selected unit.
- Timely payment of the household's share of the monthly rent (if applicable).
- Applying for all public benefits and other housing assistance for which the applicant is eligible, if applicable.

**Case management although required, can be minimal to meet the requirements (i.e., brief check-call by the case manager, even if program participants aren't very responsive or fully engaged).*

RUSH RRH program households are encouraged to secure housing as quickly as possible. Housing search and placement services should be provided to help households identify a unit. Please indicate the local RUSH RRH program extension policy here: 90 days with 30-day extension.

Once the household selects a unit, the property owner/manager must complete the Unit Approval Form (see Appendix 4) to let the RUSH RRH provider know the household has identified a potential unit. The Unit Approval Form contains specifics of the housing unit, the current rental/leasing rate, and rental/leasing inclusions and exclusions. The Unit Approval Form is also used to help complete the rent reasonableness determination and the Rental Assistance Contract. Both the household and the prospective property owner/manager sign the form in agreement with the provisions.

Lease

A lease between the household and the landlord must be signed before move-in.

Annual Re-evaluation

Providers must annually re-evaluate households' income and the availability of resources and support networks to confirm eligibility and continue assistance. Income at annual re-evaluation must be at or below 30% of the area median income, and the household must still be ineligible for and are not receiving TSA and other duplicative federal assistance in order to continue receiving RUSH RRH program assistance. The re-evaluation process shall begin at least 30 days prior to the re-evaluation month to allow the household to submit the required documentation.

Households must provide:

- a) Earned income information:
 - Current pay stubs for the last 30 days.
 - Federal/state income tax documents or W2.
 - Verification of Income statement completed by employer.
 - SNAP (food stamps) printout.
 - A signed and dated statement verifying the type of work, number of hours worked, rate of pay, payment frequency, and method of payment for odd jobs.
- b) Unearned income information:
 - Supplemental Security Income (SSI)/Social Security Disability Insurance (SSDI) award letter.
 - Unemployment compensation award letter.
 - Child support court order.
 - SNAP (food stamps) printout.
 - Pension/retirement award letter.
 - Worker's compensation award letter.
 - A signed and dated statement verifying the contribution amount, frequency of the contribution, and the expected end date.

The following information must be verified in order to complete re-evaluation:

- Household income.
- Household composition.
- Rental Calculation Worksheet.
- Rental Assistance Agreement Amendment (if applicable).
- Lacking sufficient resources and support networks necessary to retain housing without RUSH assistance.

Depending on the ESG recipient's written standards, the amount of rent a household is required to contribute (if any) toward their rent may be impacted by any change in income documented by the recertification process. Notice of changes must be sent to the household 30 days prior to the effective date of the change. The FL-504 CoC / ESG written standards define the standards for determining and what percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance.

RUSH RRH program participant rent contribution standard: Participants may receive 100% of allowable assistance based on income and a declining percentage at recertification, consistent with FL-504 CoC/ESG Written Standards.

Program Components

In addition to the five key principles to guide program operations, the RUSH RRH program is designed with five essential components integral to program services for households:

- *Coordinated intake, screening, and housing-based assessment*—RUSH RRH program referrals will originate from the local CES. Local case conferencing will assist in deciding which households are referred to the RUSH RRH program.
- *Housing search, landlord recruitment, and moving assistance*—RUSH RRH program providers and staff shall work aggressively to identify housing options and cultivate quality relationships with property owners through ongoing housing searches in subsidized/public housing or the private industry.
- *Unit Selection*—Households will work in partnership with the RUSH RRH program staff to identify an appropriate housing unit based on the unit qualifications for which the household is eligible. [Housing navigation](#) is an essential activity for RUSH RRH program funding and should be individualized to the household. RUSH RRH program assistance shall only be provided for housing units located within the United States and its territories.
 - Units funded by RUSH must meet [rent reasonableness](#)¹ standards as set forth by HUD.
- *Unit Inspection*—Upon identification of a unit, RUSH RRH program staff are responsible for conducting an inspection to ensure the unit meets habitability standards, unless the Recipient is using the waiver to [ESG Housing Standards](#) outlined in the [CPD memo regarding Hurricane Ian](#). If the Recipient is using the waiver, then units are not required to meet ESG Housing Standards; however, the following conditions apply:
 - Each unit must still meet applicable state and local standards.
 - Each unit must be free of life-threatening conditions as defined in Notice PIH 2017-20 (HA); and,
 - Recipients must make sure all units in which program participants are assisted meet the ESG housing standards within 60 days of the date of the memorandum (December 3, 2023).

Lease Signing & Rental Assistance Agreement

Once the RUSH RRH program provider determines the unit meets habitability and rent reasonableness requirements, the property owner/manager and the household can sign a lease. At this point, the RUSH RRH program provider enters into a rental assistance agreement with the owner, establishing the terms under which rental assistance will be provided.

Housing stabilization, sustainability supports, and linkages to community services— RUSH RRH program providers must provide housing stabilization, sustainability supports, and linkages to other needed community services (commonly referred to as case management or supportive services) for households. Providers must ensure households are aware of these services at the time of intake and routinely throughout their participation in the program. One important purpose of case management under a Housing First approach

¹ ESG Program regulations require that units meet both Fair Market Rent (FMR) and rent reasonableness requirements; however, the [CPD memo regarding Hurricane Ian](#) provides a waiver of the FMR requirement for ESG recipients located in the counties included in the declared disaster areas. This waiver also applies to RUSH.

should be to engage the program participant; monthly case management is required. However, a program participant must not be terminated from the program for failure to meet with the case manager. RUSH RRH program providers are expected to maintain regular contact with households and document all contacts and efforts made to persistently engage the program participant on a monthly basis.

The following are examples of the services that should be offered by the RUSH RRH program provider:

- Linkage to community and public benefits programs.
- Referrals for employment, behavioral health, and family support programs.
- Referrals for crisis and trauma services for survivors of domestic violence.
- Landlord and tenant mediation.
- Access and referral to community-based resources/training programs.
- Household counseling.
- Referrals to permanent housing.

RUSH RRH staff and the participating RRH household will collaboratively develop a housing stabilization plan. The primary focus of this plan will be examining the issues that may affect housing retention, any previous episodes of housing instability, as well as identifying the most pressing needs that affect the current housing situation and the activities needed to overcome any barriers to stability. RUSH RRH program staff will support the household in prioritizing the necessary steps to be taken by each party and setting time frames for the steps to be accomplished.

RRH RUSH program staff should be knowledgeable about [trauma informed approaches](#) to providing assistance to survivors of domestic violence. [Safety planning](#) is an essential part of working with survivors, and RRH RUSH staff should work with survivors to create a plan for them to increase safety.

FL-504 CoC/ ESG written standards define the standards for determining duration of housing stabilization and sustainability support provided to program participants while receiving rapid re-housing assistance (see below).

FL-504 Written Standards (page 24 section c.):

Rental Assistance Duration and Adjustment: Minimum standards for determining how long a particular program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time are:

- i. Participants receive approval for the minimum amount of financial assistance necessary to prevent homelessness. Documentation of financial need shall be kept in the participant's file for each month of financial assistance received. Participants shall not be approved for more rental assistance than can be justified given their income and expenses at a given time.
- ii. Approval for rental assistance shall be granted in three-month increments. Providers must reassess the continuing need for rental assistance before approving an additional three-month increment. In no event will assistance under rapid rehousing exceed 24 months in any 36-month period.
- iii. Any additional requirements regarding how long a program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time shall be determined by the individual service provider's policies and clearly communicated to program participants.
- iv. Payment shall not exceed the Fair Market Rent established by HUD and shall comply with HUD's standard of rent reasonableness (24 CFR 982.507). Consistent with FL-504 CoC/ESG Written Standards.

RUSH RRH program staff must be knowledgeable and have effective working relationships with conventional programs and services available in the community to create connections for households needing assistance.

- **Financial assistance**—The RUSH RRH program shall provide financial assistance to eligible households. Eligible costs consist of the first and last month's rent, security, and utility deposits.
- **Rental assistance** - The rental assistance may be structured as a flat or declining subsidy, shortened or extended based upon the household need and rental unit size. The RUSH RRH Provider will approve extensions on a case-by-case basis.
- **Flat subsidy** - the amount of rental assistance remains the same throughout participation, usually determined based on household level of income. This approach requires the RUSH provider to collect income documentation and monitor changes in income throughout the period of participation.
- **Declining subsidy** - The amount of rental assistance provided decreases across the length of participation. The subsidy structure can be based on a percentage of the rental amount (i.e. 100% of rent, 75% of rent, 50% of rent, 25% of rent). This approach does not require the collection of income documentation and monitoring following determination of eligibility.

Housing Relocation and Stabilization

There are two categories of housing relocation and stabilization services that are eligible under RUSH funding. They are:

1. **Financial Assistance** (§ 576.105(a)), which may be used to pay housing owners, utility companies and other third parties for the following:
 - Housing Relocation
 1. Transportation Expense assistance (airplane, train, and bus fare) to relocate to another geographical area for relocation purposes. This service should be used as a last resort when all other options and resources have been exhausted or if the client does not have an adequate support system and is relocating to live near their support system.
 - Housing Stabilization
 1. Rental application fees. Funds pay for the rental housing application fee that is charged by the owner to all applicants. (§ 576.105(a)(1))
 2. Security deposit. Funds may pay for a security deposit that is equal to no more than 2 months' rent. (§ 576.105(a)(2))
 3. Last month's rent. If necessary to obtain housing for a program participant, the last month's rent may be paid from funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period. (§ 576.105(a)(3))
 4. Utility deposit. Funds may pay for a standard utility deposit required by the utility company. Eligible utility services are gas, electric, water, and sewage. (§ 576.105(a)(4))
 5. Utility payments. Funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service, within a 3-year period. A partial payment of a utility bill counts as one month. Eligible utility services are gas, electric, water, and sewage. (§ 576.105(a)(5))
 6. Moving costs (§ 576.105(a)(6)) including certain costs related to emergency transfers. Funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.
2. **Costs of Providing the Following Services** (§ 576.105(b)), when necessary to assist a program participant to obtain or maintain housing:

- Housing search and placement. (§ 576.105(b)(1)) Services or activities necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing, include the following:
 1. Assessment of housing barriers, needs, and preferences;
 2. Development of an action plan for locating housing;
 3. Housing search;
 4. Outreach to and negotiation with owners;
 5. Assistance with submitting rental applications and understanding leases;
 6. Assessment of housing for compliance with Emergency Solutions Grant (ESG) requirements for habitability, lead-based paint, and rent reasonableness;
 7. Assistance with obtaining utilities and making moving arrangements; and
 8. Tenant counseling.
 - Housing stability case management. (§ 576.105(b)(2)) Funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing. This assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months during the period the program participant is living in permanent housing. Component services and activities consist of:
 1. Using the centralized or coordinated assessment system as required under §576.400(d), to evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance;
 2. Conducting the initial evaluation required under §576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid re-housing assistance;
 3. Counseling;
 4. Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
 5. Monitoring and evaluating program participant progress;
 6. Providing information and referrals to other providers;
 7. Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
 8. Conducting re-evaluations required under §576.401(b).
 - Mediation. (§ 576.105(b)(3)) Funds may pay for mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.
 - Legal services. (§ 576.105(b)(4)) Funds may pay for legal services, as set forth in §576.102(a)(1)(vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides.
 - Credit repair. (§ 576.105(b)(5)) Funds may pay for credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.
3. **Maximum amounts and periods of assistance.** The recipient may set a maximum dollar amount that a program participant may receive for each type of financial assistance listed in the section above. The recipient may also set a maximum period for which a program participant may receive any of the types of assistance or services under this section. However, except for housing stability case management, the total period for which any program participant may receive the services listed in the section above

of this section must not exceed 24 months during any 3-year period. The limits on the assistance under this section apply to the total assistance an individual receives, either as an individual or as part of a family.

4. **Use with other subsidies.** Financial assistance in the section above cannot be provided to a program participant who is receiving the same type of assistance through other public sources or to a program participant who has been provided with replacement housing payments under the URA, during the period of time covered by the URA payments.

Homeless Management Information System

Each RUSH RRH program provider is required to enter household data in the local Homeless Management Information System (HMIS) continually. HMIS is the database for the homelessness information maintained by each Continuum of Care.

The RUSH RRH program provider shall establish systems to collect all required HMIS data from program households and enter the data into the HMIS system on a timely basis.

HUD mandates that certain data be entered into HMIS. RUSH RRH program data collection and project setup for RRH projects should follow the instructions for annual ESG in the [ESG Program HMIS Manual](#) and the [HMIS Data Standards](#). Questions about data collection should be submitted to the [HMIS AAQ](#).

Set up ESG-RUSH projects using existing ESG Program HMIS Manual guidance. The HMIS data standards will be updated to include a new funding source “HUD: ESG – RUSH”. Projects should be set up with this funding source, and if this source is not yet available in HMIS, add a funding source of “HUD: ESG” and “Other” with the text “ESG-RUSH” while waiting for the new funding source to come online in HMIS.

Involuntary Program Exits

The FL-504 CoC and Volusia County expects the RUSH RRH program provider and staff to work closely with the household from day one to make an exit plan where permanent housing can be maintained. The program will aim to exit households with the goal of maintaining their housing stability. However, there may be circumstances in which households violate program requirements; see [24 CFR 576.402](#). These types of program exits should be rare and only happen in the most severe cases, like fraud. The RUSH RRH program provider must provide due process regarding program exits from the RUSH RRH program.

A written notice will be sent to the household including the following information:

- A statement of the reason(s) for the exit.
- The effective date of the exit/termination.
- An outline of the appeals process.

A review of the exit decision is available to all households, where the household has the opportunity to present objections before someone other than the person(s) or their subordinate who made or approved the termination decision. A ten-day written notice of the final decision will be issued to the household.

Discrimination Policy

ESG recipients (or sub recipients) need to establish a discrimination policy and grievance process for households. The ESG recipient or sub recipient must ensure that households are made aware of the process for filing a complaint.

The following information may be helpful to RUSH RRH households: Individuals who believe they have been discriminated against based on race, color, national origin, religion, sex, disability, and/or familial status may file a complaint with Volusia County and follow up with the HUD Fair Housing Hotline **1-800-669-9777** e-mail: Fheowebmanager@hud.gov or the [Florida Commission on Human Relations](#) **800-342-8170** e-mail: chrinfo@fchr.myflorida.com.

Complaints should be in writing. If a household is unable to write and can only make a verbal complaint, the RUSH RRH program provider should offer assistance to put the complaint in writing.

All complaints should include the following information:

- Name of the complainant or alternate contact person to receive or provide information.
- Address and telephone number of the complainant or alternate contact person.
- A description of the discrimination.

Grievance and Appeal Process

All RUSH RRH program providers must have a documented grievance and appeal process for cases where a household disagrees with the program eligibility decision, amount, or duration of assistance to be provided. If a household disagrees with the decision made on their assistance, the household must submit a signed and dated written statement to the RUSH RRH program provider within 10 days of the notice of change. The RUSH RRH program provider will proceed with evaluating the request, collecting the evidence, and making a determination within 20 days of the original notice.

Once the RUSH RRH program provider completes the review and if the household still disagrees with the decision made, the household must submit a request for a formal hearing to Volusia County within 10 working days of the notice from the provider. During this process, rental assistance will continue at the current level until the hearing decision is issued.

If a hearing request is submitted within the time required, Volusia County will send a Hearing Notification Letter and schedule the date, time, and place of the hearing.

Rights at the informal hearing

The household retains:

- The right to be represented by an attorney and/or accompanied by a family member or other advocate.
- The right to present any evidence on the household's behalf, including the right to bring and question witnesses, and the right to cross-examine witnesses summoned by the provider and/or Volusia County.
- The right to review all the documents and evidence on which Volusia County will rely at the hearing, prior to the hearing. A household may contact Volusia County at least five days prior to the hearing to review the documents.

The hearing officer must determine whether the RUSH RRH program provider's rejection or other determination is reasonable and in accordance with the **Halifax Urban Ministries's** program requirements and policies. The hearing officer's decision must be in writing, briefly stating the findings and the basis of the decision within five business days of the hearing.

Record Maintenance

The RUSH RRH program provider shall maintain proper household files. Volusia County shall periodically perform technical assistance and monitoring visits to ensure that proper documentation is being collected and maintained. The following shall be maintained in the household's file:

- Household File Checklist
- Program intake form
- Income verification for annual re-evaluation (e.g., check stubs, SNAP printout, or required forms)
- HMIS data verification
- Authorization for the release of information
- Termination of assistance notice (if applicable)
- Rental Assistance Agreement

- Lease agreement
- Rent Calculation Worksheet
- Notice of tenant rent (sample provided in the Appendix)
- Landlord verification (W9, direct deposit if applicable)
- Record of provider payments
- Case notes
- Housing service plan
- Other related documents

All program/household files, records, and other documents relevant to this program and/or funding expended must be retained at the provider level. The RUSH RRH program provider must consult with Volusia County prior to the destruction of any documents. All records pertaining to the RUSH RRH program must be retained for at least five years from the final expenditure of funds.

Program Monitoring

Volusia County will align its scope of monitoring activities with the HUD Community Planning and Development Monitoring Handbook available at the following link:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/cpd/6509.2

The scope of Volusia County's monitoring activities will be as follows:

- Volusia County will collect and review monthly reports from each provider on program activities including housing services, stabilization and rental assistance activity, project information, progress in achieving the program goals, fiscal information on resources spent, and HMIS data quality.
- Volusia County will conduct periodic desk reviews of each RUSH RRH program provider annually, at a minimum.
- Volusia County expects to conduct more intensive, on-site monitoring reviews of the RUSH RRH program provider on at least an annual basis.
- Volusia County reserves the right to monitor selected RUSH RRH program providers more frequently if deemed necessary.
- Volusia County may monitor the RUSH RRH program provider's performance in the timely payment of landlords as well as the provider's performance in verifying receipt of program payments to landlords periodically.
- Volusia County will identify a process to remediate/improve identified deficiencies through the provision of technical assistance and training.

Appendix

The following forms are referenced throughout this program guide and are available as separate word documents that you can customize for your organization:

- Intake Packet
 - RUSH Intake Form (completed for the head of household)
 - Supplemental Intake (for additional household members)
- Authorization for release of information
- Acceptance letter
- Unit approval form
- Notice of Ineligibility
- Coordinated Entry Policy: RUSH Funding Overlay

Appendix B – Certifications and 424s

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

08/14/2026

4. Applicant Identifier:

B-26-UC-12-0008

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

N/A

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

County of Volusia, FL

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000885

*** c. UEI:**

VY9UEK86CVW3

d. Address:

*** Street1:**

121 W. Rich Avenue

Street2:

*** City:**

DeLand

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32720-4213

e. Organizational Unit:

Department Name:

Community Services Department

Division Name:

Community Assistance Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Brittany

Middle Name:

*** Last Name:**

Louis

Suffix:

Title:

Grants Activity Project Manager

Organizational Affiliation:

*** Telephone Number:**

386-736-5955

Fax Number:

*** Email:**

blouis@volusia.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

B-26-UC-12-0008

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Housing and community development activities including: public facilities, public infrastructure, public services, and program administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:*a. Start Date: *b. End Date: **18. Estimated Funding (\$):**

* a. Federal	1,781,655.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	150,000.00
* g. TOTAL	1,931,655.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

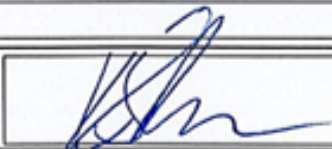
21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: 

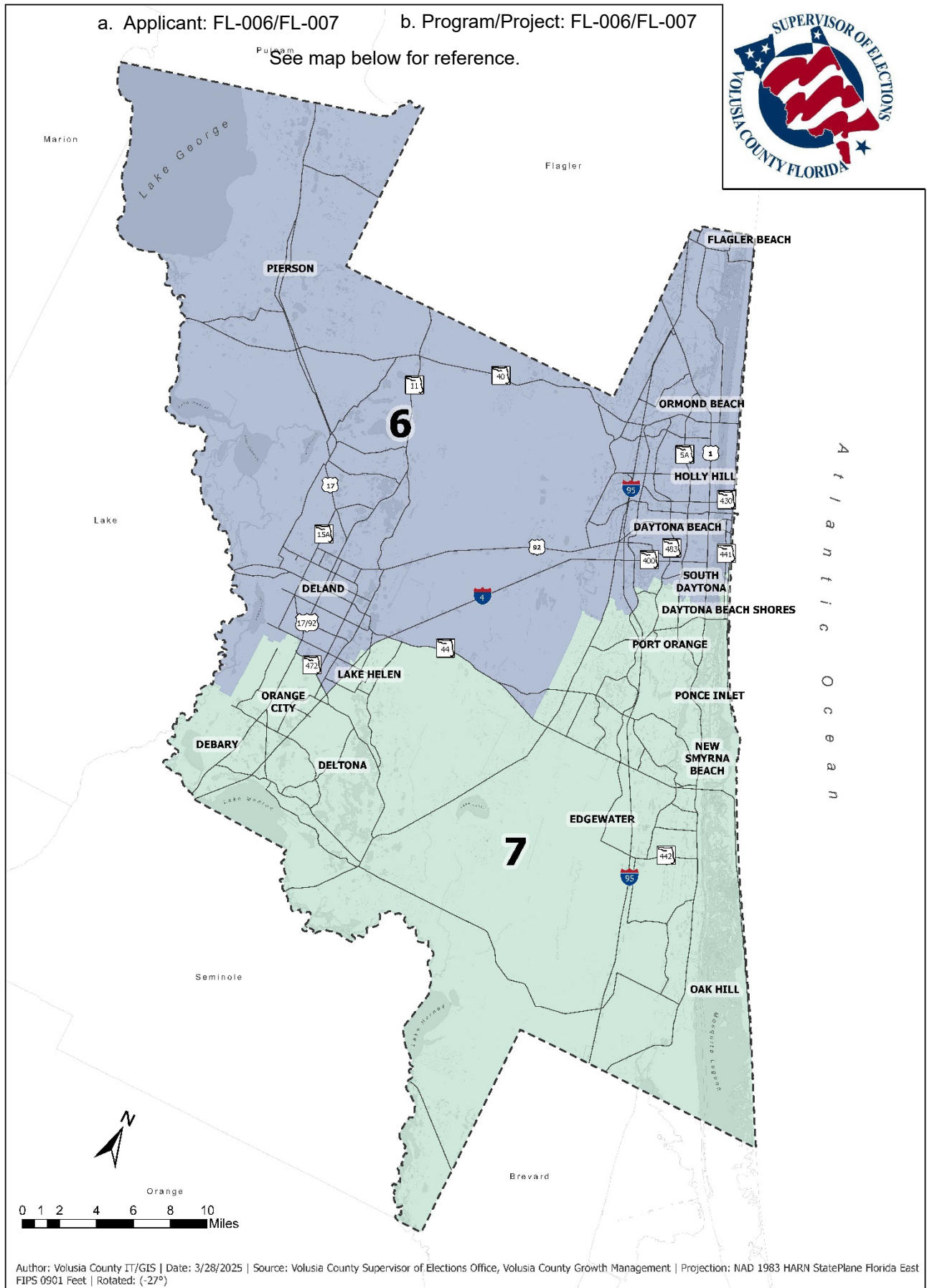
Attest: 
George Reckenwald, County Manager

Date:

a. Applicant: FL-006/FL-007

b. Program/Project: FL-006/FL-007

See map below for reference.



Congressional Districts - Volusia County 2025



District 6

District 7

Water Feature



Major Road

County Boundary

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Mr. Jeffrey S. Brower

*Title: County Chair

*Applicant/Recipient Organization:

County of Volusia

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits

participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §§ 729, 3802; 24 CFR § 28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 07/21/2026



Attest:

George Recktenwald, County Manager

Date: 07/21/2026

Form HUD 424-B (07/2013)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

08/14/2026

4. Applicant Identifier:

M-26-UC-12-0221

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

N/A

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

County of Volusia, FL

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000885

*** c. UEI:**

VY9UEK86CVW3

d. Address:

*** Street1:**

121 W. Rich Avenue

Street2:

*** City:**

DeLand

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32720-4213

e. Organizational Unit:

Department Name:

Community Services Department

Division Name:

Community Assistance Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Brittany

Middle Name:

*** Last Name:**

Louis

Suffix:

Title:

Grants Activity Project Manager

Organizational Affiliation:

*** Telephone Number:**

386-736-5955

Fax Number:

*** Email:**

blouis@volusia.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

M-26-UC-12-0221

* Title:

HOME Investment Partnerships Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Housing activities including: Community Housing Development Organizations (CHDO) rental housing and operations, homeowner housing development, homebuyer assistance, and program administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:*a. Start Date: *b. End Date: **18. Estimated Funding (\$):**

* a. Federal	656,917.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	200,000.00
* g. TOTAL	856,917.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

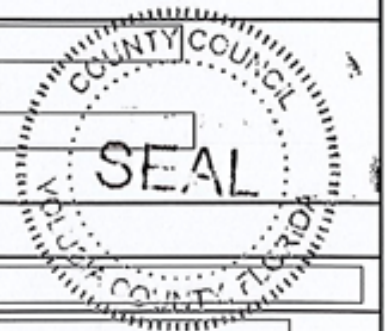
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

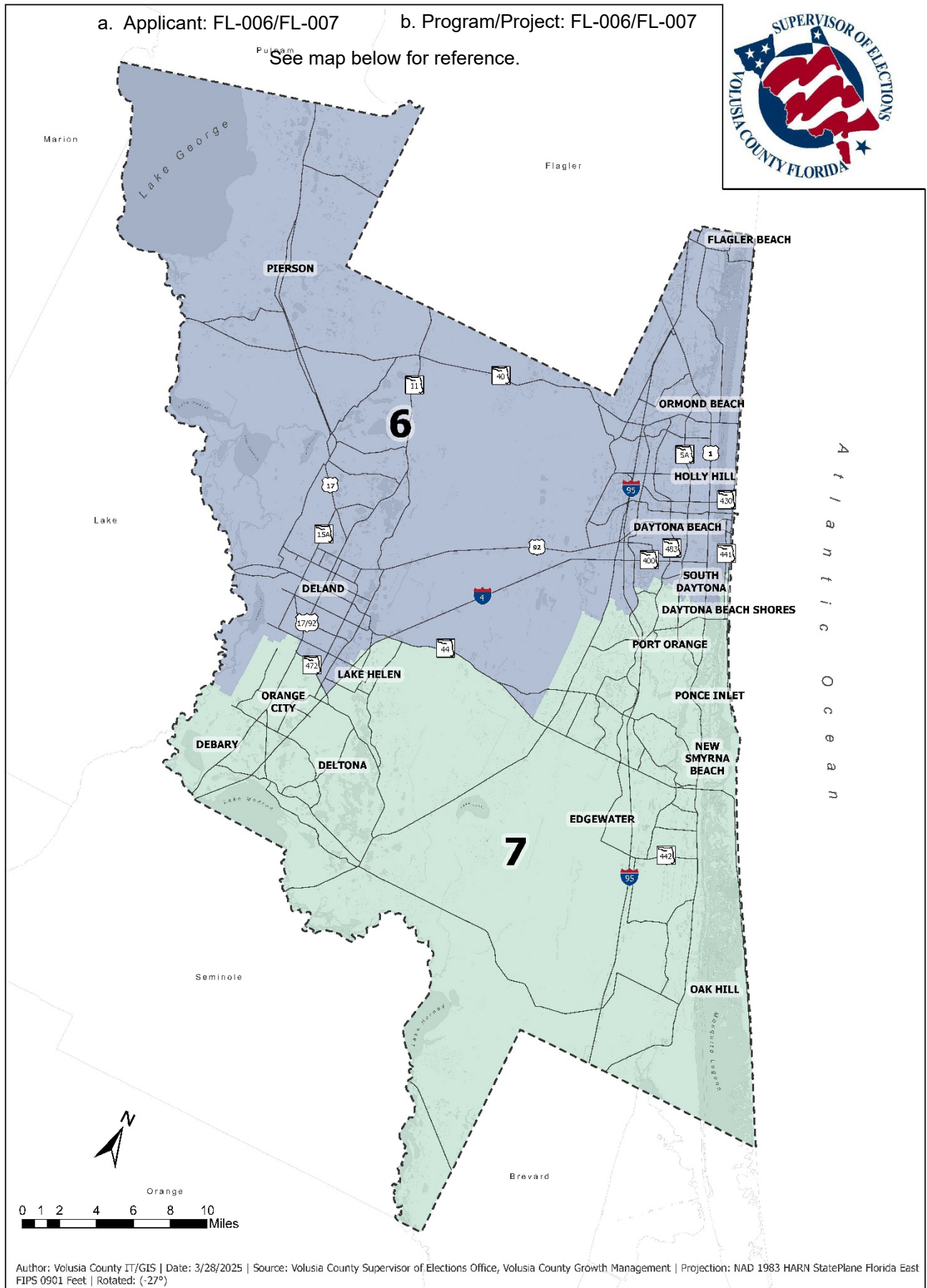
Attest: 
George Reckterwald, County Manager

Date: 

a. Applicant: FL-006/FL-007

b. Program/Project: FL-006/FL-007

See map below for reference.



Congressional Districts - Volusia County 2025



District 6

District 7

Water Feature



Major Road

County Boundary

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Mr. Jeffrey S. Brower

*Title: County Chair

*Applicant/Recipient Organization:

County of Volusia

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

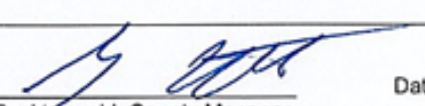
9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties.** (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §§ 3729, 3802; 24 CFR § 28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 07/21/2026



Attest: 
George Recktenwald, County Manager

Date: 07/21/2026

Form HUD-424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

08/14/2026

4. Applicant Identifier:

E-26-UC-12-0008

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

N/A

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

County of Volusia, FL

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000885

*** c. UEI:**

VY9UEK86CVW3

d. Address:

*** Street1:**

121 W. Rich Avenue

Street2:

*** City:**

DeLand

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32720-4213

e. Organizational Unit:

Department Name:

Community Services Department

Division Name:

Community Assistance Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Brittany

Middle Name:

*** Last Name:**

Louis

Suffix:

Title:

Grants Activity Project Manager

Organizational Affiliation:

*** Telephone Number:**

386-736-5955

Fax Number:

*** Email:**

blouis@volusia.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant Program

* 12. Funding Opportunity Number:

E-26-UC-12-0008

* Title:

Emergency Solutions Grant Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Homeless activities including homeless prevention, rapid re-housing, emergency shelter operating, and program administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:*a. Start Date: *b. End Date: **18. Estimated Funding (\$):**

* a. Federal	151,062.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	151,062.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

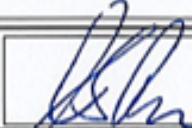
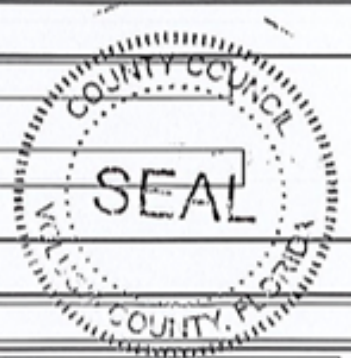
21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

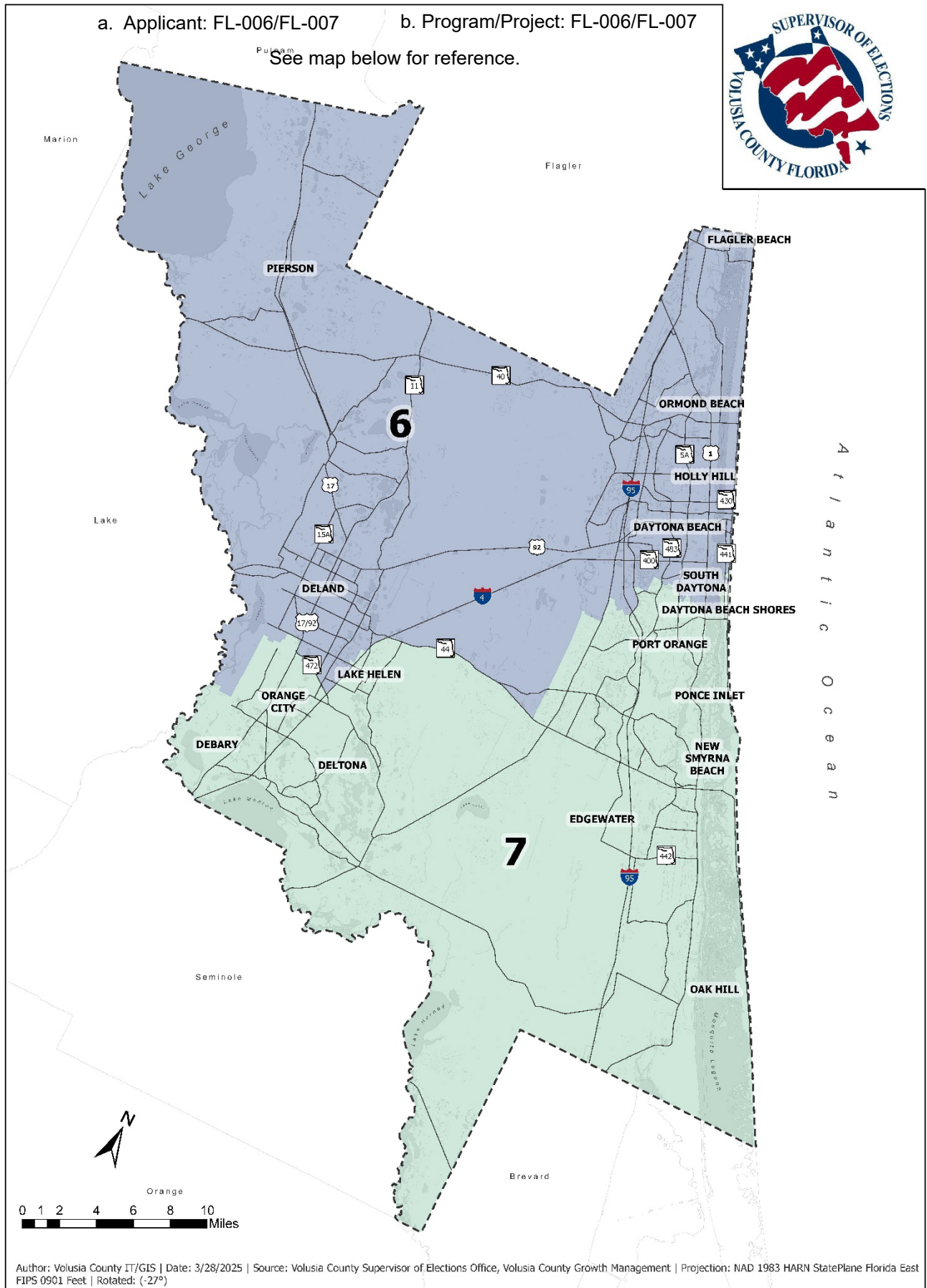
Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: Attest: 
George Recktenwald, County ManagerDate: 

a. Applicant: FL-006/FL-007

b. Program/Project: FL-006/FL-007

See map below for reference.



Congressional Districts - Volusia County 2025



District 6

District 7

Water Feature



Major Road

County Boundary

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Mr. Jeffrey S. Brower

*Title: County Chair

*Applicant/Recipient Organization:

County of Volusia

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §§ 3729, 3802; 24 CFR §§ 28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 07/21/2026



Attest:

George Rockenwald, County Manager

Date: 07/21/2026

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

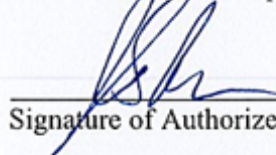
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

07/21/2026

Date

Jeffrey S. Brower, County Chair

Title

Attest: 

George Recktenwald, County Manager

Date: 07/21/2026



Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) ___2024, 2025, 2026___[a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

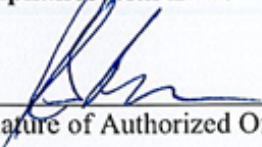
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



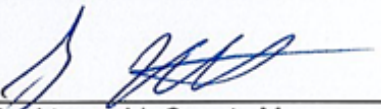
Signature of Authorized Official

07/21/2026

Date

Jeffrey S. Brower, County Chair

Title

Attest: 

George Recktenwald, County Manager

Date: 07/21/2026



OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



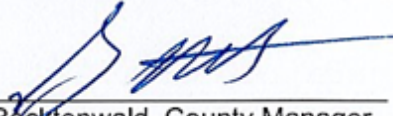
Signature of Authorized Official

07/21/2026

Date

Jeffrey S. Brower, County Chair

Title

Attest: 

George Reektenwald, County Manager

Date: 07/21/2026



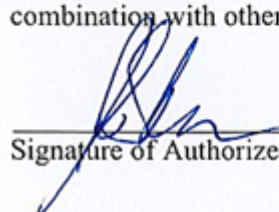
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



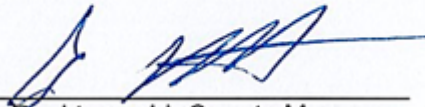
Signature of Authorized Official

07/21/2026

Date

Jeffrey S. Brower, County Chair

Title

Attest: 

George Recktenwald, County Manager

Date: 07/21/2026



Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

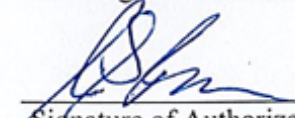
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

07/21/2026

Date

Jeffrey S. Brower, County Chair

Title

Attest: 

George Recktenwald, County Manager

Date: 07/21/2026



APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix C – Maximum HOME Sales Price Data

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

Tax District Description	Square-Subdivision-Block Lot	Sale Date	Month	Sales Price
UNINCORPORATED - WESTSIDE	16-05-94-0330	4/9/2026	April	\$28,800
ORMOND BEACH	14-03-11-0021	5/14/2026	May	\$43,400
DELAND	17-38-00-0100	4/12/2026	April	\$44,000
NEW SMYRNA BEACH	17-04-04-0160	5/5/2026	May	\$45,000
UNINCORPORATED - NORTHEAST	14-03-00-0200	4/24/2026	April	\$50,000
ORMOND BEACH	14-25-03-008B	4/2/2026	April	\$52,500
ORANGE CITY	18-08-05-0130	4/17/2026	April	\$65,000
UNINCORPORATED - WESTSIDE	18-14-01-0020	4/9/2026	April	\$65,000
HOLLY HILL	14-20-05-0160	5/20/2026	May	\$69,300
DELAND	17-40-04-0220	4/16/2026	April	\$70,000
DELAND	17-39-02-0210	5/5/2026	May	\$74,100
HOLLY HILL	14-20-08-0070	5/26/2026	May	\$80,000
UNINCORPORATED - NORTHEAST	14-03-00-0200	4/24/2026	April	\$89,900
UNINCORPORATED - WESTSIDE	16-12-01-0010	4/14/2026	April	\$90,100
ORMOND BEACH	14-03-08-0200	4/10/2026	April	\$100,000
UNINCORPORATED - NORTHEAST	14-19-28-0030	4/3/2026	April	\$100,000
DEBARY	18-01-16-0030	5/14/2026	May	\$100,000
UNINCORPORATED - WESTSIDE	16-01-00-0110	5/12/2026	May	\$100,000
UNINCORPORATED - WESTSIDE	17-10-00-1020	4/13/2026	April	\$100,100
HOLLY HILL	14-01-02-0020	5/12/2026	May	\$100,100
HOLLY HILL	14-01-20-0013	4/10/2026	April	\$105,000
UNINCORPORATED - NORTHEAST	14-05-00-0070	4/17/2026	April	\$110,000
SOUTH DAYTONA	15-16-00-0441	4/14/2026	April	\$110,000
UNINCORPORATED - WESTSIDE	16-12-06-0010	5/14/2026	May	\$112,500
UNINCORPORATED - WESTSIDE	18-02-12-0370	4/16/2026	April	\$115,000
DELAND	17-47-03-0210	4/8/2026	April	\$116,000
DELAND	17-19-00-0630	4/6/2026	April	\$120,000
DELAND	17-38-00-0100	4/17/2026	April	\$120,000
ORMOND BEACH	14-15-00-0140	4/13/2026	April	\$120,000
HOLLY HILL	14-98-00-0740	4/2/2026	April	\$120,000
HOLLY HILL	15-21-00-0150	5/19/2026	May	\$120,000
DELAND	17-18-00-0290	4/3/2026	April	\$130,000
UNINCORPORATED - NORTHEAST	15-05-00-0420	5/9/2026	May	\$131,000
UNINCORPORATED - WESTSIDE	18-30-00-0070	4/9/2026	April	\$138,000
UNINCORPORATED - NORTHEAST	13-02-00-0140	5/1/2026	May	\$138,000
HOLLY HILL	14-05-00-0225	5/6/2026	May	\$140,000
SOUTH DAYTONA	15-16-00-0441	4/14/2026	April	\$143,500
UNINCORPORATED - WESTSIDE	17-02-07-0011	4/18/2026	April	\$144,000
ORANGE CITY	18-03-04-0090	4/20/2026	April	\$147,000
UNINCORPORATED - NORTHEAST	14-12-00-1100	4/13/2026	April	\$150,000
UNINCORPORATED - WESTSIDE	15-01-03-0120	5/1/2026	May	\$150,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

UNINCORPORATED - WESTSIDE	18-01-50-0370	5/11/2026	May	\$150,200
UNINCORPORATED - WESTSIDE	16-03-00-0082	4/7/2026	April	\$155,000
DELAND	17-32-00-0100	5/12/2026	May	\$155,500
ORMOND BEACH	14-25-03-008B	4/2/2026	April	\$157,500
UNINCORPORATED - WESTSIDE	17-02-03-0280	4/9/2026	April	\$165,000
UNINCORPORATED - NORTHEAST	15-01-07-0010	4/7/2026	April	\$167,100
SOUTH DAYTONA	15-03-42-0020	4/2/2026	April	\$170,000
DEBARY	18-05-01-0100	5/18/2026	May	\$172,500
DEBARY	18-01-11-0080	4/4/2026	April	\$175,000
DEBARY	18-11-13-0210	4/14/2026	April	\$175,000
UNINCORPORATED - WESTSIDE	17-19-06-0190	4/27/2026	April	\$180,000
DEBARY	18-01-10-0170	4/24/2026	April	\$180,000
ORMOND BEACH	13-22-01-0650	4/11/2026	April	\$180,000
DEBARY	18-31-01-0010	5/8/2026	May	\$181,000
DEBARY	18-01-11-0080	4/8/2026	April	\$183,000
UNINCORPORATED - NORTHEAST	14-77-05-0060	5/5/2026	May	\$185,000
ORMOND BEACH	14-20-33-0060	4/13/2026	April	\$187,500
DEBARY	18-15-00-0270	5/13/2026	May	\$190,000
UNINCORPORATED - NORTHEAST	14-02-00-0140	5/15/2026	May	\$193,200
DELAND	17-02-30-0012	5/14/2026	May	\$195,000
DEBARY	18-31-01-0010	5/12/2026	May	\$197,000
UNINCORPORATED - WESTSIDE	18-20-04-0020	4/1/2026	April	\$197,500
DEBARY	18-28-03-0430	4/14/2026	April	\$200,000
HOLLY HILL	14-55-02-0050	4/9/2026	April	\$200,000
UNINCORPORATED - WESTSIDE	17-04-00-0040	5/8/2026	May	\$200,000
LAKE HELEN	17-17-00-0180	5/4/2026	May	\$200,000
UNINCORPORATED - NORTHEAST	15-05-00-0270	5/8/2026	May	\$200,000
UNINCORPORATED - NORTHEAST	13-04-00-0340	4/21/2026	April	\$207,500
ORMOND BEACH	13-08-00-0260	4/21/2026	April	\$210,100
SOUTH DAYTONA	15-04-03-0050	5/19/2026	May	\$211,000
HOLLY HILL	14-95-00-0290	4/8/2026	April	\$213,000
ORMOND BEACH	14-08-00-0140	4/20/2026	April	\$215,000
DELAND	17-49-00-0280	5/18/2026	May	\$215,000
UNINCORPORATED - NORTHEAST	14-22-00-0070	4/21/2026	April	\$216,100
UNINCORPORATED - WESTSIDE	18-01-05-0100	5/15/2026	May	\$220,000
UNINCORPORATED - WESTSIDE	18-03-08-0100	4/2/2026	April	\$222,000
HOLLY HILL	15-27-00-0050	4/3/2026	April	\$222,000
UNINCORPORATED - NORTHEAST	14-19-13-0170	5/4/2026	May	\$224,000
NEW SMYRNA BEACH	17-02-00-1670	4/24/2026	April	\$225,000
DELAND	17-47-02-0110	5/6/2026	May	\$225,000
DELAND	17-44-00-0110	5/15/2026	May	\$229,900
UNINCORPORATED - WESTSIDE	17-00-00-1071	4/20/2026	April	\$230,000
ORMOND BEACH	14-15-00-0040	5/14/2026	May	\$230,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

NEW SMYRNA BEACH	17-12-01-0020	5/12/2026	May	\$230,000
UNINCORPORATED - WESTSIDE	17-17-03-0420	4/22/2026	April	\$234,000
SOUTH DAYTONA	15-14-02-0490	4/22/2026	April	\$235,000
UNINCORPORATED - WESTSIDE	17-01-14-0220	5/1/2026	May	\$235,000
NEW SMYRNA BEACH	17-02-02-0110	5/14/2026	May	\$235,000
ORMOND BEACH	14-05-00-0380	5/11/2026	May	\$235,000
UNINCORPORATED - WESTSIDE	17-14-02-0610	5/19/2026	May	\$236,800
UNINCORPORATED - WESTSIDE	17-03-38-0280	4/1/2026	April	\$239,000
DEBARY	18-35-02-0040	5/19/2026	May	\$239,000
ORANGE CITY	18-22-00-0170	4/6/2026	April	\$239,900
UNINCORPORATED - WESTSIDE	16-09-00-0130	4/22/2026	April	\$240,000
SOUTH DAYTONA	15-17-00-0320	4/3/2026	April	\$240,000
HOLLY HILL	14-01-16-0018	4/7/2026	April	\$242,500
NEW SMYRNA BEACH	16-01-00-6120	4/13/2026	April	\$243,900
HOLLY HILL	15-06-10-0091	4/23/2026	April	\$244,000
UNINCORPORATED - NORTHEAST	14-14-00-1030	4/10/2026	April	\$244,900
DEBARY	18-10-04-0010	4/24/2026	April	\$245,000
UNINCORPORATED - WESTSIDE	19-05-00-0570	4/16/2026	April	\$245,000
UNINCORPORATED - WESTSIDE	17-23-00-0041	5/15/2026	May	\$245,000
UNINCORPORATED - NORTHEAST	14-19-06-0110	5/12/2026	May	\$245,000
UNINCORPORATED - WESTSIDE	18-02-12-0280	5/20/2026	May	\$249,500
UNINCORPORATED - WESTSIDE	17-13-00-0620	4/1/2026	April	\$250,000
ORMOND BEACH	14-01-00-0410	4/2/2026	April	\$250,000
HOLLY HILL	14-38-06-0090	4/7/2026	April	\$250,000
NEW SMYRNA BEACH	17-02-02-0730	4/17/2026	April	\$250,000
UNINCORPORATED - WESTSIDE	17-05-00-0181	4/6/2026	April	\$250,000
UNINCORPORATED - NORTHEAST	14-02-00-0140	5/15/2026	May	\$250,000
NEW SMYRNA BEACH	17-19-00-1570	4/7/2026	April	\$255,000
NEW SMYRNA BEACH	17-27-01-0030	5/1/2026	May	\$255,000
NEW SMYRNA BEACH	17-27-01-0030	5/1/2026	May	\$255,000
DEBARY	18-08-01-0041	5/12/2026	May	\$257,000
ORMOND BEACH	14-24-00-1270	5/12/2026	May	\$257,500
DELAND	17-24-00-7440	5/14/2026	May	\$259,000
NEW SMYRNA BEACH	17-04-12-0010	5/14/2026	May	\$259,000
UNINCORPORATED - WESTSIDE	17-09-08-0430	4/16/2026	April	\$260,000
ORMOND BEACH	14-15-00-0260	4/3/2026	April	\$260,000
SOUTH DAYTONA	15-18-00-0180	4/16/2026	April	\$260,000
NEW SMYRNA BEACH	17-02-00-0360	4/13/2026	April	\$260,000
SOUTH DAYTONA	15-05-00-0300	5/8/2026	May	\$260,000
ORMOND BEACH	14-17-00-0350	5/14/2026	May	\$260,000
UNINCORPORATED - NORTHEAST	14-10-00-0120	5/13/2026	May	\$261,000
HOLLY HILL	14-01-01-0030	5/7/2026	May	\$262,000
ORANGE CITY	18-33-00-0081	4/21/2026	April	\$264,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

UNINCORPORATED - WESTSIDE	17-01-28-0010	4/13/2026	April	\$265,000
UNINCORPORATED - WESTSIDE	17-07-01-0090	4/23/2026	April	\$265,000
UNINCORPORATED - WESTSIDE	18-05-11-0010	5/18/2026	May	\$269,000
DELAND	17-04-00-0240	5/13/2026	May	\$269,000
NEW SMYRNA BEACH	17-17-00-1640	4/23/2026	April	\$270,000
NEW SMYRNA BEACH	17-15-00-0670	5/18/2026	May	\$270,000
UNINCORPORATED - WESTSIDE	18-07-00-0440	5/1/2026	May	\$272,000
UNINCORPORATED - WESTSIDE	17-03-00-0100	4/9/2026	April	\$274,900
DEBARY	18-01-06-0120	4/20/2026	April	\$275,000
ORMOND BEACH	14-14-01-0100	4/9/2026	April	\$275,000
DELAND	17-04-00-7020	4/20/2026	April	\$275,000
UNINCORPORATED - WESTSIDE	19-02-04-0030	5/7/2026	May	\$275,000
NEW SMYRNA BEACH	17-32-01-0040	5/5/2026	May	\$275,000
DELAND	17-01-02-0800	5/7/2026	May	\$275,000
UNINCORPORATED - WESTSIDE	18-01-04-0180	5/7/2026	May	\$276,000
UNINCORPORATED - WESTSIDE	16-01-06-0060	4/9/2026	April	\$277,000
UNINCORPORATED - NORTHEAST	14-14-00-1060	5/20/2026	May	\$277,000
DELAND	17-09-00-0470	4/20/2026	April	\$278,000
SOUTH DAYTONA	15-13-16-0110	4/24/2026	April	\$280,000
ORMOND BEACH	14-21-02-0580	4/13/2026	April	\$280,000
DELAND	17-01-02-0920	4/21/2026	April	\$280,000
DELAND	17-09-00-1250	4/13/2026	April	\$280,000
UNINCORPORATED - NORTHEAST	13-05-03-0190	5/1/2026	May	\$280,000
UNINCORPORATED - NORTHEAST	14-19-07-0040	5/6/2026	May	\$280,000
UNINCORPORATED - NORTHEAST	14-01-07-0085	5/8/2026	May	\$280,000
ORMOND BEACH	14-05-00-0070	5/19/2026	May	\$283,000
NEW SMYRNA BEACH	17-08-00-003D	5/11/2026	May	\$283,000
UNINCORPORATED - WESTSIDE	17-01-00-0120	4/1/2026	April	\$285,000
ORMOND BEACH	14-20-35-0020	5/7/2026	May	\$285,000
DEBARY	18-01-25-0080	4/15/2026	April	\$289,000
UNINCORPORATED - NORTHEAST	13-13-00-0180	4/6/2026	April	\$289,000
DELAND	17-07-07-0090	4/21/2026	April	\$289,000
UNINCORPORATED - WESTSIDE	16-06-00-0070	5/14/2026	May	\$289,900
DEBARY	18-10-20-0120	4/13/2026	April	\$290,000
UNINCORPORATED - WESTSIDE	16-16-02-0170	4/16/2026	April	\$291,000
NEW SMYRNA BEACH	17-15-00-0360	5/5/2026	May	\$292,800
DEBARY	18-05-00-0360	4/14/2026	April	\$295,000
ORANGE CITY	18-05-05-0170	5/13/2026	May	\$295,000
SOUTH DAYTONA	15-10-05-0210	4/17/2026	April	\$297,000
UNINCORPORATED - WESTSIDE	17-08-00-0180	4/20/2026	April	\$298,000
UNINCORPORATED - WESTSIDE	16-02-00-0280	5/15/2026	May	\$298,000
DELAND	17-17-00-0500	5/15/2026	May	\$298,000
DEBARY	18-10-12-0160	4/13/2026	April	\$299,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

UNINCORPORATED - WESTSIDE	16-00-00-0567	4/17/2026	April	\$300,000
UNINCORPORATED - NORTHEAST	13-04-00-0560	4/8/2026	April	\$300,000
UNINCORPORATED - SOUTHEAST	17-04-00-0130	4/2/2026	April	\$300,000
DELAND	17-13-00-0030	4/1/2026	April	\$300,000
UNINCORPORATED - NORTHEAST	14-04-03-0070	5/6/2026	May	\$300,000
UNINCORPORATED - WESTSIDE	17-01-00-0540	5/18/2026	May	\$301,000
ORMOND BEACH	14-12-00-0830	4/2/2026	April	\$302,000
NEW SMYRNA BEACH	17-23-00-0390	5/21/2026	May	\$302,500
UNINCORPORATED - WESTSIDE	16-15-88-0010	4/22/2026	April	\$305,000
DELAND	17-29-00-0020	4/8/2026	April	\$305,000
DELAND	17-05-00-0070	4/23/2026	April	\$305,000
NEW SMYRNA BEACH	17-21-00-1500	5/11/2026	May	\$306,500
DEBARY	18-34-41-0080	4/10/2026	April	\$307,000
UNINCORPORATED - WESTSIDE	16-11-00-0040	5/6/2026	May	\$307,000
ORMOND BEACH	14-19-01-0050	4/10/2026	April	\$308,000
ORANGE CITY	18-14-03-0030	4/2/2026	April	\$309,900
DELAND	17-05-00-1300	4/20/2026	April	\$310,000
DELAND	17-09-00-0840	4/22/2026	April	\$310,000
NEW SMYRNA BEACH	17-07-00-6420	4/17/2026	April	\$310,000
UNINCORPORATED - WESTSIDE	17-02-28-0340	5/1/2026	May	\$310,000
UNINCORPORATED - WESTSIDE	17-00-00-0091	5/8/2026	May	\$310,000
UNINCORPORATED - WESTSIDE	16-04-02-0130	5/8/2026	May	\$310,000
ORMOND BEACH	14-22-00-0030	5/7/2026	May	\$314,900
UNINCORPORATED - NORTHEAST	13-04-00-0030	4/24/2026	April	\$315,000
UNINCORPORATED - NORTHEAST	13-05-03-0190	5/1/2026	May	\$315,000
NEW SMYRNA BEACH	17-01-00-1100	5/11/2026	May	\$315,000
ORANGE CITY	18-12-05-0130	4/16/2026	April	\$316,000
UNINCORPORATED - WESTSIDE	16-01-00-0370	4/1/2026	April	\$318,000
DEBARY	18-03-01-0120	4/17/2026	April	\$319,000
UNINCORPORATED - NORTHEAST	13-06-00-0090	4/6/2026	April	\$319,000
UNINCORPORATED - WESTSIDE	15-01-00-0050	4/2/2026	April	\$320,000
ORMOND BEACH	14-13-00-0080	4/3/2026	April	\$320,000
UNINCORPORATED - SOUTHEAST	18-05-00-0370	4/21/2026	April	\$320,000
DELAND	17-16-00-3980	5/20/2026	May	\$322,500
DELAND	17-06-00-2230	5/18/2026	May	\$323,000
ORMOND BEACH	14-13-00-0080	5/21/2026	May	\$324,000
UNINCORPORATED - NORTHEAST	13-05-00-1010	4/23/2026	April	\$325,000
NEW SMYRNA BEACH	17-02-00-3870	4/9/2026	April	\$325,000
DAYTONA BEACH SHORES	15-23-03-1720	4/28/2026	April	\$325,000
NEW SMYRNA BEACH	17-05-00-0990	4/7/2026	April	\$325,000
ORMOND BEACH	14-24-00-1470	5/22/2026	May	\$325,000
NEW SMYRNA BEACH	17-09-00-4230	5/18/2026	May	\$325,000
UNINCORPORATED - WESTSIDE	16-12-00-0060	5/22/2026	May	\$328,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

ORANGE CITY	18-07-00-0090	4/3/2026	April	\$330,000
UNINCORPORATED - WESTSIDE	18-02-11-0010	4/15/2026	April	\$330,000
NEW SMYRNA BEACH	17-06-00-1310	4/1/2026	April	\$330,000
DEBARY	19-04-00-1960	4/13/2026	April	\$330,000
ORMOND BEACH	14-05-00-0250	5/21/2026	May	\$330,800
ORANGE CITY	18-16-05-0010	4/9/2026	April	\$332,500
ORMOND BEACH	14-15-00-0390	4/16/2026	April	\$334,000
HOLLY HILL	14-01-00-0050	4/17/2026	April	\$334,000
UNINCORPORATED - WESTSIDE	17-01-02-0460	5/4/2026	May	\$336,400
UNINCORPORATED - NORTHEAST	13-10-00-0420	4/9/2026	April	\$336,500
NEW SMYRNA BEACH	17-03-00-0220	4/1/2026	April	\$337,500
UNINCORPORATED - WESTSIDE	17-01-39-0010	5/1/2026	May	\$337,500
UNINCORPORATED - WESTSIDE	19-12-00-0630	5/8/2026	May	\$338,000
UNINCORPORATED - WESTSIDE	18-02-00-0090	4/1/2026	April	\$339,000
DELAND	17-19-00-1350	5/15/2026	May	\$340,000
ORANGE CITY	18-40-00-0230	5/13/2026	May	\$340,000
NEW SMYRNA BEACH	17-08-36-0010	4/1/2026	April	\$343,000
DELAND	17-15-00-0830	5/15/2026	May	\$343,000
NEW SMYRNA BEACH	17-02-00-4140	4/6/2026	April	\$345,000
ORMOND BEACH	13-21-06-0440	4/7/2026	April	\$345,000
UNINCORPORATED - NORTHEAST	13-09-00-0330	5/13/2026	May	\$345,000
ORMOND BEACH	14-24-00-1650	5/6/2026	May	\$345,000
DELAND	17-16-00-4110	4/16/2026	April	\$347,500
DEBARY	18-00-00-0990	5/13/2026	May	\$349,000
NEW SMYRNA BEACH	17-05-00-0330	5/14/2026	May	\$349,000
UNINCORPORATED - WESTSIDE	17-00-00-0590	4/14/2026	April	\$349,500
ORMOND BEACH	14-31-00-0060	4/15/2026	April	\$349,900
SOUTH DAYTONA	16-33-00-1030	4/2/2026	April	\$350,000
NEW SMYRNA BEACH	17-09-00-4340	4/1/2026	April	\$350,000
DEBARY	18-03-03-0080	5/15/2026	May	\$350,000
DELAND	17-13-00-0450	5/4/2026	May	\$350,000
ORANGE CITY	18-15-00-0150	5/9/2026	May	\$351,000
ORMOND BEACH	13-22-01-0270	5/7/2026	May	\$352,000
DELAND	17-02-01-1550	5/12/2026	May	\$352,500
ORMOND BEACH	14-01-10-0110	4/11/2026	April	\$352,900
ORMOND BEACH	13-21-05-0180	4/8/2026	April	\$355,000
SOUTH DAYTONA	15-09-00-0100	4/9/2026	April	\$355,000
SOUTH DAYTONA	15-14-01-0250	5/15/2026	May	\$356,900
UNINCORPORATED - WESTSIDE	17-05-09-0370	5/20/2026	May	\$357,500
DELAND	17-11-00-1070	5/13/2026	May	\$359,000
DELAND	18-10-00-1200	5/7/2026	May	\$359,000
UNINCORPORATED - WESTSIDE	17-03-06-0160	5/14/2026	May	\$359,600
DELAND	17-02-00-0140	4/13/2026	April	\$359,900

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

ORMOND BEACH	13-22-01-0250	4/23/2026	April	\$360,000
DEBARY	18-17-00-0330	4/22/2026	April	\$360,000
UNINCORPORATED - NORTHEAST	13-05-00-0390	4/2/2026	April	\$360,000
DELAND	17-05-00-0680	4/15/2026	April	\$360,000
NEW SMYRNA BEACH	17-06-00-1280	4/13/2026	April	\$360,000
ORMOND BEACH	13-09-00-0600	4/21/2026	April	\$360,000
UNINCORPORATED - WESTSIDE	15-00-00-0201	5/21/2026	May	\$360,000
UNINCORPORATED - WESTSIDE	17-01-00-1100	5/8/2026	May	\$360,000
UNINCORPORATED - WESTSIDE	18-01-34-0260	5/4/2026	May	\$360,000
ORMOND BEACH	13-21-06-0130	5/7/2026	May	\$360,000
ORMOND BEACH	13-15-04-0200	5/7/2026	May	\$361,000
UNINCORPORATED - WESTSIDE	17-02-13-0400	4/1/2026	April	\$365,000
DELAND	17-13-02-0090	4/16/2026	April	\$365,000
UNINCORPORATED - WESTSIDE	16-01-19-0071	4/10/2026	April	\$365,000
DELAND	17-05-00-1980	4/8/2026	April	\$365,000
ORMOND BEACH	13-15-05-0010	5/8/2026	May	\$365,000
UNINCORPORATED - WESTSIDE	18-00-00-0341	4/10/2026	April	\$370,000
DELAND	17-10-00-0430	4/1/2026	April	\$370,000
NEW SMYRNA BEACH	17-06-00-1500	4/6/2026	April	\$370,000
UNINCORPORATED - NORTHEAST	13-06-00-0150	5/13/2026	May	\$370,000
ORMOND BEACH	14-01-00-0360	5/14/2026	May	\$374,000
UNINCORPORATED - WESTSIDE	19-00-00-0080	4/28/2026	April	\$375,000
ORMOND BEACH	13-21-05-0580	5/4/2026	May	\$375,000
SOUTH DAYTONA	15-08-00-0580	5/8/2026	May	\$375,000
ORANGE CITY	18-06-00-0070	5/14/2026	May	\$375,000
SOUTH DAYTONA	15-09-00-0450	5/6/2026	May	\$378,000
UNINCORPORATED - NORTHEAST	14-14-00-1040	4/15/2026	April	\$380,000
ORMOND BEACH	14-02-00-0200	4/9/2026	April	\$380,000
NEW SMYRNA BEACH	17-05-19-0060	4/3/2026	April	\$380,000
DEBARY	18-05-00-0420	4/15/2026	April	\$380,000
DAYTONA BEACH SHORES	15-47-00-0310	5/5/2026	May	\$380,000
UNINCORPORATED - NORTHEAST	13-08-00-0200	4/13/2026	April	\$381,000
DEBARY	18-03-00-0080	5/18/2026	May	\$382,000
DELAND	17-04-00-0140	4/7/2026	April	\$382,500
ORMOND BEACH	13-15-05-0150	4/17/2026	April	\$383,000
DEBARY	18-04-00-0020	4/14/2026	April	\$384,100
DELAND	17-02-00-0200	5/1/2026	May	\$384,200
UNINCORPORATED - WESTSIDE	18-05-06-0130	4/3/2026	April	\$385,000
ORMOND BEACH	13-22-01-0310	4/13/2026	April	\$385,000
UNINCORPORATED - NORTHEAST	14-05-00-0190	4/3/2026	April	\$385,000
DELAND	17-01-01-1460	4/7/2026	April	\$385,000
ORMOND BEACH	13-10-00-0640	5/20/2026	May	\$385,000
ORMOND BEACH	14-06-00-0090	5/11/2026	May	\$385,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

DELAND	17-07-00-1390	5/14/2026	May	\$385,000
ORMOND BEACH	14-30-00-0750	4/8/2026	April	\$386,000
ORMOND BEACH	14-25-00-1030	4/19/2026	April	\$386,500
UNINCORPORATED - NORTHEAST	13-01-00-0470	4/2/2026	April	\$389,000
UNINCORPORATED - WESTSIDE	16-02-00-0470	5/14/2026	May	\$389,500
DEBARY	18-15-00-0210	5/19/2026	May	\$389,900
UNINCORPORATED - NORTHEAST	13-04-00-0270	4/6/2026	April	\$390,000
ORMOND BEACH	14-12-00-0220	4/13/2026	April	\$390,000
NEW SMYRNA BEACH	17-01-00-0240	4/2/2026	April	\$390,000
UNINCORPORATED - NORTHEAST	13-08-00-0220	5/6/2026	May	\$390,000
DELAND	17-10-00-0900	5/14/2026	May	\$391,000
SOUTH DAYTONA	15-10-00-0360	4/24/2026	April	\$395,000
UNINCORPORATED - WESTSIDE	15-02-10-0050	5/12/2026	May	\$395,000
UNINCORPORATED - WESTSIDE	16-02-00-0070	5/5/2026	May	\$395,000
NEW SMYRNA BEACH	17-23-00-0300	5/12/2026	May	\$395,000
DEBARY	19-07-00-3620	4/10/2026	April	\$396,000
DELAND	17-04-00-1030	4/15/2026	April	\$399,000
ORANGE CITY	18-15-00-0200	5/1/2026	May	\$399,000
ORMOND BEACH	14-14-05-0020	4/7/2026	April	\$400,000
UNINCORPORATED - NORTHEAST	13-04-00-0360	5/21/2026	May	\$400,000
DELAND	17-10-00-1330	5/13/2026	May	\$400,000
DEBARY	18-16-00-0830	4/3/2026	April	\$403,000
DELAND	17-05-00-1150	4/2/2026	April	\$404,000
DELAND	17-16-00-5120	4/15/2026	April	\$405,000
ORMOND BEACH	14-11-00-3080	4/22/2026	April	\$405,000
ORMOND BEACH	14-10-00-0370	4/17/2026	April	\$405,000
UNINCORPORATED - WESTSIDE	17-00-00-0850	5/14/2026	May	\$405,000
UNINCORPORATED - NORTHEAST	13-09-00-0460	5/13/2026	May	\$405,000
UNINCORPORATED - NORTHEAST	13-07-00-0400	5/6/2026	May	\$410,000
NEW SMYRNA BEACH	17-03-00-0011	5/14/2026	May	\$410,000
NEW SMYRNA BEACH	17-07-02-0240	4/1/2026	April	\$415,000
ORMOND BEACH	13-21-02-1360	5/2/2026	May	\$415,000
UNINCORPORATED - SOUTHEAST	18-01-00-1240	5/7/2026	May	\$415,000
ORMOND BEACH	14-05-00-0310	5/1/2026	May	\$415,000
NEW SMYRNA BEACH	17-02-00-0880	5/11/2026	May	\$415,000
DELAND	17-09-00-2050	5/13/2026	May	\$415,000
UNINCORPORATED - WESTSIDE	18-01-16-0060	4/10/2026	April	\$419,000
ORMOND BEACH	14-14-19-0040	4/6/2026	April	\$419,000
UNINCORPORATED - NORTHEAST	13-05-01-0320	4/1/2026	April	\$422,000
UNINCORPORATED - WESTSIDE	16-00-00-0390	4/16/2026	April	\$422,600
UNINCORPORATED - NORTHEAST	13-11-00-0200	5/15/2026	May	\$424,000
UNINCORPORATED - NORTHEAST	16-01-02-0150	5/18/2026	May	\$424,500
UNINCORPORATED - WESTSIDE	17-02-00-0020	4/14/2026	April	\$425,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

ORMOND BEACH	13-02-00-0071	4/14/2026	April	\$425,000
ORMOND BEACH	14-14-00-0010	4/17/2026	April	\$425,000
UNINCORPORATED - NORTHEAST	16-04-00-4000	4/6/2026	April	\$425,000
ORMOND BEACH	14-25-00-0500	4/3/2026	April	\$425,000
UNINCORPORATED - NORTHEAST	13-03-00-0540	4/1/2026	April	\$425,000
DELAND	17-17-00-0100	4/17/2026	April	\$425,000
ORMOND BEACH	14-07-00-0480	4/14/2026	April	\$430,000
ORMOND BEACH	14-09-00-0300	4/9/2026	April	\$430,000
UNINCORPORATED - NORTHEAST	16-02-00-1390	5/11/2026	May	\$430,000
ORANGE CITY	18-23-00-0040	5/14/2026	May	\$432,000
ORMOND BEACH	14-09-00-0560	5/4/2026	May	\$432,000
ORMOND BEACH	14-17-00-0530	5/1/2026	May	\$435,000
UNINCORPORATED - NORTHEAST	13-10-00-0170	5/1/2026	May	\$435,000
UNINCORPORATED - NORTHEAST	13-06-00-0370	4/16/2026	April	\$440,000
UNINCORPORATED - NORTHEAST	13-07-00-0540	5/5/2026	May	\$440,000
UNINCORPORATED - SOUTHEAST	16-01-00-2680	5/18/2026	May	\$440,000
NEW SMYRNA BEACH	17-05-00-0700	5/12/2026	May	\$440,000
DELAND	17-10-00-1360	5/15/2026	May	\$441,000
UNINCORPORATED - WESTSIDE	17-11-20-0110	4/7/2026	April	\$445,000
DEBARY	18-23-00-0250	4/17/2026	April	\$445,000
ORMOND BEACH	13-06-00-0190	5/1/2026	May	\$448,000
NEW SMYRNA BEACH	17-08-00-0130	5/6/2026	May	\$449,000
DELAND	17-04-00-0110	4/15/2026	April	\$450,000
DEBARY	18-01-00-1280	4/1/2026	April	\$450,000
ORMOND BEACH	14-01-01-0100	4/27/2026	April	\$450,000
DELAND	17-07-00-1380	5/12/2026	May	\$450,000
DELAND	17-02-00-0570	5/11/2026	May	\$455,000
UNINCORPORATED - NORTHEAST	14-12-00-0320	4/1/2026	April	\$460,000
ORMOND BEACH	14-05-00-0020	5/22/2026	May	\$460,000
ORMOND BEACH	14-08-00-0650	5/5/2026	May	\$460,000
ORMOND BEACH	14-25-00-1280	5/13/2026	May	\$460,000
UNINCORPORATED - WESTSIDE	16-00-00-0333	5/6/2026	May	\$461,000
UNINCORPORATED - WESTSIDE	17-01-23-0070	4/20/2026	April	\$465,000
ORMOND BEACH	13-24-00-1710	4/9/2026	April	\$468,000
UNINCORPORATED - WESTSIDE	16-24-00-0460	4/6/2026	April	\$475,000
NEW SMYRNA BEACH	17-02-00-2030	4/1/2026	April	\$475,000
ORMOND BEACH	14-16-00-0140	5/2/2026	May	\$475,000
LAKE HELEN	17-03-00-0020	5/22/2026	May	\$475,000
DELAND	17-11-00-3220	5/11/2026	May	\$476,900
UNINCORPORATED - NORTHEAST	13-02-00-0040	4/9/2026	April	\$480,000
UNINCORPORATED - WESTSIDE	16-02-01-0061	5/14/2026	May	\$480,000
SOUTH DAYTONA	16-01-04-0020	5/5/2026	May	\$480,000
UNINCORPORATED - NORTHEAST	13-16-00-0390	4/13/2026	April	\$485,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

NEW SMYRNA BEACH	17-05-00-0610	4/10/2026	April	\$485,000
DELAND	17-09-00-0150	4/17/2026	April	\$485,000
DELAND	17-10-00-0450	4/2/2026	April	\$485,000
DELAND	17-09-00-0060	4/13/2026	April	\$487,500
UNINCORPORATED - WESTSIDE	16-04-06-0050	5/8/2026	May	\$489,000
ORMOND BEACH	14-05-00-3420	4/9/2026	April	\$490,000
UNINCORPORATED - NORTHEAST	16-00-00-0140	4/10/2026	April	\$490,000
UNINCORPORATED - NORTHEAST	13-01-00-0720	5/18/2026	May	\$490,000
DELAND	17-07-00-3950	4/6/2026	April	\$495,000
UNINCORPORATED - NORTHEAST	13-07-00-0270	5/14/2026	May	\$495,000
UNINCORPORATED - NORTHEAST	13-01-00-0500	5/6/2026	May	\$495,000
ORMOND BEACH	14-11-00-2690	5/13/2026	May	\$498,500
NEW SMYRNA BEACH	17-07-00-2770	4/3/2026	April	\$499,000
UNINCORPORATED - WESTSIDE	17-02-00-0381	4/20/2026	April	\$500,000
LAKE HELEN	17-02-48-0018	4/27/2026	April	\$500,000
NEW SMYRNA BEACH	17-03-06-0160	5/14/2026	May	\$500,000
NEW SMYRNA BEACH	17-16-06-0010	5/1/2026	May	\$500,000
UNINCORPORATED - NORTHEAST	13-14-00-0950	4/16/2026	April	\$502,500
UNINCORPORATED - WESTSIDE	18-00-02-0090	4/15/2026	April	\$505,000
UNINCORPORATED - NORTHEAST	13-06-00-0040	5/7/2026	May	\$505,000
ORMOND BEACH	14-03-00-0750	5/4/2026	May	\$508,000
DEBARY	18-07-00-0810	5/26/2026	May	\$508,700
DELAND	17-07-00-1850	5/18/2026	May	\$509,000
UNINCORPORATED - NORTHEAST	14-06-16-0080	4/17/2026	April	\$510,000
UNINCORPORATED - NORTHEAST	13-02-00-0360	4/16/2026	April	\$510,000
DELAND	17-10-00-0840	4/16/2026	April	\$510,000
ORMOND BEACH	14-04-00-0200	4/6/2026	April	\$515,000
UNINCORPORATED - SOUTHEAST	16-01-00-2360	5/18/2026	May	\$515,000
NEW SMYRNA BEACH	17-05-00-0120	5/15/2026	May	\$515,000
DELAND	17-07-00-0940	5/13/2026	May	\$515,000
DELAND	17-04-00-1830	5/20/2026	May	\$516,500
UNINCORPORATED - NORTHEAST	13-02-00-0140	5/7/2026	May	\$520,000
ORMOND BEACH	14-01-02-0830	5/20/2026	May	\$520,000
UNINCORPORATED - WESTSIDE	16-01-00-0120	5/1/2026	May	\$520,000
UNINCORPORATED - SOUTHEAST	18-00-00-0051	4/1/2026	April	\$525,000
NEW SMYRNA BEACH	17-05-20-0068	5/6/2026	May	\$528,000
DEBARY	18-09-00-0280	5/8/2026	May	\$530,000
UNINCORPORATED - NORTHEAST	13-07-00-0550	5/1/2026	May	\$535,000
UNINCORPORATED - NORTHEAST	13-11-00-0550	5/14/2026	May	\$540,000
ORMOND BEACH	14-05-00-0580	4/17/2026	April	\$545,000
ORMOND BEACH	14-01-00-0410	4/10/2026	April	\$548,000
DELAND	17-02-02-1840	4/2/2026	April	\$550,000
UNINCORPORATED - SOUTHEAST	19-00-00-0030	5/21/2026	May	\$550,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

UNINCORPORATED - WESTSIDE	18-00-00-0306	5/3/2026	May	\$550,000
DEBARY	18-08-00-0040	5/13/2026	May	\$550,000
UNINCORPORATED - NORTHEAST	13-01-00-0250	5/11/2026	May	\$556,100
NEW SMYRNA BEACH	17-01-07-0111	4/14/2026	April	\$560,000
DELAND	17-32-00-0173	5/14/2026	May	\$560,000
ORMOND BEACH	14-18-00-0290	4/14/2026	April	\$568,000
UNINCORPORATED - NORTHEAST	13-05-00-0020	4/21/2026	April	\$575,000
UNINCORPORATED - WESTSIDE	16-01-00-1203	5/11/2026	May	\$575,000
UNINCORPORATED - SOUTHEAST	16-05-00-0210	5/8/2026	May	\$575,000
DELAND	17-18-00-0200	5/5/2026	May	\$575,000
UNINCORPORATED - NORTHEAST	13-02-00-0340	5/14/2026	May	\$585,000
UNINCORPORATED - SOUTHEAST	17-04-00-0260	4/6/2026	April	\$592,000
UNINCORPORATED - WESTSIDE	16-01-00-0625	4/10/2026	April	\$599,900
UNINCORPORATED - WESTSIDE	16-01-00-0625	4/10/2026	April	\$599,900
UNINCORPORATED - NORTHEAST	13-03-00-0610	4/15/2026	April	\$600,000
NEW SMYRNA BEACH	17-07-02-0110	5/4/2026	May	\$600,000
DELAND	17-04-00-0060	5/21/2026	May	\$600,000
NEW SMYRNA BEACH	17-03-00-1300	5/18/2026	May	\$600,000
DEBARY	19-05-00-2560	5/14/2026	May	\$600,000
NEW SMYRNA BEACH	17-06-00-0580	4/15/2026	April	\$610,000
DELAND	17-08-00-0590	5/6/2026	May	\$612,000
DELAND	17-23-00-0150	4/7/2026	April	\$615,000
LAKE HELEN	17-59-00-0910	4/13/2026	April	\$615,000
UNINCORPORATED - NORTHEAST	16-01-05-0120	4/9/2026	April	\$615,500
DEBARY	18-11-00-2400	5/8/2026	May	\$620,000
NEW SMYRNA BEACH	17-01-46-0193	5/6/2026	May	\$622,500
DELAND	17-07-00-0650	4/25/2026	April	\$625,000
ORMOND BEACH	14-01-02-0990	5/14/2026	May	\$625,000
UNINCORPORATED - WESTSIDE	14-00-00-0106	5/1/2026	May	\$625,000
UNINCORPORATED - WESTSIDE	18-01-03-0260	4/13/2026	April	\$630,000
UNINCORPORATED - NORTHEAST	16-00-00-0200	4/22/2026	April	\$630,000
UNINCORPORATED - NORTHEAST	13-16-00-0300	4/15/2026	April	\$630,000
DEBARY	18-07-00-0350	5/1/2026	May	\$635,000
UNINCORPORATED - SILVER SANDS	17-02-12-0100	5/21/2026	May	\$640,000
NEW SMYRNA BEACH	17-01-00-1640	5/5/2026	May	\$640,000
UNINCORPORATED - SOUTHEAST	16-05-00-0300	4/10/2026	April	\$645,000
NEW SMYRNA BEACH	17-05-18-0320	5/7/2026	May	\$645,000
UNINCORPORATED - NORTHEAST	13-14-00-0150	5/5/2026	May	\$645,000
ORMOND BEACH	14-02-00-0090	5/13/2026	May	\$649,900
UNINCORPORATED - NORTHEAST	13-07-00-0320	4/8/2026	April	\$650,000
ORMOND BEACH	14-09-06-0020	5/1/2026	May	\$650,000
ORMOND BEACH	13-09-00-0010	5/1/2026	May	\$650,000
UNINCORPORATED - SILVER SANDS	18-01-37-0130	4/15/2026	April	\$658,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

ORMOND BEACH	14-25-00-0020	4/2/2026	April	\$659,000
UNINCORPORATED - NORTHEAST	13-03-00-0050	5/18/2026	May	\$667,000
NEW SMYRNA BEACH	16-01-00-8340	4/15/2026	April	\$675,000
ORMOND BEACH	14-16-00-1930	5/11/2026	May	\$685,000
UNINCORPORATED - WESTSIDE	20-02-00-0490	5/4/2026	May	\$690,000
UNINCORPORATED - WESTSIDE	18-03-00-0360	5/13/2026	May	\$692,500
UNINCORPORATED - NORTHEAST	13-12-00-0230	5/14/2026	May	\$700,000
UNINCORPORATED - WESTSIDE	16-01-00-0316	5/3/2026	May	\$700,000
ORMOND BEACH	14-05-00-1050	4/15/2026	April	\$705,000
UNINCORPORATED - NORTHEAST	14-01-00-0040	5/12/2026	May	\$712,500
DEBARY	18-14-00-0090	5/14/2026	May	\$715,000
NEW SMYRNA BEACH	17-01-00-0930	4/8/2026	April	\$725,000
ORMOND BEACH	14-18-02-0050	5/5/2026	May	\$725,000
NEW SMYRNA BEACH	17-17-00-0070	5/5/2026	May	\$750,000
UNINCORPORATED - WESTSIDE	16-01-00-0878	5/27/2026	May	\$750,000
NEW SMYRNA BEACH	17-06-06-0180	5/15/2026	May	\$773,500
UNINCORPORATED - SILVER SANDS	18-01-69-0040	4/2/2026	April	\$775,000
NEW SMYRNA BEACH	17-03-06-0090	5/13/2026	May	\$775,000
UNINCORPORATED - WESTSIDE	19-00-00-0140	4/23/2026	April	\$780,000
UNINCORPORATED - WESTSIDE	19-00-00-0140	4/23/2026	April	\$780,000
ORMOND BEACH	14-02-00-0730	4/14/2026	April	\$788,900
UNINCORPORATED - WESTSIDE	18-00-05-0070	4/1/2026	April	\$815,000
ORMOND BEACH	14-40-00-0020	4/21/2026	April	\$825,000
NEW SMYRNA BEACH	17-01-00-0390	4/24/2026	April	\$835,000
UNINCORPORATED - WESTSIDE	16-09-00-0040	5/14/2026	May	\$850,000
ORMOND BEACH	14-07-00-0310	5/19/2026	May	\$850,000
UNINCORPORATED - WESTSIDE	19-00-00-0014	4/21/2026	April	\$880,000
NEW SMYRNA BEACH	17-02-08-0190	4/6/2026	April	\$880,000
NEW SMYRNA BEACH	17-02-06-0040	4/17/2026	April	\$915,000
NEW SMYRNA BEACH	17-03-05-0210	5/5/2026	May	\$935,000
UNINCORPORATED - SOUTHEAST	17-23-00-0332	4/3/2026	April	\$950,000
NEW SMYRNA BEACH	17-01-48-0070	4/3/2026	April	\$970,000
UNINCORPORATED - SILVER SANDS	18-01-32-0090	5/1/2026	May	\$975,000
NEW SMYRNA BEACH	17-14-00-0008	4/17/2026	April	\$1,050,000
UNINCORPORATED - NORTHEAST	13-21-00-0430	4/13/2026	April	\$1,050,000
NEW SMYRNA BEACH	17-01-03-0161	5/11/2026	May	\$1,050,000
UNINCORPORATED - SILVER SANDS	18-01-16-0270	4/24/2026	April	\$1,300,000
NEW SMYRNA BEACH	17-01-00-0170	5/7/2026	May	\$1,325,000
UNINCORPORATED - WESTSIDE	17-04-00-0060	5/8/2026	May	\$1,400,000
UNINCORPORATED - NORTHEAST	13-03-00-0070	4/3/2026	April	\$1,419,600
NEW SMYRNA BEACH	17-06-06-0230	4/15/2026	April	\$1,427,500
NEW SMYRNA BEACH	17-04-00-0020	5/7/2026	May	\$1,500,000
UNINCORPORATED - WESTSIDE	16-01-00-0060	5/6/2026	May	\$1,995,000

Existing Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

UNINCORPORATED - SOUTHEAST	16-07-00-4090	4/1/2026	April	\$2,050,000
ORMOND BEACH	14-14-15-0010	4/10/2026	April	\$2,312,500
UNINCORPORATED - NORTHEAST	13-08-03-0023	4/13/2026	April	\$2,425,000
ORANGE CITY	18-00-00-0290	4/1/2026	April	\$2,750,000
ORMOND BEACH	14-13-00-0033	5/4/2026	May	\$2,800,000
DAYTONA BEACH SHORES	15-02-02-0161	5/7/2026	May	\$3,150,000
ORMOND BEACH	14-15-01-0040	4/23/2026	April	\$3,175,000
MEDIAN				\$360,000

New Home Sales
Volusia County HOME Jurisdiction
April 2026 - May 2026

Tax District Description	Square-Subdivision-Block Lot	Sale Date	Month	Sales Price
HOLLY HILL	15-43-00-0640	4/14/2026	April	\$260,000
ORMOND BEACH	13-13-00-0510	4/23/2026	April	\$279,300
NEW SMYRNA BEACH	17-03-01-0131	5/6/2026	May	\$289,500
NEW SMYRNA BEACH	17-03-01-0010	5/6/2026	May	\$291,500
UNINCORPORATED - WESTSIDE	18-01-96-0440	4/23/2026	April	\$309,900
UNINCORPORATED - WESTSIDE	17-05-12-0370	5/20/2026	May	\$319,000
ORANGE CITY	18-08-00-0180	4/10/2026	April	\$319,900
UNINCORPORATED - WESTSIDE	17-05-14-0010	5/14/2026	May	\$332,000
UNINCORPORATED - NORTHEAST	13-04-00-0250	5/14/2026	May	\$359,500
ORMOND BEACH	13-12-00-1880	4/23/2026	April	\$363,000
ORMOND BEACH	13-12-00-2020	5/14/2026	May	\$385,200
DELAND	17-15-00-0710	5/5/2026	May	\$389,500
UNINCORPORATED - NORTHEAST	13-04-00-1190	5/19/2026	May	\$390,000
ORMOND BEACH	13-12-00-1870	4/1/2026	April	\$410,300
ORMOND BEACH	13-12-00-1830	5/19/2026	May	\$418,000
ORMOND BEACH	13-12-00-2010	5/8/2026	May	\$450,000
ORMOND BEACH	13-12-00-2540	4/17/2026	April	\$452,000
DELAND	17-05-00-0830	4/7/2026	April	\$460,000
ORMOND BEACH	13-12-00-1790	5/14/2026	May	\$464,800
NEW SMYRNA BEACH	17-04-00-0410	5/5/2026	May	\$470,000
ORMOND BEACH	13-12-00-2260	4/10/2026	April	\$480,000
ORMOND BEACH	13-12-00-2520	4/20/2026	April	\$510,000
ORMOND BEACH	13-12-00-2490	4/16/2026	April	\$520,000
UNINCORPORATED - WESTSIDE	19-05-00-0740	5/7/2026	May	\$1,025,000
NEW SMYRNA BEACH	17-06-07-0270	4/1/2026	April	\$3,000,000
MEDIAN				\$390,000

Volusia County Home Sales Price Analysis
Results FY 2026/27

Results Type	1 Unit	2 Units	3 Units	4 Units	Unadjusted Median Value
Existing Housing (April - May)	\$342,000	\$437,760	\$530,100	\$656,640	\$360,000
New Construction (April - May)	\$370,500	\$474,240	\$574,275	\$711,360	\$390,000