



Fiscal Year 2025–2029  
October 1, 2025 – September 30, 2030  
**Consolidated Plan**



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# **Executive Summary**

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

### **1. Introduction**

The 2025-2029 Consolidated Plan was developed in accordance with 24 CFR Part 91, Consolidated Submissions for Community Development Programs. The Consolidated Plan serves as a planning document, application for federal funding, and contains the strategic plan to carry out U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. Volusia County has prepared the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to establish goals and objectives to meet the priority housing, community development, homeless, and economic development needs. Through this plan, Volusia County aims to create more affordable housing, enhance infrastructure, support economic development, and improve the overall quality of life.

This plan was developed in consultation with community stakeholders and citizens through a public engagement and outreach process which included stakeholder workshops, public meetings, and surveys to solicit input on the most urgent needs.

The 2025-2029 Consolidated Plan covers the fiscal years beginning on October 1, 2025 and ending September 30, 2030. An Annual Action Plan for FY 2025 is included in this document and describes the planned activities to be implemented to further the goals and objectives of the strategic plan.

The Volusia County entitlement community encompasses the unincorporated areas of Volusia County and its participating municipalities, and excludes Daytona Beach, Deltona, and Port Orange as these communities receive entitlement funding directly from HUD, and excludes the jurisdictions of Edgewater, Oak Hill, Pierson, and Ponce Inlet, as these municipalities have opted out of the Volusia County entitlement program. The County anticipates receiving the following allocations for FY 2025 and uses the 2025 funding level to project estimated resources available for the 5-year planning period.

- CDBG - \$1,718,768 (\$8,593,840)
- HOME - \$673,150.09 (\$3,365,750.45)
- ESG - \$149,596 (\$747,980)

The goals and objectives described in this plan create the framework for allocating CDBG, HOME, and ESG funding to best meet priority needs and primarily benefit low- and moderate-income individuals and families in Volusia County.



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

The Strategic Plan provides a framework to address the needs of Volusia County for the next five years using CDBG, HOME, and ESG funding. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit the community, or the people served. The three outcomes that will illustrate the benefits of each activity funded with CDBG, HOME, and ESG program dollars are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

The priority needs identified through the planning process are:

- Increase Access to Quality Affordable Housing
- Increase Access to Public Services
- Improve Access to Public Facilities/Infrastructure
- Increase Access to Homeless Services
- Program Administration

The corresponding goals identified in section SP-45 of the strategic plan will address the priority needs through:

- Goal 1-Housing Rehabilitation
- Goal 2- Homebuyer Assistance
- Goal 3- CHDO Set Aside and Operations
- Goal 4- Public Services Assistance
- Goal 5- Public Facilities/Infrastructure
- Goal 6- Tenant Based Rental Assistance
- Goal 7- Homelessness Prevention
- Goal 8- Planning and Administration
- Goal 9- Homeowner Housing- Creation of Additional Units

## **3. Evaluation of past performance**

The County monitors progress made in meeting the goals established in the strategic plan. The most recent Consolidated Annual Performance and Evaluation Report

(CAPER) was submitted to HUD for FY 2023, for the period ending on September 30, 2024. The following activities are highlighted from that CAPER report.

- CDBG: \$1,449,410 was expended to complete public facilities and infrastructure improvements at 2 community centers, 3 parks, 2 water/sewer systems, 1 public facility ADA improvement, 5 sidewalk projects, and multiple public services activities. Approximately 27,431 persons benefited from a total of 11 completed capital projects.
- CDBG-CV: \$832,811 was expended to complete 3 park improvement projects to benefit approximately 8,145 persons.
- HOME: \$243,465 was used to provide housing assistance to 5 low-income households.
- ESG: \$106,732 was used to assist families experiencing a housing crisis with prevention or rapid re-housing rental assistance and benefitted 37 persons.
- ESG-RUSH: \$322,944 provided housing assistance to 38 households and a total of 126 persons.

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

The County of Volusia Community Assistance Division developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, and stakeholder meetings. A complete summary of Citizen Participation, including comments, is included in the Citizens Participation Appendix attached to this plan.

#### **5. Summary of public comments**

A summary of comments received is included in the attachments to this plan.

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

All views were accepted.

#### **7. Summary**

This plan establishes strategic goals for the use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) program funds. Developed through extensive community outreach and public engagement, the Volusia County 2025-2029 Consolidated Plan and 2025 Annual Action Plan identify targeted programs and activities designed to address the most pressing housing, homeless, and community development needs. While a wide range of needs were identified by stakeholders and residents, the County has prioritized goals intended to best leverage CDBG, HOME, and ESG resources to achieve meaningful and lasting impact.

## The Process

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

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

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

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

**Table 1 – Responsible Agencies**

### Narrative

The County of Volusia is a qualified urban county for the CDBG, HOME, and ESG entitlement programs and is responsible for development of the 5-Year Consolidated Plan. The Community Assistance Division is responsible for administration of the grant programs.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

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

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

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

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

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

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

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

**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 ensure integrity of data for application recommendations.
  - Develops, implements, and monitors an action plan to support effective and efficient coordinated entry to HUD funded services.

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

Volusia County 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.

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

The agencies, groups and other interested parties consulted during the development of the Consolidated Plan are described in Table 2.



<b>Agency/Group/Organization</b>	United Way of Volusia and Flagler County
<b>Agency/Group/Organization Type</b>	A Non-profit community-based organization
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was conducted through participation at a public needs workshop for stakeholders.
<b>Agency/Group/Organization</b>	City of DeLand
<b>Agency/Group/Organization Type</b>	Other government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative of a participating municipality for the CDBG program was consulted during stakeholder workshop meetings.
<b>Agency/Group/Organization</b>	City of Ormond Beach
<b>Agency/Group/Organization Type</b>	Other government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative of a participating municipality for the CDBG program was consulted during stakeholder workshop meetings.
<b>Agency/Group/Organization</b>	Wendover Housing Partners
<b>Agency/Group/Organization Type</b>	Housing
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Affordable Housing developer that participated in stakeholder workshop focused on housing needs.
<b>Agency/Group/Organization</b>	Foundations to Freedom
<b>Agency/Group/Organization Type</b>	Services-Health

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Residential substance treatment center representative participated in stakeholder outreach session.
<b>Agency/Group/Organization</b>	Volusia Affordable Housing Advisory Committee
<b>Agency/Group/Organization Type</b>	Housing Planning organization
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Members of the Affordable Housing Advisory Committee participated in multiple stakeholder workshops.
<b>Agency/Group/Organization</b>	City of South Daytona
<b>Agency/Group/Organization Type</b>	Other government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative of a participating municipality for the CDBG program was consulted during stakeholder workshop meetings.
<b>Agency/Group/Organization</b>	Central Florida Home for Good
<b>Agency/Group/Organization Type</b>	Housing Services - Housing
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Member of organization participated in stakeholder outreach workshop.
<b>Agency/Group/Organization</b>	New Smyrna Beach Housing Authority
<b>Agency/Group/Organization Type</b>	Housing PHA

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was conducted through a questionnaire on public housing needs.
<b>Agency/Group/Organization</b>	Ormond Beach Housing Authority
<b>Agency/Group/Organization Type</b>	Housing PHA
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was conducted through a questionnaire on public housing needs.
<b>Agency/Group/Organization</b>	DeLand Housing Authority
<b>Agency/Group/Organization Type</b>	Housing PHA
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was conducted through a questionnaire on public housing needs.
<b>Agency/Group/Organization</b>	Daytona Beach Housing Authority
<b>Agency/Group/Organization Type</b>	Housing PHA
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was conducted through the PHA participating in the stakeholder session that focused on public housing needs.
<b>Agency/Group/Organization</b>	Habitat for Humanity of Greater Volusia County



<b>Agency/Group/Organization Type</b>	Housing Services - Housing
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative participated in stakeholder session during development of the plan.
<b>Agency/Group/Organization</b>	Volusia/Flagler County Coalition for the Homeless, Inc.
<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Regional organization Planning organization
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives of the CoC lead agency for Volusia County participated in stakeholder consultation meeting, attended public hearing during public display period, and through responding to a questionnaire.
<b>Agency/Group/Organization</b>	Boys and Girls Club of Volusia/Flagler Counties
<b>Agency/Group/Organization Type</b>	Services-Children
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Public Services
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative participated during stakeholder consultation workshop during the development of the plan.

<b>Agency/Group/Organization</b>	City of Orange City
<b>Agency/Group/Organization Type</b>	Other government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative of a participating municipality for the CDBG program was consulted during stakeholder workshop meetings.
<b>Agency/Group/Organization</b>	Volusia County Emergency Management Division
<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County
<b>What section of the Plan was addressed by Consultation?</b>	Hazard Mitigation
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative of County emergency management participated in stakeholder consultation workshop.
<b>Agency/Group/Organization</b>	Volusia County Economic Development Division
<b>Agency/Group/Organization Type</b>	Other government - County Planning organization
<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Anti-poverty Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County Economic Development team member participated in stakeholder consultation workshop meeting during the development of the plan.
<b>Agency/Group/Organization</b>	Healthy Start Coalition of Flagler & Volusia Counties
<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy

<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative participated in stakeholder consultation workshop meeting during the development of the plan.
<b>Agency/Group/Organization</b>	Volusia County Community Assistance Division
<b>Agency/Group/Organization Type</b>	Housing PHA
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Volusia County Housing Choice Voucher (Section 8) program was consulted on public housing needs.

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

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

While direct consultation with broadband providers was not conducted, the needs for broadband access was assessed using available data and the FCC National Broadband Map and discussed in consultation with stakeholders. Direct consultation with institutions that may discharge individuals into homelessness was not conducted, but needs were evaluated based upon available homeless data from the CoC and through consultation with housing and homeless services providers.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Coalition for the Homeless of Volusia and Flagler County	Homelessness Strategy
Transform 386 Action Plan	Volusia County	CDBG-DR Recovery plan from Hurricane Milton
Community Health Improvement Plan	Volusia and Flagler County	Public services priorities
SHIP Local Housing Assistance Plan	Volusia County	Affordable housing
Comprehensive Plan	Volusia County	Affordable housing



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Local Mitigation Strategy Plan	Volusia County	Resiliency planning

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

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

Volusia County actively collaborates with local municipalities, public housing authorities, state agencies, and nonprofit organizations to coordinate the implementation of the Consolidated Plan, ensuring that resources are aligned, strategies are complementary, and community development efforts are effectively integrated across the jurisdiction. The implementation of the Consolidated Plan is done in partnership with the nine participating municipalities.

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

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

#### Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation process utilized an extensive list of agencies that serve low and moderate-income persons in Volusia County. Two initial public needs meetings were held on May 19, 2025, and on May 21, 2025, in the City of DeLand and the City of New Smyrna Beach. Public notice of these meetings was published in advance to provide adequate notice, in accordance with the current approved Citizen Participation Plan and 24 CFR Part 91. Stakeholder sessions were held within the same time frame of the public meetings to keep community organizations and residents informed of the next steps in the process, and inviting additional participation in the process through informing about the availability of the online survey, future meetings to be held, and the availability of the draft plan for public review and comment.

In order to gain agency and stakeholder perspectives from organizations that serve the low- and moderate-income residents of Volusia County, a series of stakeholder workshops were held to consult with key stakeholders and gather feedback on the current needs in the community. Comments received during the Consolidated Plan citizen participation process were utilized in the development of the five-year goals. A summary of the citizen participation process is below.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public meetings were held on May 19 and May 21, 2025. A total of 11 people were in attendance.	A summary of comments received is included in the appendix.	All comments were accepted.	N/A
2	Public Meeting	Non-targeted/broad community	Public meetings were held on July 8, and July 10. A total of 20 people were in attendance.	A summary of comments received is included in the appendix.	All comments were accepted.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad/ Website Posting	Non-targeted/broad community	Ads were posted and published for the public needs hearing availability of the plan, and public hearing on the draft plan.	N/A	N/A	N/A
4	Survey	Non-targeted/broad community	64 responses were received.	A summary of the survey results are included in the appendix.	All comments were accepted.	N/A
5	Draft Plan	Non-targeted/broad community	No written comments were received.	N/A	N/A	N/A

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

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

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a custom tabulation of 2016-2020 American Community Survey (ACS) data from the Census Bureau. Supplemental data was drawn from other sources to provide additional context when needed. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities as well as cost burden/severe cost burden.

Where the HUD tables below report area median income (AMI), they refer to HUD Adjusted Median Family Income (HAMFI). HAMFI differs from AMI in that HAMFI adjusts for family size and is calibrated for a four-person household. HAMFI adjusts larger households up by adding 8% for each person above four and subtracting 10% for each person below four. AMI does not have this qualification.

It is important to understand key terms utilized in this section of the Plan, including:

- HUD Area Median Family Income (HAMFI): The median family income calculated by HUD to determine Fair Market Rents and income limits for HUD programs. Area Median Income (AMI) is also used to refer to HAMFI and may be used interchangeably throughout this Plan.
- Housing Cost Burden: Households spending more than 30% of their total gross income on housing costs.
- Severe Housing Cost Burden: Households spending more than 50% of their total gross income on housing costs.
- Overcrowding: Households who have more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severe overcrowding: Households who have more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Lacking complete kitchen facilities: Kitchen facilities lacking a sink with piped water, a range or stove, or a refrigerator.

- Lacking complete plumbing facilities: Households without hot or cold piped water, a flush toilet, and a bathtub or shower.
- Small Family Households: A family with 2 to 4 people residing in a household.

**Public Housing:** Volusia County has three public housing authorities within its jurisdiction, including DeLand Housing Authority, Ormond Beach Housing Authority, and New Smyrna Beach Housing Authority. Volusia County Community Assistance also implements a Housing Choice Voucher (Section 8) program. The Daytona Beach Housing Authority (DBHA) also operates public housing and voucher programs in the County; however, they are outside the jurisdiction of the Volusia County entitlement area.

**Homeless Needs Assessment:** The System Performance Measures for the Volusia/Flagler County Coalition for the Homeless reported the number of unduplicated persons experiencing sheltered homelessness and the 2024 Point in Time Count.

**Non-Homeless Special Needs Assessment:** Volusia County identified the non-homeless special needs population that requires supportive services such as the elderly, persons with disabilities, and persons with alcohol or other drug addiction. Affordable housing is a high need for these populations as well as support services.

**Non-Housing Community Development Needs:** Based on information gathering through input from stakeholders who participated in the Consolidated Plan survey, an analysis of the County's non-housing community development needs is conducted in this section of the Needs Assessment. Survey respondents were asked to rank the need for CDBG-eligible activities to identify high priority needs.



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

### Summary of Housing Needs

The Housing Needs Assessment is based on data provided by HUD through the Comprehensive Housing Affordability Strategy (CHAS) data, with supplemental data used when available. Although the CHAS data is dated, it provides insight into the housing needs within the County. This data, in combination with supplemental data and interviews with agencies and housing providers in the region provide a snapshot of the housing needs.

The following are HUD-generated tables using 2016-2020 CHAS data that are part of the Consolidated Plan tool (unless otherwise noted as “Supplemental Table” in the table caption). These tables are automatically generated when creating the Consolidated Plan. Please note that HAMFI refers to “HUD Adjusted Median Family Income,” which is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes such as a simple Census number due to a series of adjustments that are made. Where the HUD tables below report AMI (Area Median Income), they refer to HAMFI.

The housing needs tables below provide data on housing needs by income level, family type, households type, and tenure. Housing needs are estimated by the number of households experiencing a housing problem. HUD defines a housing problem as one of four conditions: incomplete plumbing facilities, incomplete kitchen facilities, overcrowding, and housing cost burden.

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

The County has experienced growth as demonstrated in Supplemental Table 1 below. This table includes the County’s entitlement communities (who receive their own HUD CPD funding) and the opt-out communities. Between 2010 and 2023, the population in Volusia County increased by 19%. Additionally, the number of households has increased

by 18.5%. The median income (after adjusting for inflation to 2023 dollars) has increased by 7.1%.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	269,550	291,105	8%
Households	108,420	120,675	11%
Median Income	\$41,117.00	\$52,407.00	27%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** U.S Census Date, 2016-2020 ACS (Most Recent Year)

**Supplemental Table 1 - County Demographics**

Demographics	2010	2023	% Change
Population	496,053	590,357	19.0%
Households	200,346	237,396	18.5%
Median Income*	\$62,160.00	\$66,581.00	7.1%

**Data Source:** 2010, 2023 ACS 5-Year Estimates

\*Adjusted to 2023 dollars

**Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	12,839	13,180	21,525	12,690	60,415
Small Family Households	2,273	3,044	6,130	3,815	24,685
Large Family Households	362	639	779	710	3,305
Household contains at least one person 62-74 years of age	3,706	4,263	6,739	4,393	20,118
Household contains at least one person age 75 or older	3,031	3,445	4,980	2,519	9,472
Households with one or more children 6 years old or younger	1,065	1,575	1,705	1,072	4,150

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	204	110	154	34	502	39	99	120	25	283
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	69	0	4	108	0	0	0	49	49
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	28	124	149	25	326	0	115	87	74	276
Housing cost burden greater than 50% of income (and none of the above problems)	3,825	2,699	1,284	219	8,027	3,949	2,242	1,793	494	8,478
Housing cost burden greater than 30% of income (and none of the above problems)	240	1,197	3,600	877	5,914	1,079	2,395	3,179	2,322	8,975

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Zero/negative Income (and none of the above problems)	789	0	0	0	789	1,239	0	0	0	1,239

**Table 7 – Housing Problems Table**

**Data Source:** 2016-2020 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	4,090	2,999	1,589	280	8,958	3,994	2,453	1,994	639	9,080
Having none of four housing problems	1,462	2,023	5,705	2,709	11,899	3,320	5,714	12,240	9,070	30,344
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems Table 2**

**Data Source:** 2016-2020 CHAS

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,110	1,280	1,789	4,179	763	1,023	1,444	3,230
Large Related	98	238	115	451	124	194	197	515
Elderly	1,849	1,548	1,812	5,209	3,022	2,839	2,766	8,627
Other	1,248	1,013	1,325	3,586	1,147	616	617	2,380
Total need by income	4,305	4,079	5,041	13,425	5,056	4,672	5,024	14,752

**Table 9 – Cost Burden > 30%**

Data Source: 2016-2020 CHAS

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	0	0	695	695	685	577	0	1,262
Large Related	0	0	159	159	75	34	30	139
Elderly	1,759	1,143	593	3,495	2,267	1,401	1,168	4,836
Other	0	1,108	765	1,873	953	0	0	953
Total need by income	1,759	2,251	2,212	6,222	3,980	2,012	1,198	7,190

**Table 10 – Cost Burden > 50%**

Data Source: 2016-2020 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	54	183	119	29	385	0	115	75	119	309
Multiple, unrelated family households	8	10	30	0	48	0	0	12	4	16
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	62	193	149	29	433	0	115	87	123	325

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

Data Source: 2016-2020 CHAS



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

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

Data Source: 2016-2020 CHAS

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

According to the 2023 ACS 5-Year Estimates, there are 69,441 one-person non-family households (with the householder living alone) within Volusia County, which is 11.8% of the jurisdiction's total population of 590,357. Within this subcategory of one-person households, 45,717 are owner occupied households and 23,724 are renter occupied households.

Over half of the single-person households in the County consist of householders over 65 years of age (51.6%). This category of single-person householders totals 6.1% of Volusia County's population. Additionally, elderly households are prominently represented among each income category of Cost Burdened and Severely Cost Burdened households, as shown in Table 9-Cost Burden and Table 10-Severe Cost Burden. There are 13,836 elderly households experiencing cost burden (5,209 renters/8,627 owners), paying more than 30% of their income toward housing expenses which is 38.6% of the total elderly persons living alone. Additionally, 8,331 elderly households are severely cost burdened (3,495 renters/4,836 owners), paying greater than 50% of their income toward housing expenses which totals 23% of the elderly non-family households living alone.

Table 12 cannot be completed as data on overcrowded households with children present by income category is not available for accurate reporting.

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

According to data from the 2023 5-Year Estimates reporting Disability Characteristics, there are 97,023 persons with a disability who are noninstitutionalized, 17.3% of the County population. Also, approximately a quarter of the County's residents are over 65 years old. There are 13,858 persons age 65 and older living below poverty level in the County. Roughly 45% of these people reported having a disability. Senior citizens often have unique housing needs, including accessibility modifications or living assistance. Stakeholders repeatedly mentioned the need for affordable living options for seniors, including smaller units that would be suitable for and accessible for people on fixed incomes.

According to the Florida Health Charts, the rate of domestic violence offenses per 100,000 population was 562.9 in Volusia County for the most recent report year of 2023. Comparatively, the rate of offenses for the State of Florida is 314.9. The Florida Department of Law Enforcement (FDLE) provides data on domestic violence offenses and arrests by County. In 2020 (the most recent year for which the report is published) offenses for that year totaled 3,182, including 585 incidents of aggravated assault and 3,182 incidents of simple assault. Many of the survivors of these crimes are likely in need of safe, affordable housing options and related assistance.

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

The most common housing problem in Volusia County is housing cost burden, particularly for those with housing cost burdens greater than 50% of income. The County's high cost of rental and high home values are a key contributing factor to the housing problem. A greater number of owner-occupied homes are cost burdened than renter-occupied homes (Note: Volusia County is 72.8% owner-occupied and 27.2% renter-occupied.) A comparatively smaller number of the population are affected by incomplete kitchen or plumbing facilities. The median year that the structure was built for Volusia County's housing stock is 1986 – a much later year than other communities that must grapple with deteriorating housing conditions.

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

Elderly households are generally more affected by housing problems than other types of households. Elderly households experience the greatest severe house burden with 56% of all severely cost burdened renters and 67% of all severely cost burdened homeowners.

The percentage of households experiencing cost burden or severe cost burden is highest generally for the lowest income brackets (0-50% AMI) and decreases as income increases. Elderly owner-occupants and small related households, whether owner- or renter-occupied, comprise the majority of those who experience cost burden and severe cost burden.

Renters are disproportionately impacted by crowding. Table 11 details that among the total renters and owners experiencing crowding, 57% are renters. Of which single family household renters >30-50% AMI are the most impacted by crowding. Renters within the jurisdiction are also substantially more impacted by substandard housing which lacks complete plumbing or kitchen facilities, demonstrated by the 502 income restrained renter households versus 283 owner households.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered**

**91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

No specific data is available on the characteristics and needs of low-income individuals and families with children who are currently housed but are at imminent risk of homelessness. However, it can reasonably be assumed households that are already cost-burdened and have low incomes are going to be the first to be forced from the housing market by escalating housing costs. Those threatened with eviction, unemployment, foreclosure, or termination of utilities could become homeless when they no longer have a safety net against the rising costs of living. Stakeholders reported specifically that an increasing number of seniors are losing their housing because of diminished incomes, whether from healthcare costs or the death of a spouse that has subsequently increased costs for the surviving person in the household. This is especially difficult for those on fixed incomes when the cost of housing increases. Some working poor families may only be able to pay the rent because they have two wage earners, or because the primary wage earner works two jobs. Other families may deal with the problem of high housing costs by sharing housing with other families. Such arrangements can be unstable and temporary in nature.

Most commonly, “at-risk” families live paycheck to paycheck without any savings for emergencies. If a family experiences a lost paycheck, a small rent increase, one incident of mental or physical illness, or a temporary layoff from work, it can result in a loss of housing. A common scenario is eviction from rental housing due to nonpayment of rent. Unemployment or underemployment results in a lack of sufficient income to meet the costs of food, housing, transportation, and childcare.

Additionally, individuals or families who fall into one or more of the following categories are most likely to become homeless:

- Persons leaving institutions such as mental hospitals or prisons
- Young adults aging out of the foster care system
- Households with incomes less than 30% of the median family income
- Households paying in excess of 50% of income for housing costs
- Survivors of domestic violence
- Special needs populations such as persons with AIDS, disabilities, drug, and/or alcohol addictions
- Single parent households who are unemployed
- Large low-income families
- Renters facing eviction
- Homeowners facing foreclosure
- Households with catastrophic medical expenses
- Households experiencing physical hardships, i.e., flooding or fire

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

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

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

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

Volusia County uses the definition of at-risk homeless populations found at 24 CFR Part 91.5 and included below.

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, *e.g.*, family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter; and
- (iii) Meets one of the following conditions:
  - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
  - (B) Is living in the home of another because of economic hardship;
  - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
  - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
  - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

## **Discussion**

Renters and homeowners within Volusia County are negatively impacted by high levels of housing cost burden. Elderly households are at greatest risk, as the analyzed data reports high levels of cost burden and severe cost burden specific to this population. Documented in the 2023 United Way Asset Limited, Income Constrained, Employed (ALICE) Report, 47% of Volusia households fall under the ALICE threshold. When wages remain stagnant and housing costs continue to increase, households spend more of their income on housing expenses, as demonstrated by the data in this section. To prevent a housing crisis, households living in the jurisdiction will benefit from an increased stock of available and affordable housing options, subsidies, supports related to economic mobility and housing stabilization, and opportunities for increasing household income.



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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

### Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, Black/African American and Asian households earning below 30% AMI in Volusia County experience one or more housing problems at a disproportionate level. Black/African American households earning between 30-50% AMI also come close to meeting the 10% threshold for disproportionate representation.

The following Supplemental Table 1, derived from CHAS data, provides an analysis of the data contained in Tables 13-16 and indicates the percentage of each racial/ethnic group by income level that are affected by cost burdens.

**Supplemental Table 1 - Disproportionately Greater Need- Housing Problems**

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group		% with housing cost burden		%
Universe	69.7%	15.5%	14.8%	1.7%
White	71.2%	15.0%	13.8%	1.7%
Black/ African American	57.0%	17.6%	<b>25.3%</b>	1.8%
Asian	64.4%	18.0%	17.6%	0.0%
Hispanic	65.9%	17.5%	16.6%	2.1%
Jurisdiction as a Whole	69.7%	15.5%	14.8%	1.7%

Data Source: CHAS 2016-2020

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,399	3,462	0
White	7,163	2,887	0
Black/ African American	1,114	135	0
Asian	84	0	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	929	399	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,049	4,141	0
White	7,089	3,482	0
Black/ African American	724	199	0
Asian	199	60	0
American Indian, Alaska Native	10	40	0
Pacific Islander	0	0	0
Hispanic	884	286	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,375	11,154	0
White	8,105	8,994	0
Black/ African American	765	734	0
Asian	140	115	0
American Indian, Alaska Native	65	0	0
Pacific Islander	4	0	0
Hispanic	1,085	1,193	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,115	8,564	0
White	3,581	7,379	0
Black/ African American	205	570	0
Asian	4	89	0
American Indian, Alaska Native	15	25	0
Pacific Islander	0	0	0
Hispanic	183	410	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

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

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need.

### Introduction

HUD distinguishes housing severe housing problems from housing problems by adding that the household may lack complete kitchen or plumbing facilities, may be overcrowded with more than 1.5 persons per room, or experience housing cost burden above 50% of their income.

Supplemental Table 2 is a summary of the percentage of households by income level and racial/ethnic category based upon the HUD CHAS data detailed in tables 17-20.

**Supplemental Table 2- Disproportionately Greater Need- Severe Housing Problems**

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
Universe	62.8%	41.3%	16.6%	7.2%
White	61.0%	38.5%	17.3%	7.8%
Black/ African American	<b>76.8%</b>	<b>61.2%</b>	16.3%	0.0%
Asian	<b>100.0%</b>	32.8%	<b>29.4%</b>	4.3%
American Indian, Alaska Native	0.0%	0.0%	<b>61.5%</b>	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	60.2%	<b>55.7%</b>	12.0%	7.7%
Jurisdiction as a Whole	62.8%	41.3%	16.6%	7.2%

Data Source: CHAS 2016-2020

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,084	4,782	0
White	6,113	3,912	0
Black/ African American	959	290	0
Asian	84	0	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	799	529	0

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

**Data Source:** 2016-2020 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,452	7,737	0
White	4,077	6,512	0
Black/ African American	565	358	0
Asian	85	174	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	650	516	0

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

**Data Source:** 2016-2020 CHAS

\*The four severe housing problems are:

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

## 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,583	17,945	0
White	2,953	14,150	0
Black/ African American	245	1,259	0
Asian	75	180	0
American Indian, Alaska Native	40	25	0
Pacific Islander	0	4	0
Hispanic	277	2,022	0

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

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	919	11,779	0
White	854	10,119	0
Black/ African American	0	765	0
Asian	4	89	0
American Indian, Alaska Native	15	25	0
Pacific Islander	0	0	0
Hispanic	45	539	0

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

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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



## **Discussion**

There are many groups that experience disproportionately greater need in terms of severe housing problems. These groups include Black/African American households earning between 0-50% of AMI, Asian households earning below 30% and between 50-80% AMI, American Indian/Alaska Native households earning between 50-80% AMI (note: this is a very small part of the overall population and may not be statistically significant), and Hispanic households earning between 30-50% AMI.

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

### Introduction

Housing cost burden is the most prevalent housing problem and continues to grow among HUD grantees. In Volusia County, only Black/African American households earning between 50-100% AMI are disproportionately represented among cost burdened households.

The data from the HUD CHAS data in Table 21 is summarized in the below Supplemental Table 3 to provide additional details on a percentage basis.

**Supplemental Table 3 - Disproportionately Greater Need- Housing Cost Burdens**

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group		% with housing cost burden		%
Universe	69.7%	15.5%	14.8%	1.7%
White	71.2%	15.0%	13.8%	1.7%
Black/ African American	57.0%	17.6%	<b>25.3%</b>	1.8%
Asian	64.4%	18.0%	17.6%	0.0%
Hispanic	65.9%	17.5%	16.6%	2.1%
Jurisdiction as a Whole	69.7%	15.5%	14.8%	1.7%

Data Source: CHAS 2016-2020

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	82,646	18,421	17,541	2,049
White	71,045	14,930	13,810	1,718
Black/ African American	3,925	1,215	1,744	125
Asian	782	218	214	0

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
American Indian, Alaska Native	193	35	79	0
Pacific Islander	0	4	0	0
Hispanic	6,013	1,597	1,519	190

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

**Data Source:** 2016-2020 CHAS

## **Discussion**

According to the 2020 CHAS data, approximately 30% of all households in Volusia County spend 30% or more of their income on housing costs and are considered cost burdened. This includes households that spend 50% or more of their income on housing costs. Severely cost burdened households have higher levels of housing instability and likely need additional support. In Volusia County, 14.5% of all households are severely cost burdened.

Black/African American households are the only racial or ethnic group that is disproportionately severely cost burdened with approximately 25.3% of these households experiencing cost burden, compared to 14.8% of the County as a whole.

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

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

The impact of housing problems in Volusia County varies primarily by income level. However, the following income tiers experienced problems at a rate of at least ten percentage points higher than the County as a whole:

### **Housing Problems**

- Black/African American households earning 0-30% AMI
- Asian households earning 0-30% AMI

### **Severe Housing Problems**

- Black/African American households earning 0-50% AMI
- Asian households earning 0-30% and 50-80% AMI
- American Indian/Alaska Native households earning 50-80% AMI
- Hispanic households earning 30-50% AMI

### **Cost Burden**

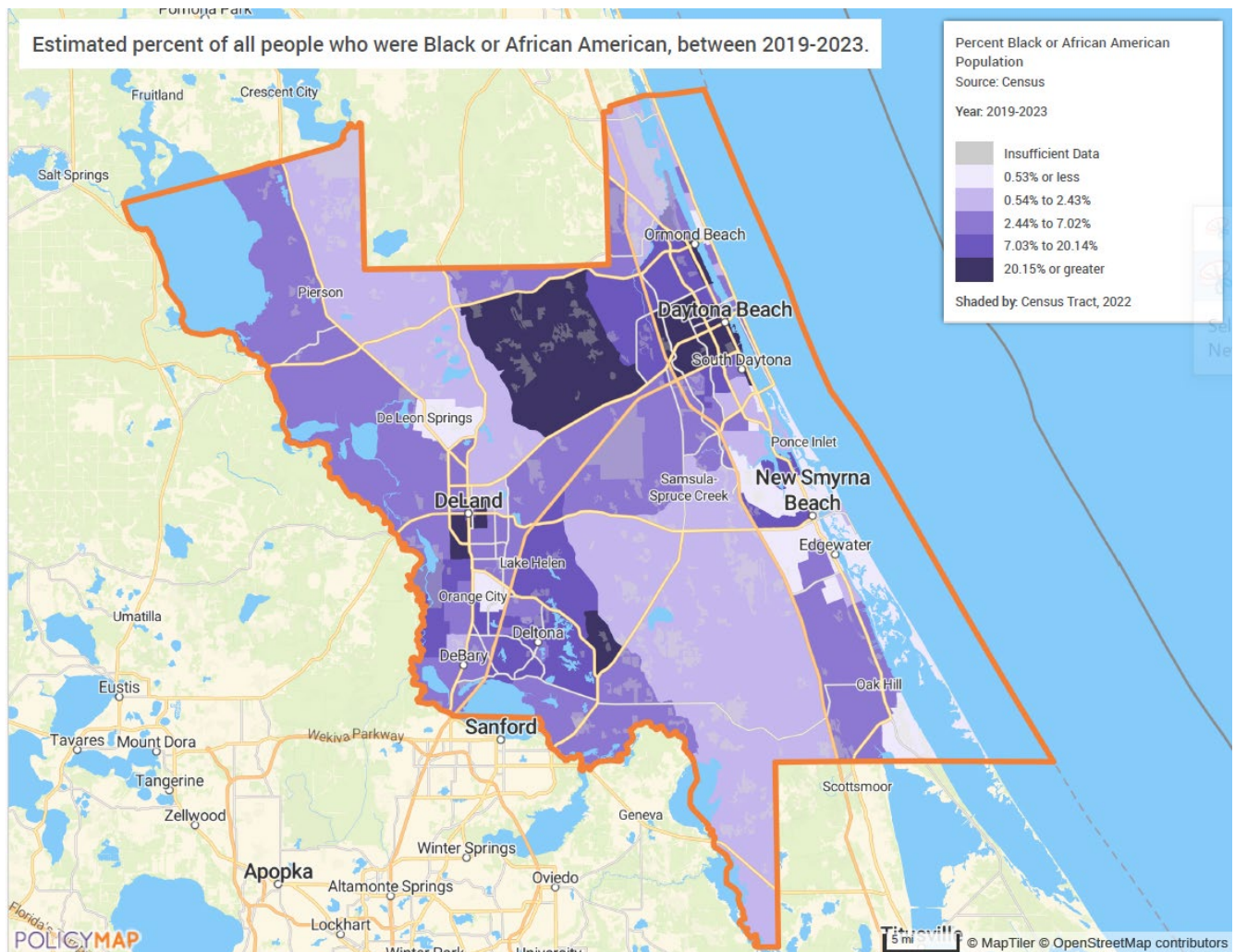
- Black/African American households earning more than 50% AMI

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

The needs among race/ethnicities are indicated above. Income categories have more general needs as described in NA-10 and the Housing Market Analysis.

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

Volusia County is majority White, with the second most common racial group being Black/African American with 10.7% of the population. The map below shows the areas of the County where the Black/African American population is most highly concentrated, including areas of Daytona Beach, DeLand, and Deltona.



## NA-35 Public Housing – 91.205(b)

### Introduction

The Volusia County Urban County has three public housing agencies (PHAs) within its jurisdiction that own and manage public housing units: DeLand Housing Authority (DHA), Ormond Beach Housing Authority (OBHA), and the New Smyrna Beach Housing Authority (NSBHA). Additionally, the Volusia County Community Services Department is designated as a PHA and administers a Section 8 Housing Choice Voucher (HCV) Program but does not own or operate any public housing units. The Daytona Beach Housing Authority (DBHA) also operates public housing and voucher programs in the County; however, they are outside the jurisdiction of the Volusia County entitlement area. The DBHA provided information during stakeholder consultations regarding public housing unit losses sustained after hurricane events, and information is provided as it is relevant to potential threats to public housing units from natural disasters.

The information in the tables below includes data on the number and type of public housing units and characteristics of public housing residents within the Volusia County Urban County Program Jurisdiction. Information is generated by the HUD Public and Indian PIC data system, and actual number of vouchers vary according to current usage reported by individual housing agencies. Current information on voucher use is included in the MA-25 section.

### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	167	1,394	0	1,384	8	1	0

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

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

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

## Characteristics of Residents

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

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

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

## Race of Residents

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



Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

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

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

## Ethnicity of Residents

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

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

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

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

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

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

The PHAs of Volusia County are in compliance with this requirement. However, the waiting lists for all public housing are generally long. Accessible units are typically occupied.

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

Stakeholders have reported that the most immediate needs for those in Public Housing include smaller units for single persons, more units suitable for seniors, career training and skill building, affordable childcare, transportation, and housing for extremely low-income persons (below 60% AMI). Stakeholders have reported that payment standards for vouchers are often too low to cover rents, and as a result, voucher holders find it difficult to secure housing. Another consequence of this is that landlords acknowledge that they can make more money renting their units at market rate, resulting in intermittent shortages of landlords willing to accept HCVs. Landlords are generally more willing to take vouchers from areas with higher payment standards, including those on the coast.

Public housing units in coastal or low-lying areas of the County are also prone to damage from hurricanes. Approximately 100 units within the Daytona Beach Housing Authority portfolio are damaged and unlivable due to hurricanes Ian and Milton. Residents that could move into other units in the PHA portfolio were able to avoid being displaced, but others were forced to find other housing. While the plan has not been finalized, tentative plans for these units include redevelopment with greater density and more park space and amenities.

The New Smyrna Beach Housing Authority (NSBHA) also has been impacted from recent storm events which has impacted their public housing units. Challenges stem from damages sustained from the Hurricane Ian weather event in 2022 which caused damages to the public housing units at the Live Oak Homes complex and resulted in residents having to relocate. The damaged units will be demolished and new units constructed to replace the public housing lost.

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

While affordable housing is an issue for the population at large for Volusia County, residents of public housing typically have a disproportionately greater level of housing need due to their low-income status. The most common housing problem is housing cost burden, which, according to a 2024 report from the Shimberg Center for Housing Studies, applies to 27% of Volusia County renters.

In general, the supportive service needs of the persons in public housing and housing choice voucher holders do not differ largely from the general population of Volusia County. The public survey and stakeholder discussions identified similar needs including job training for emergent industries, services and housing for seniors, services and housing for youth, and affordable childcare.

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

### **Introduction**

The FL-504 Daytona Beach/Deltona/Volusia-Flagler Counties CoC, led by The Commission on Homelessness and Housing for Volusia and Flagler Counties (COHH) as the designated Lead Agency, is responsible for managing the housing crisis response system in Volusia County, FL. The COHH recognizes the importance of collaboration among all organizations serving the needs of people who are at risk of or experiencing homelessness, and is made up of a collaboration of agencies, stakeholders and individuals who share the common goal of ending homelessness. The COHH is responsible for completing administrative tasks to procure funding for housing and services, pass-through and monitor funding, and oversee the network of direct service providers within the catchment area. In addition to being the Lead Agency, the COHH is also the Collaborative Applicant, and Homeless Management Information System (HMIS) Lead Agency for the CoC. The CoC is responsible for planning and coordinating homelessness-related activities, creating an efficient continuum of housing and supportive services for persons experiencing homelessness. The COHH leads the coordination of the housing crisis response system throughout Volusia and Flagler Counties.

HUD defines homelessness as meeting one of four conditions:

- 1) Literally Homeless: an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning one that is not meant for human habitation, is living in a shelter designated for temporary arrangements, or has lived in a shelter not meant for human habitation before entering an institution;
- 2) Imminent Risk of Homelessness: an individual or family that will lose their primary night-time residence within 14 days of the application date, has not identified a subsequent residence, or lacks the support or networks needed to obtain permanent housing;
- 3) Homeless Under Other Federal Statutes: an individual or family that has not had a lease for 60 days before the application, experienced persistent instability, can be expected to continue in such status because of special needs, or is defined as homeless but another federal statute
- 4) Fleeing/Attempting to Flee Domestic Violence: an individual or family who is feeling domestic violence, has no other residence, and lacks the resources or support networks to obtain other permanent housing

The COHH is also responsible for coordinating and executing the annual Point-In-Time (PIT) Count. The PIT Count estimates the number of individuals and families experiencing homelessness in the CoC region on a given night, typically held in January. The table below summarizes the 2025 PIT data reported by FL-504 Daytona Beach/Deltona/Volusia-Flagler Counties.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	182	63	1,083	Information not provided by subpopulation.	Information not provided by subpopulation.	Information not provided by subpopulation.
Persons in Households with Only Children	0	0	0	--	--	--
Persons in Households with Only Adults	225	613	838	--	--	--
Chronically Homeless Individuals	34	131	165	--	--	--
Chronically Homeless Families	1	3	17	--	--	--
Veterans	30	21	51	--	--	--
Unaccompanied Child	11	10	21	--	--	--
Persons with HIV	1	1	2	--	--	--
Total	472	842	2177	1,280	1,088	218

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

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

Estimates used in Table 26 were provided by the CoC lead agency prior to the final PIT report being submitted to HUD. The following information is provided based on the 2024 PIT count, to provide more detailed information. According to the 2024 PIT count, there were 1,164 persons experiencing homelessness on January 24, 2024, including 184 chronically homeless individuals, 18 chronically homeless persons in families, 359 persons in families with children, 75 veterans, and 38 unaccompanied youth. This was a 10.5% increase from the previous year with 40% of these reported being homeless for less than one year.

Although the 2024 System Performance Measures are not available, the 2022 System Performance Report can provide some insight. According to this report, for persons who had exited from emergency shelters, safe havens, and permanent housing, the median length of time homeless decreased by 12 nights. On the other hand, the overall percentage of returns to homelessness increased from 8% in 2021 to 15% in 2022. Because the CoC embraces Housing First, many of the placements come from literally homeless situations. The System Performance Measures calculate sheltered populations for families with children, households with children only, unaccompanied youth and single individuals including chronically homeless and homeless together. Therefore, there is not a way to clearly separate the length of time homeless by category.

## Nature and Extent of Homelessness: (Optional)

**Supplemental Table 2 - Nature and Extent of Homelessness**

Race	Sheltered	Unsheltered
Black or African American	164	167
White	156	527
Asian	1	0
American Indian or Alaska Native	1	11
Pacific Islander	0	0
Multiple Races	12	8
Ethnicity		
Hispanic	41	72
Non-Hispanic	293	641

Data Source: 2024 FL-504 PIT Count

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

The number of households with at least one adult and one child identified during the 2024 PIT Count was total 93 households, which are comprised of 359 individuals. Among the 359 persons in households with at least one adult and one child, 85 were staying in Emergency Shelter, 135 in Transitional Housing, and 139 remained unsheltered. In addition, there were 18 households with at least one adult and one child that were considered chronically homeless, of which 13 were in Emergency Shelter and 5 households remained unsheltered. In this subcategory of chronically homeless households, 33 individuals were at Emergency Shelter and 7 were staying in Transitional Housing. In total, there were 144 unsheltered chronically homeless persons at the time of the Count. There were zero persons in households with only children.

Veterans accounted for 75 persons experiencing homelessness who were identified in the 2024 PIT Count. Among this subpopulation, 13 veterans were in Emergency Shelter, 17 were in Transitional Housing, and 45 remained unsheltered. The data does not detail family composition for the veteran subcategory. Documented in the 2024 Housing Inventory Count, there are 20 Safe Haven beds that are dedicated to veterans experiencing homelessness within the CoC's region.

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

People identifying as White are the largest demographic population identified in the 2024 PIT Count with a total of 683 individuals, of which 69 individuals were located at Emergency Shelter, 90 in Transitional Housing, and 527 persons remained unsheltered. Persons of Black or African American descent total 331 persons, of whom 91 resided in Emergency Shelter, 73 were in Transitional Housing, and 167 were unsheltered at the



time of the Count. The one person identifying as Asian was in Transitional Housing. Among the 12 individuals who are American Indian or Alaska Native, only one was sheltered while 11 were not. There were zero Native Hawaiian or Other Pacific Islanders identified as experiencing homelessness. Twenty individuals identify as being a person of Multiple Races and three were staying at Emergency Shelter, nine at Transitional Housing, and eight persons were residing in an unsheltered location at the time of the 2024 PIT Count.

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

Identified at the time of the 2024 Point in Time Count, there were a total of 1,164 individual persons experiencing homelessness within the FL-504 Deltona, Daytona Beach/Volusia, Flagler Counties CoC region. Of these individuals, 378 persons were residing in a sheltered location and 786 persons remained unsheltered at the time of the Count. Of sheltered individuals, 174 were located at Emergency Shelter and 204 individuals were in a Transitional Housing program.

The subpopulations evaluated in the PIT Count provide a more in-depth assessment of consumers who may require intensive supportive services to achieve long-term housing stability, beyond short term financial assistance and time-limited housing stabilization supports. Of special populations, the group with the highest proportion of unsheltered individuals was survivors of domestic violence, with 88% of reported survivors being unsheltered. Also, with high proportions of unsheltered persons were those with substance use disorder (85%) and those who are severely mentally ill (82%).

Of the 38 people identified as “Unaccompanied Youth,” all but one were ages 18 to 24 years old and eight were staying at Emergency Shelter, nine in a Transitional Housing project, and 21 remained unsheltered. There were nine children of parenting youth identified at the time of the count, all but one of which were staying in sheltered locations with three children in Emergency Shelter, five in a Transitional Housing project, and one unsheltered. Within the catchment area, there are 28 beds within Emergency Shelter and Transitional Housing that are dedicated to youth experiencing homelessness.

A subcategory of persons experiencing literal homelessness are persons who meet the definition of chronic homelessness. This means an individual or head of household who has experienced literal homelessness for 12 months continuously or four episodes in three years totaling 12 months, and the person must have a disabling condition. In 2024, there were a total of 184 persons identified as chronically homeless with 40 residing in emergency shelter and 144 unsheltered at the time of the PIT Count. Chronic homelessness is not limited to single individuals, as 18 households included at least one adult and one child.

## **Discussion**

With approximately 67.5% of the population of residents who are experiencing homelessness being unsheltered, this indicates there is significant unmet demand for permanent housing solutions in the region. Indeed, stakeholders reported that shelter stays are getting longer, as there is a shortage of units to move into. For people to exit Emergency Shelter, Transitional Housing, or unsheltered homelessness, there must be housing available a person can obtain which will then end that person's housing crisis. Although there is importance to provide crisis services and shelter for those who lack it, the community needs significant investment in housing that is available and affordable to all of Volusia County's residents, especially the most vulnerable who seek to end their housing crisis.

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

### **Introduction**

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental disabilities, persons with physical disabilities, and persons with substance use disorder. In addition, many persons with special needs also have very low incomes.

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

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

#### *Elderly*

For the purposes of this report, persons 65 years of age and older are considered elderly. Volusia County, according to the 2023 ACS 5-year estimates, has a total of 142,584 persons at or above the age of 65. This represents just over a quarter of the County's total population. Among persons living in Volusia County who are 65 and over, there are 47,611 individuals who also have a disability, and there are 13,434 elderly individuals who are living below the poverty level. Of the 87,666 housing units occupied by persons 65 years of age and above, 84.6% are owner occupied and 15.4% are renter occupied.

#### *Persons with Disabilities*

In 2023, 17.3% of the population had a disability. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living disabilities may require assisted living facilities. Data from the 2023 ACS indicates that 9.6% reported an ambulatory difficulty; 6.3% reported a cognitive difficulty.

In the County, 11.8% of all residents of Volusia County live below the poverty line. However, there are differences in the incidence of poverty by disability status. For those with a disability, 18.2% live below the poverty line as compared to 10.4% of those without a disability.

### *Substance Use and Addiction*

According to the 2022 Community Health Assessment for Volusia and Flagler Counties, Fentanyl and Heroin overdose deaths in Volusia County increased dramatically between 2013 and 2019, by 252.4% and 94.3%, respectively. In 2018, there were 2,805 adults and 635 children enrolled in substance abuse programs. Of the homeless individuals counted among those in the 2024 PIT, 85% of those who suffered from substance use disorder were unsheltered.

Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

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

#### *Elderly*

ElderSource, the Area Agency on Aging and the Aging & Disability Resource Center for Northeast Florida, assists older adults and adults with disabilities with information and access to services and programs in the region. They work to identify the needs of the region's aging population and develop plans to meet them while contracting with local agencies for service delivery and providing oversight of contract and services. ElderSource's 2020-2022 Area Plan outlines services provided and an overview of unmet needs and services within their service area.

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

- Abuse, Neglect, and Exploitation
- Information about services
- Limited access to transportation
- Limited Access to Significant Support Services and Social Services Agencies
- Limited Availability of and/or Access to Legal Assistance

ElderSource also acknowledges the unmet needs of caregivers and addresses actions to meet these needs. Unmet caregiver needs include the increased stress over extended periods of time caregiving and a lack of time to meet their own needs as well as the needs of the person in their care. Caregivers also expressed feelings of isolation, burnout, lack of sleep, sacrifice, financial cost, and limited support while caring for another person.

ElderSource is dedicated to addressing the needs of the aging population and their caregivers through elder abuse training and outreach, expanding information

dissemination, community transportation planning and advocacy, conducting outreach activities to reach a wide range of beneficiaries, and partnering with area legal services.

Council on Aging (COA) is a non-profit organization that provides services for elderly including in-home care, respite care for caregivers, nutrition services including neighborhood dining sites and meals-on-wheels food delivery. These services are often grant funded or provided through donated funds and assist elderly residents in the community by allowing them to age in place, extend independent living, and prolong the amount of time that a resident can remain in their home to avoid the high cost of long-term care facilities.

### *Persons with Disabilities*

According to the 2023 ACS 5-Year Estimates, 9.6% of the population of Volusia County lives with an ambulatory difficulty. From the 2022 Community Health Assessment for Volusia and Flagler Counties, those who experience ambulatory and independent living difficulties face high costs of home modifications and other services. It is estimated that a household containing an adult living with a disability (that limits their ability to gain employment) requires approximately 28% more income (or an additional \$17,690 a year) to obtain the same standard of living as a similar household without a member with a disability. Those with cognitive difficulties may also require supportive services, depending on the intensity of the difficulty.

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

### *Substance Use and Addiction*

The 2022 Community Health Assessment lists substance use disorder treatment programs among the list of needs for Volusia County. These needs were determined through a thorough data analysis and validation process, through which relevant stakeholders prioritized a rank-order list of diverse needs. Group members who participated in this process also shared valuable insight regarding the final list of needs.

Lutheran Services Florida (LSF), the Managing Entity, coordinates the system of care that provides substance abuse treatment services to both children and adults which may include case management, intensive case management, Medication Assisted Treatment (MAT), walk-in crisis support, outpatient services, Residential Treatment Facilities (Levels I-IV), inpatient substance abuse treatment, medical services, recovery support provided by Peer Recovery Specialists, detoxification, and addiction receiving facility.

Volusia Recovery Alliance and SMA Healthcare are organizations that provide substance use services, including counseling, detoxification services, short-term residential treatment, and crisis stabilization to those suffering with substance use disorder.

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

*Persons with HIV/AIDS and Their Families*

Volusia County's 2022 Community Health Needs Assessment, reports that, among new reported HIV cases, new AIDS cases, and HIV/AIDS death rates are much higher for Black/African American individuals than other groups. There were six persons experiencing homelessness who self-disclosed a HIV/AIDS diagnosis at the time of the 2024 Point in Time Count.

The Florida Department of Health in Volusia County provides various HIV/AIDS services, including prevention, testing, education and community outreach, and linkage to services. The Florida Department of Health also administers the Housing Opportunities for Persons with AIDS (HOPWA) program.

According to the 2023 Florida Health Charts resource, there were 2,138 persons with HIV (PWH). Seventy-six people were diagnosed with HIV in 2023, at a rate of 13.0 per 100,000 people. Among those diagnosed with HIV in 2023, 59 were male and 17 were female, 32 were white, 34 were Black/African American, and 10 Hispanic. Within that same year, there were 33 AIDS diagnoses, 22 of which were male, and 11 were female.

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

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Volusia County is not planning to establish a preference to serve a specific category of disabilities for the HOME TBRA program.

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

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

The public facilities category encompasses various initiatives aimed at meeting non-housing community development needs, such as the creation of community centers and parks that serve low- or moderate-income neighborhoods. Based on the outreach conducted through public hearings, stakeholder meetings, and an online public needs survey, the following public facilities are considered a high priority:

- Mental health facilities
- Childcare centers
- Substance abuse centers
- Employment Centers
- Parks & Recreation Facilities
- Healthcare Facilities
- Senior Centers
- Library Facilities
- Community Centers

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

These needs were determined through conducting an online public needs survey, as well as outreach to engage residents and stakeholders during public meetings. Additionally, a series of meetings with relevant stakeholders were conducted to determine community development priorities. Public meetings were also held in two locations in the jurisdiction to determine public priorities.

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

The public improvement category covers a variety of non-housing community development activities, including street and sidewalk improvement projects, water and sewer improvements, street lighting to improve safety, and stormwater management. The outreach conducted and received feedback indicates the following public improvements are a high priority:

Volusia County has identified the following public improvement need as high priorities:

- Stormwater projects to reduce flood hazards
- Water system improvements
- Water treatment facilities
- Sanitary sewer system improvements/extensions
- Road improvements and reconstruction
- Tree planting
- Sidewalk improvements and reconstruction



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

These needs were determined through a comprehensive citizen participation process including a series of meetings with relevant stakeholders to determine community development priorities, public meetings held in two locations in the jurisdiction to determine public priorities, and an online survey that could be taken by stakeholders or any member of the general public.

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

Through CDBG funds, Volusia County can fund an array of public services to meet the needs of low- and moderate-income households. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and childcare and health services. Various programs to meet these needs are provided by Volusia County and their partner service provider agencies.

The public services needs identified as high priority in Volusia County are as follows:

- Services for people with disabilities
- Senior services
- Mental health services
- Transportation
- Homeless services
- Youth services
- Domestic violence services
- Employment training
- Veterans services
- Substance abuse services

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

These needs were determined through consultation with service provider agencies that participated in stakeholder sessions, and from citizens that participated in the public needs hearings and the online survey that was conducted to gain additional feedback from stakeholders and residents.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ideally, Volusia County will have a mix of housing types to accommodate households of all types and income levels. The County's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

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

**Number of Housing Units:** The Housing Market Analysis begins with a basic count of the total number of housing units and occupied housing units in the County by property type, unit size, and tenure. There are a total of 277,851 housing units in the County entitlement jurisdiction and analysis of the data indicates that the current housing supply does not meet the needs for all County residents.

**Cost of Housing:** This section of the Plan compares the cost of housing in the Volusia County jurisdiction to household incomes to determine if there is a sufficient supply of affordable housing. Housing cost burden, where households are paying too high of a percentage of their total income for housing costs, is a critical housing problem in the County. The data in this section supports the need for programs that support affordable housing through homeownership opportunities, rehabilitation, and development to increase the supply of affordable housing.

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

**Public and Assisted Housing:** The affordable housing inventory in any jurisdiction includes units subsidized by federal, state, or local housing programs including public housing. The waiting list for public housing units and vouchers discussed in the Needs Assessment demonstrates there is a gap in the number of available affordable housing units for households in need.

**Homeless Facilities and Services:** This section of the Plan provides an inventory of homeless facilities and services in Volusia County.

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

**Barriers to Affordable Housing:** This section will discuss the efforts to be undertaken by Volusia County to help overcome barriers to addressing affordable housing needs.

**Needs and Market Analysis Discussion:** This section summarizes the key points from the Needs Assessment and Market Analysis in relation to areas of the Volusia County jurisdiction that have a concentration of low-income households with housing problems.

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

**Hazard Mitigation:** The supply of housing is directly impacted by the effects of natural disasters and extreme weather events. Low- and moderate-income persons are more vulnerable to these effects, and this section of the plan discusses the natural hazard risks that this population faces including the risk of displacement if the region is impacted by a natural disaster.

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

### Introduction

The housing stock in Volusia County is principally single-family (68.8%) and owner-occupied (72.8%). Data from the 2023 ACS indicates that 11.8% of all adults aged 18-64 live below the poverty line. Among the entire population, 12.2% live below the poverty line. Among children under the age of 18 and seniors over the age of 65, approximately 17.3% and 9.7%, respectively, live below the poverty line. Among those with a disability, 18.2% live below the poverty line. The high incidence of poverty among households with children and persons with disabilities points to the need for affordable housing, particularly within the renter-occupied market.

Of the nearly 240,000 owner-occupied units in the County, 18.9% consist of four or more bedrooms. Among renter-occupied units, the majority (68.3%) consist of two- or three-bedroom units. These data sets are consistent; single family units – which tend to be larger than multi-family units – comprise over three quarters of the housing stock. There is a need for more multi-family housing units which tend to be more affordable, particularly for small families with children and single person households, especially seniors and other demographic groups particularly prone to cost burden and severe cost burden.

The vacancy rate decreased from 18.7% in 2017 to 14.6% in 2023, according to ACS data.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	180,109	64.8%
1-unit, attached structure	11,134	4.0%
2-4 units	12,768	4.6%
5-19 units	20,596	7.4%
20 or more units	29,848	10.7%
Mobile Home, boat, RV, van, etc.	23,158	8.3%
<b>Total</b>	<b>277,851</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2018-2023 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	698	0.4%	2,777	4.3%
1 bedroom	3,032	1.8%	13,664	21.2%
2 or 3 bedrooms	136,440	78.9%	44,105	68.3%
4 or more bedrooms	32,659	18.9%	4,021	6.2%

**Table 27 – Unit Size by Tenure**

Data Source: 2018-2023 ACS

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

The Assisted Housing Inventory data maintained by the University of Florida Shimberg Center for Housing Studies was reviewed, which reports there currently are 82 properties with 8,217 assisted units in Volusia County. These affordable units serve target populations, including families, elderly, and persons with disabilities that are income eligible. The existing assisted units were funded by the Florida Housing Finance Corporation, HUD Multifamily, USDA Rural Development, Local Housing Finance Authority, and HUD Public Housing programs. In addition to this inventory of assisted units, Volusia County supports the development or preservation of affordable housing through dedicating CDBG, HOME, and State Housing Initiative Partnership (SHIP) dollars to fund projects that increase the number of affordable units available to low- and moderate-income residents.

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

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

Shimberg Center for Housing Studies Volusia County Assisted Housing Inventory report identifies that, between 2025-2030, subsidy expiration may impact 349 assisted units. By 2035, Volusia County may lose a total of 1,200 assisted units due to subsidy expiration. Note that these numbers are only reported at the County level which includes assisted units in Daytona Beach, however, Daytona Beach is its own entitlement and not covered under this plan. These units with upcoming subsidy expiration target families, elderly, and persons with disabilities.

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

Generally, the availability of housing units does not meet the needs of the Volusia County population. First, according to the 2024 PIT Count, 67.5% of the population of people experiencing homelessness are unsheltered. Additionally, the length of stay in shelters has increased over the past five years as reported by stakeholders. Additionally, of those who can find housing, approximately 30% of households are cost burdened or severely cost burdened, spending over 30% or 50% of their income on housing. These factors suggest that housing availability is becoming scarcer.

The median income, based on ACS 2023: Median Income in the Past 12 Months, for households in Volusia County is \$66,581 annually. The median home value within the County is \$278,000. The median contract rent in Volusia County is \$1,186. Based on the

median household income, once property tax, PMI, and homeowner's insurance are added to the principal mortgage, a person earning the homeownership becomes unattainable. Stakeholders have reported that even when rents are affordable to a household (not more than 30% of their adjusted gross monthly income), the up-front costs (down payments, closing costs) put homeownership just out of reach without assistance. Similarly, upfront costs for renters are increasing unsustainably. Many households are unable to provide first month's rent, last month's rent, and inflated security deposits in order to secure a rental unit without assistance. Therefore, regardless of renting or owning, housing costs exceed income for many residents of the County.

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

Volusia County is in need of a housing stock that is affordable and available to households within various income ranges. Stakeholders specified the need for smaller units in proximity to services and amenities to accommodate younger single people and seniors with low incomes. Indeed, the majority of units for both renters and owners consist of 2-3 bedroom units, which may be unsuitable for those who cannot navigate stairs, or those who cannot afford or do not require larger units. Stakeholders also expressed the need to develop infill and mixed-income housing to ensure that low-income housing is not concentrated in one area.

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

### Introduction

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 867 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent only 1.3% of the rental housing inventory in the County. Given that CHAS data indicates there are 24,447 households with incomes below 30% of HAMFI, there are more than 28 households that need affordable housing at this income level for each affordable unit available, representing a clear and demanding need for additional affordable housing units.

The 2025 Fair Market Rent (FMR) for a two-bedroom unit in Volusia County is \$1,718 per month. To avoid being cost burdened, a household needs to earn \$5,206 per month, or roughly \$32.54 per hour. A minimum wage worker in Volusia County earning \$14.00 per hour (effective September 2025) needs to work approximately 93 hours per week to afford a two-bedroom unit. The monthly Supplemental Security Income (SSI) payment is \$967 for an eligible individual and \$1,450 for a couple. (SSI is a standard payment that adjusts annually for Cost of Living; a Google search will give current payment amount.) Households for which this is the sole source of income can spend \$319 for an individual or \$478 for a couple monthly on housing, which is less than a quarter of the cost of renting a two-bedroom unit.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	131,600	194,900	48%
Median Contract Rent	763	928	22%

**Table 28 – Cost of Housing**

**Data Source:** U.S. Census, 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,983	13.0%
\$500-999	14,666	47.7%
\$1,000-1,499	8,018	26.1%
\$1,500-1,999	2,374	7.7%
\$2,000 or more	1,608	5.2%
<b>Total</b>	<b>30,649</b>	<b>99.7%</b>

**Table 29 - Rent Paid**

**Data Source:** 2016-2020 ACS



## Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	867	No Data
50% HAMFI	3,607	6,219
80% HAMFI	14,255	18,036
100% HAMFI	No Data	28,529
<b>Total</b>	<b>18,729</b>	<b>52,784</b>

**Table 30 – Housing Affordability**

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	871	1,063	1,302	1,716	1,773
High HOME Rent	678	727	874	1,001	1,098
Low HOME Rent	536	574	688	795	887

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

According to the data above, there are 14,666 renters (47.7%), who are paying between \$500-\$999 in rent within Volusia County. The median contract rent in the jurisdiction is \$928 (as of 2020). 8,018 renters paid between \$1,000-1,499 in contract rent in this time period. Between 2009 and 2020, the median home value decreased by 48% from \$131,600 to \$194,900. Contract rents also rose within the same timespan with the median contract rising from \$763 in 2009 to \$928 in 2020.

According to the data above, there are more than 28 households that need affordable housing at the below 30% AMI income level for each affordable unit available. Also according to 2020 CHAS data, for renters there are 25,365 households earning 30-50% AMI for the 3,607 units affordable to them (7 households per unit), and 39,710 households earning 50-80% AMI for 14,255 units (2.7 households per unit). This represents a clear need for housing at all income levels. Even development of more expensive housing could help alleviate the affordable housing shortage as renters at higher income levels have more units available to them, freeing up other units for lower income renters.

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

As described in the tables and narrative above, the cost of renting in Volusia County has increased, and will continue to do so without an increase in the availability of more housing, particularly smaller units and increased multifamily housing. There are

substantially more renters below 80% HAMFI than there are units affordable to them, and the number of renters competing for each available unit continues to increase. Homeownership is out of reach for an increasing number of residents of the County due to increasing home values and the down payment, escrow, and closing costs needed to purchase a home. To promote long-term wealth, financial independence, and economic mobility, the County's residents need more access to affordable rental and homeownership opportunities.

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

Based on the 2023 ACS 5 Year Estimates, the median contract rent of \$1,186 in Volusia County is consistent with the one-bedroom Fair Market Rent and two-bedroom High HOME Rent. However, many renters still cannot afford these units as 30% of renters are cost-burdened or severely cost-burdened. As rents continue to rise in the current market and, demonstrated by the number of HAMFI renters and persons experiencing homelessness within the jurisdiction, contract rents may become unaffordable for low-income families. As rents continue to increase, more renters will become cost burdened, which can lead to a housing crisis.

The HUD FMR for a two-bedroom unit is \$1,718. In order for this rent to be affordable, a household will have to earn approximately \$5,206 per month or \$62,472 per year. The median household income for the County in 2023 was \$66,581. In theory, the FMR should be affordable to the median household in the County, however, this does not take into account rising costs for other household items, including groceries, healthcare, childcare, and other basic necessities.

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

### Introduction

The following section outlines “selected” housing conditions as defined by the Census’s 2023 5-year estimates. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to the household, not the housing unit. The Census defines a “selected” condition as:

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

The condition of housing table from HUD below populated null, which generally means that the format of the data related to housing condition on the Census has changed. Supplemental table 3 below has been added to provide more detail on the condition of housing in the County.

### **Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation"**

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

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

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	21,110	23%	15,200	49%
With two selected Conditions	173	0%	668	2%
With three selected Conditions	29	0%	4	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	68,645	76%	14,840	48%
Total	89,957	99%	30,712	99%

**Table 32 - Condition of Units**

Data Source: 2016-2020 ACS

## Supplemental Table 3 - Condition of Units

Condition of Units	Number	%
Lacking Complete plumbing facilities	640	0.3%
Lacking complete kitchen facilities	1,633	0.7%
No Telephone service available	1,976	0.8%

Data Source: 2023 ACS 5-Year Estimates

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	48,344	28.0%	16,059	24.9%
1980-1999	67,136	38.8%	23,710	36.7%
1950-1979	51,417	29.8%	21,914	33.9%
Before 1950	5,932	3.4%	2,884	4.5%
Total	172,829	100%	64,567	100%

**Table 33 – Year Unit Built**

Data Source: 2018-2023 ACS 5-Year Estimates

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	57,349	33.2%	24,798	38.4%
Housing units built before 1980 with children present	3,254	1.9%	4,194	6.5%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2018-2023 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	32,016	8,004	40,020
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	537	537	1,074
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

Vacant Units- Data from [www.census.gov](http://www.census.gov) DEC Redistricting Data

REO Properties Source- Realty Trac accessed at [www.realtytrac.com/volusia-county-fl](http://www.realtytrac.com/volusia-county-fl)

## Need for Owner and Rental Rehabilitation

According to Table 38, 66.8% of the owner-occupied housing stock was built since 1980, totaling 115,480 owner-occupied units in that time period. Development occurred fairly evenly over the last century, however for both renter- and owner-occupied units, the highest number of units were built between 1980 and 1999 (38.8% for owner-occupied units and 36.7% for renter-occupied units). A small percentage of 3.4% and 4.5% of units for owners and renters, respectively were built prior to 1940. There is a need for both owner-occupied, and renter occupied housing rehabilitation due to the age of a significant portion of the housing stock.

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

The condition of owner and renter-occupied units is described in Table 32. For owner-occupied units, a total of 21,110, representing 23% of the total owner-occupied units, units have one selected condition which may impact habitability. The remaining 68,645 do not indicate substandard conditions being present. For renter-occupied housing, a significantly higher percentage of the total available units have a selected condition impacting habitability. The total with one selected condition totals 15,200, representing 49% of the total available renter-occupied units. A small number of renter-occupied units (668) have two selected conditions present. This data supports the need for housing rehabilitation to correct deficiencies and increase the quality of housing for both homeowners and renter low- and moderate-income households.

In comparison to other communities, the Volusia County housing stock is newer, with a median year the structure was built of 1986. However, the County also must contend with damage to housing caused by regular hurricanes. Disaster preparedness is a major factor in maintaining the condition of housing in the County.

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. Table 34 above provides data on owner-occupied and renter-occupied units built before 1980 with children present. As the table indicates, children in the County's renter-occupied units are more likely to be impacted by lead-based paint hazards than children in owner-occupied units.

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

### Introduction

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

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

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

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	167	1,543	0	0	22	0	0
# of accessible units	0	0	12	0	0	0	0	0	0

**Table 36 – Total Number of Units by Program Type**

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

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

**# of Accessible Units- DeLand HA, Ormond Beach HA, and New Smyrna Beach HA**

### Describe the supply of public housing developments

The information in Table 36 is populated from the HUD Public and Indian Housing Center (PIC) data for the housing authorities within the Volusia County entitlement jurisdiction. The data generated is not consistent with information reported by the PHA through consultation. Each of the following PHA's participate in an approved Public Housing Agency Plan and have self-reported the information on the number of public housing units and vouchers being utilized.

*DeLand Housing Authority (DHA):* DHA owns and maintains two public housing developments, Laurel Villas Apartments and Laurel Court, built in 2011 and 2015, respectively. Laurel Villas Apartments includes 90 public housing units within a 120-unit family apartment complex. Laurel Court is an 80-unit development designated for elderly persons aged 62 and older, and a total of 30 of those elderly units are designed as public housing. The DHA also administers 893 Section 8 vouchers in the West Volusia area.

*New Smyrna Beach Housing Authority (NSBHA):* The NSBHA owns and manages affordable workforce public housing communities with a total of 92 units. Donnelly Homes built in 1954, has a total of 11 family units; Live Oak Homes was built in 1962 and has a total of 40 family units; and Enterprise Homes has a total of 40 units and was built in 1962. Additionally, Greenlawn Terrace was built in 1954 and has a total of 80 units for seniors. The NSBHA also manages Section 8 housing choice vouchers, including 253 tenant-based vouchers, 10 VASH vouchers for homeless veterans, and 138 mainstream vouchers for the non-elderly or disabled from ages 18-61. Consultation with the NSBHA indicates that a total of 371 families are currently served through the Housing Choice Voucher Program, as the number of vouchers available

*Ormond Beach Housing Authority (OBHA):* The OBHA owns and manages 41 units of public housing, 2 of which are accessible, and administers a Section 8 program with 193 vouchers that covers from the Ormond Beach area to Port Orange east of I-95.

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

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

Table 37 identifies each public housing development and provides the Real Estate Assessment Center (REAC) average inspection score from 2022, which is an indicator of the physical condition of public housing units. HUD's REAC conducts physical inspections of public and assisted multifamily housing. Scores range from 0 to 100 and all properties start with 100 points. Each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency. The score helps to understand the physical condition of the public housing stock, as well as changes in the stock over time; hold providers accountable for housing quality; and plan for future affordable housing needs.



## Public Housing Condition

Public Housing Development	Average Inspection Score
Laurel Villas (DHA)	95
Laurel Court (DHA)	91
Live Oak Homes (NSHBA)	N/A- Property damaged & is unoccupied
Enterprise Homes (NSBHA)	91
Turnkey 41 (OBHA)	67

Table 37 - Public Housing Condition

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

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

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

The strategies of the PHAs are intended to benefit individuals and families residing in public housing by addressing a wide range of issues faced by low- and moderate-income persons, from physical problems with their environment to social issues. The PHAs also work towards improving the management and operation of public housing by involving residents in programs, processes, and policy making when possible.

*DeLand Housing Authority (DHA):* The DHA's strategy for improving the living environment of its public housing residents includes ongoing maintenance of their units, neighborhood watch meetings, life and safety trainings, and other educational programs. DHA also involves residents in management as a way of improving operations by having a HCV participant on the DHA Board of Directors.

*New Smyrna Beach Housing Authority (NSBHA):* The NSBHA is a Moving to Work (MTW) agency, which allows public housing authorities the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment, and become self-sufficient and increase housing choice for low-income families. They are also focused on ongoing maintenance of their properties.

*Ormond Beach Housing Authority (OBHA):* The Ormond Beach Housing Authority strategy for improving the living environment of low-and moderate-income families residing in the community is to consistently upgrade appliances to energy efficient, install closet enclosures for all units, install downspouts on all units, install new cabinets in all units, and repave the driveways on all properties. In addition, to improve operations and management, OBHA encourages resident involvement in creating a positive living environment and in actively participating in the overall mission of the housing authority.

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

### Introduction

Reported in the 2025 Housing Inventory Count, FL-504-Deltona, Daytona Beach/Volusia, Flagler Counties CoC identifies 784 total year-round beds for persons experiencing homelessness. This total includes emergency shelter, transitional housing, and permanent housing. Out of the total, there are 505 family beds, 155 adult-only beds, and 0 child-only beds. The three sub-categories include 104 beds earmarked for chronically homeless individuals, 20 beds for veterans, and 0 beds for youth experiencing homelessness.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	125	0	302	78	0
Households with Only Adults	130	0	0	25	0
Chronically Homeless Households	0	0	0	104	0
Veterans	20	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

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

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

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

The FL-504 CoC received a total of \$3,023,566 in funding from HUD for the CoC funding awards for 2023-2024 for operations and services to end and prevent homelessness. Volusia Flagler County Coalition for the Homeless (VFCCH) administers a variety of grant programs to meet the diverse housing crisis needs of persons experiencing homelessness in the region.

The 2023-2024 CoC Funding Awards for the FL-504 are listed below:

- **Halifax Urban Ministries** is a direct service provider within the jurisdiction that operates various housing programs, emergency shelter, homeless prevention, and homeless intervention and assistance programs. The organization's mission is focused on preventing homelessness by providing emergency assistance and interventions on behalf of people experiencing homelessness.
  - PSH for Homeless Families: \$54,606
  - PSH for Homeless Individuals: \$174,223
  - Rapid Re-Housing for Individuals & Unaccompanied Youth: \$160,929
  - Joint Transitional Housing-Rapid Re-housing (Domestic Violence): \$303,178

- Rapid Re-housing- Permanent Supportive Housing Bonus- \$132,270
- Collaborative Bonus- \$167,898
- **The Neighborhood Center of West Volusia** supports persons experiencing homelessness through housing, food pantry, emergency assistance, and other crisis and referral services. In addition to emergency housing, the Neighborhood Center also provides emergency housing and transitional housing.
  - Permanent Housing: \$753,397
  - New Permanent Supportive Housing Program \$210,116
  - Rapid Re-housing, Domestic Violence Project: \$284,238
- **Volusia/Flagler County Coalition for the Homeless** is the CoC in the jurisdiction and the organization's mission is to prevent homelessness and provide a path to independence for families, individuals, veterans, and youth who have fallen into homelessness.
  - My Place Apartments Permanent Supportive Housing: \$244,442
  - Coordinated Entry/Locator/DV Navigator: \$182,994
  - FL-504 HMIS: \$203,624
  - CoC Planning Project: \$151,651

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

### **Introduction**

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

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

#### *Elderly*

For the purposes of this report, persons 65 years of age and older are considered elderly. Volusia County, according to the 2023 ACS 5-year estimates, has a total of 142,584 persons at or above the age of 65. This represents just over a quarter of the County's total population. Among persons living in Volusia County who are 65 and over, there are 47,611 individuals who also have a disability, and there are 13,434 elderly individuals who are living below the poverty level. Of the 87,666 housing units occupied by persons 65 years of age and above, 84.6% are owner occupied and 15.4% are renter occupied.

Stakeholders repeatedly mentioned the need for small affordable housing units within the community that seniors already live so that they can comfortably age in place among their existing support networks.

#### *Persons with Disabilities*

In 2023, 17.3% of the population had a disability. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living disabilities may require assisted living facilities. Data from the 2023 ACS indicates that 9.6% reported an ambulatory difficulty; 6.3% reported a cognitive difficulty. In the County, 11.8% of all residents of Volusia County live below the poverty line. However, there are differences in the incidence of poverty by disability status. For those with a disability, 18.2% live below the poverty line as compared to 10.4% of those without a disability.

The housing needs for persons with disabilities are varied, but many of them require modifications for accessibility to be made to existing housing units. Easily made accommodations could include handrails, braille, or a stair climber. Other needs that are not so easily accommodated could be things like wheelchair ramps or elevators. Still others may require behavioral health support or other services such as transportation, case management, in-home care, or physical or mental therapy.

### *Substance Use and Addiction*

According to the 2022 Community Health Assessment for Volusia and Flagler Counties, Fentanyl and Heroin overdose deaths in Volusia County increased dramatically between 2013 and 2019, by 252.4% and 94.3%, respectively. In 2018, there were 2,805 adults and 635 children enrolled in substance abuse programs. Of the homeless individuals counted among those in the 2024 PIT, 85% of those who suffered from substance use disorder were unsheltered.

The needs of those with substance use disorder generally include counseling and could also require in-patient treatment or rehabilitation. Stakeholder have expressed the need for increased drug and alcohol treatment and prevention programs. Some persons may also need transitional or supportive housing until they are able to find housing on their own.

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

Volusia County coordinates with local healthcare providers, behavioral health agencies, and housing organizations to ensure individuals exiting mental and physical health institutions have access to supportive housing and services. Through partnerships with organizations like SMA Healthcare and the Volusia-Flagler County Coalition for the Homeless (VFCCH), the County connects individuals to housing programs that include case management, mental health counseling, substance use treatment, and life skills training. SMA Healthcare operates supportive housing programs such as My Place Apartments, which provide stable, sober living environments for individuals with chronic behavioral health needs.

The County also utilizes its Coordinated Entry System to prioritize individuals being discharged from institutions for housing interventions like Permanent Supportive Housing (PSH) and Rapid Re-Housing (RRH). These programs are designed to reduce recidivism into institutional care or homelessness by offering wraparound services tailored to each individual's recovery and housing stability goals. Additionally, the System Navigator within the Coordinated Entry framework ensures that those with the most acute needs are linked to appropriate housing and supportive services upon discharge.

#### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Volusia County provides for the housing needs of persons that are not homeless but have other special needs through the owner occupied housing rehabilitation program, and grant funds are used to assist with repairs to alleviate housing conditions which pose an

immediate health or safety issue, or to remediate a housing condition to improve the livability and sustainability of housing that is affordable to the homeowner. Other actions to be taken that can be expected to benefit special needs populations includes a mental health services program, homelessness prevention, and tenant-based rental assistance.

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

The County of Volusia receives funding through the CDBG, HOME, and ESG programs, relying on the State of Florida to administer the HOPWA grant, and has historically provided funding to support public services and to address the needs of persons experiencing homelessness in the jurisdiction.

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

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

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

Volusia County recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of County policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Developmental approvals processes, which can be time and resource-intensive for developers
- Zoning code provisions, including:
  - Density restrictions
  - Parking and setback requirements
  - Restrictions on group housing above that of single-family housing
- Onerous public review processes that allow the vocal few to oppose development of affordable housing, and require further review for approval, aka Not In My Back Yard (NIMBY) activity
- Limited access to private mortgage resources for households at lower income levels.
- General economic barriers that disproportionately impact low-income persons



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

### Introduction

The information in tables 39-44 provide details on the economic conditions in Volusia County, including descriptions of the major industry and employment sectors, workforce education and corresponding incomes, and economic infrastructure needs. The tables populated in the tables includes the ACS 5-Year estimates for 2016-2020, and supplemental tables provide more current data.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,280	863	1	1	0
Arts, Entertainment, Accommodations	16,835	14,106	16	17	1
Construction	9,322	8,110	9	10	1
Education and Health Care Services	20,232	16,173	19	19	0
Finance, Insurance, and Real Estate	6,408	4,198	6	5	-1
Information	1,781	922	2	1	-1
Manufacturing	6,543	7,955	6	10	3
Other Services	3,945	3,560	4	4	1
Professional, Scientific, Management Services	7,830	4,086	7	5	-3
Public Administration	0	0	0	0	0
Retail Trade	15,867	13,857	15	17	1
Transportation & Warehousing	2,570	996	2	1	-1
Wholesale Trade	3,899	2,316	4	3	-1
Grand Total	96,512	77,142	--	--	--

**Table 39 - Business Activity**

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

#### Supplemental Table 4 - Number of Workers by Sector

Business by Sector	Number of Workers
Agriculture, forestry, fishing and hunting, and mining	1,811
Construction	21,576
Manufacturing	14,255
Wholesale trade	5,624
Retail trade	32,998
Transportation and warehousing, and utilities	13,718
Information	3,649
Finance and insurance, and real estate and rental and leasing	19,401

Professional, scientific, and management, and administrative and waste management services	32,638
Educational services, health care and social assistance	54,334
Arts, entertainment, recreation, accommodation, and food services	27,614
Other services, except public administration	12,252
Public administration	10,245
<b>Total</b>	<b>250,115</b>

Data Source: 2023 ACS 5-Year Estimates

## Labor Force

Total Population in the Civilian Labor Force	261,207
Civilian Employed Population 16 years and over	250,115
Unemployment Rate	2.2%
Unemployment Rate for Ages 16-24	9.7%
Unemployment Rate for Ages 25-65	3.2%

**Table 40 - Labor Force**

Data Source: 2018-2023 ACS

Occupations by Sector	Number of People
Management, business and financial	27,650
Farming, fisheries, and forestry occupations	4,083
Service	13,380
Sales and office	30,670
Construction, extraction, maintenance, and repair	12,369
Production, transportation, and material moving	7,355

**Table 41 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Supplemental Table 5 Occupations by Sector

Occupations by Sector	Number of People
Management, business, science, and arts occupations	91,498
Service occupations	47,196
Sales and office occupations	60,400
Natural resources, construction, and maintenance occupations	24,067
Production, transportation, and material moving occupations	26,954

Data Source: 2023 Acs 5-Year Estimates

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	133,851	62.2%
30-59 Minutes	59,394	27.6%
60 or More Minutes	21,950	10.2%
Total	215,194	100%

**Table 42 - Travel Time**

Data Source: 2018-2023 ACS

## Education

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,510	379	4,779
High school graduate (includes equivalency)	27,120	1,349	13,935
Some college or Associate's degree	36,410	1,454	13,865
Bachelor's degree or higher	28,210	739	8,224

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Supplemental Table 6 - Educational Attainment by Employment Status (Population Ages 25-64)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	13,674	741	7,940
High school graduate (includes equivalency)	56,730	2,637	23,821
Some college or Associate's degree	71,415	2,649	24,604
Bachelor's degree or higher	60,492	1,434	14,356

Data Source: 2023 5-Year Estimates

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	285	553	555	1,812	2,642
9th to 12th grade, no diploma	3,063	2,087	1,765	4,895	4,328
High school graduate, GED, or alternative	6,159	8,074	8,770	25,570	26,295
Some college, no degree	7,033	7,524	5,915	19,130	17,639
Associate's degree	2,954	4,144	4,141	10,898	6,463
Bachelor's degree	1,157	5,589	5,875	14,309	12,770
Graduate or professional degree	174	1,605	2,072	7,924	9,309

**Table 44 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

## Supplemental Table 7 Educational Attainment Ages 25 and Over

Educational Attainment	Number
Less than 9th grade	11,782
9th to 12th grade, no diploma	22,355
High school graduate (includes equivalency)	130,026
Some college, no degree	93,183
Associate's degree	51,057
Bachelor's degree	75,136
Graduate or professional degree	40,004
High school graduate or higher	389,406
Bachelor's degree or higher	115,140
Total	423,543

Data Source: 2023 ACS 5-Year Estimates

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$29,870
High school graduate (includes equivalency)	\$37,338
Some college or Associate's degree	\$41,238
Bachelor's degree	\$53,243
Graduate or professional degree	\$63,183

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2018-2023 ACS

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

The economy of Volusia County is strong and steadily growing. Approximately 15,000 companies transact business locally and globally, contributing annually to the \$20 billion GDP generated within Volusia County. The industry with the greatest share of workers is the educational services, health care and social assistance sector with 54,334 people employed in that sector according to the 2023 ACS 5-Year Estimates. This industry is strong in Volusia County due to the robust educational system which includes over 25 middle and high schools and 7 secondary educational institutions including Bethune-Cookman University, Daytona State College, Keiser University, Stetson University, University of Central Florida, Embry-Riddle Aeronautical University, and Palmer College of Chiropractic. There are also vocational schools throughout the County. In addition, Volusia County is home to medical centers and hospitals including Volusia Medical Center, Central Florida Regional Hospital, Advent Health, and Halifax Medical Center.

A second and close third are retail trade and professional, scientific management, and administration, and waste management services with 32,998 and 32,638 people employed in those jobs, respectively. The County is also home to Daytona, Ormond

Beaches, Ormond Beach, and New Smyrna Beach, which draw tourist activity to the area having economic impact on shopping activity.

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

The workforce needs of the County are varied. Companies located within Volusia County transact business both locally and globally, contributing annually to the \$20 billion GDP generated within Volusia County. These businesses consist of both large firms and small businesses.

Large companies located in Volusia County include Boeing, Costa Del Mar, Florida Healthcare Plans, International Speedway Corporation, ("ISC"), LPGA, DuvaSawko, ICI Homes, Teledyne Marine, Kingspan, NASCAR, Boston Whaler, Geosam Capital US, LLC, and Top Build. There are a number of needs for large businesses, chief among them a skilled workforce. Stakeholders reported that a challenge for employers is to ensure that they have a skilled workforce, both in terms of university-educated engineers and those skilled in trades such as manufacturing. Some employers are considering partnering or expanding partnerships with nearby Embry-Riddle and other educational institutions for job training as well as expanding on-the-job training. Other needs include funding for other job training programs.

Healthcare/education is the largest employment sector in the County, employing over 50,000 residents. Advent Health Systems operates in the County as well as Volusia County Schools, Daytona State College, Bethune-Cookman, Embry-Riddle, Keiser, and Stetson Universities. These are highly skilled positions that require educated employees.

In addition to skill development and job training, in order to attract workers to the area, there must be affordable housing within the County that is available to nurses, teachers, and employees of manufacturers. Stakeholders noted this as one of many relevant considerations that employers include in their calculations when deciding where to locate operations. Workers also require services that enable them to do their jobs, such as affordable childcare and transportation that is operational at the time of their shifts. According to the U.S. Department of Labor, in 2022, families spent 8.9% to 16% of median income on full-day care for one child. Considering that 30% of the County's residents are already cost-burdened with housing costs, this is not an expense that many of the average worker can afford. Many families may need to decide whether it is more cost effective to employ childcare services during work hours or for one parent to remain with the child. This is an especially difficult situation for single-parent households. Additionally, public transit is not an option for those who work irregular hours or night shifts when transit does not operate at the time when they need to commute to work, when they end their shifts, or both.

Small businesses also have unique needs, the most pressing among them being funding for start-up costs. Although there is funding available through the County for those starting small businesses, stakeholders have reported that there is some education and outreach needed to make potential entrepreneurs aware of what assistance they can access. Additionally, small businesses may require financial assistance in the event of a natural disaster that impacts their operation. Stakeholders reported that two-thirds of businesses who cannot resume operations within 60 days of a natural disaster never recover and must close their doors.

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

There are many forthcoming changes in the economic landscape of the County that will impact the needs of the business community and their employees. Boeing plans to open an engineering facility on Embry-Riddle's Daytona Beach campus to bring 400 high-paying jobs to Volusia County through 2026. Boeing will also launch the DreamLearners Program in Volusia County Schools. The award-winning program offers students the opportunity to participate in hands-on Science, Technology, Engineering and Mathematics (STEM) programs, and learn about careers in aerospace. Halifax Health, AdventHealth, and SMA Healthcare opened new healthcare facilities in the County at the end of 2024 in Deltona, Daytona Beach, and DeLand, respectively. With the addition of new healthcare facilities comes the need for available affordable housing for employees of hospitals, particularly nurses and support staff. They also require transportation. Stakeholders reported that private vehicle ownership can be prohibitively expensive, and public transportation does not run on the off hours when residents of the County who work the night shift need to travel to or from work. This may be a common problem for workers in the healthcare industry.

There are also ample industrial sites available for development throughout the County. Stakeholders reported that the biggest consideration for employers looking to locate in Volusia County is the availability of a skilled workforce.

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

Of Volusia County's population over the age of 25, 35% have some college or Associates degree and 27% have a Bachelor's degree or higher. Median earnings for individuals with Bachelor's degree is \$53,243 and \$63,183 for individuals with a graduate degree or professional degree. Volusia County wages are regionally competitive, allowing businesses to attract the talent they need.

Stakeholders have reported that employers still may struggle finding employees who already have training in the particular field. There are several industries who recruit college-educated engineers from institutions such as Embry-Riddle, but some firms that have manufacturing staff needs are innovating in the job training space, offering on-the-job training, or partnering with an education or trade institution for further skill building of their workforce.

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

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

- Quick Response Training Program (QRT): A customized, flexible, and employer-driven training program designed to assist new businesses and provide existing businesses training necessary for expansion. A variety of training methods may qualify and will be administered by Daytona State College (DSC).
- Incumbent Worker Training Program (IWT): This program provides training to currently employed workers to keep Florida's workforce competitive in a global economy and retain existing businesses.
- Employed Worker Training Program Funding Assistance Program (EWT): Businesses and organizations benefit from this program, which helps employers fund training for existing employees to keep their firms and workers competitive.
- On-the-Job Training Funding Assistance Program (OJT): This program assists businesses and organizations in imparting skills and credentials to new employees. Once employees complete training per the terms of the Training Contract, the employer may be reimbursed 50 percent of the employees' wages for the approved training period.

Employers may also conduct their own training programs or partner with educational institutions to build the skills of their workforce in a manner that is specifically tailored to their unique business needs.

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

Volusia County does not participate in a regional Comprehensive Economic Development Strategy.

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

Volusia County Economic Development is actively driving a range of strategic initiatives to foster economic growth and resilience across the region. The County Economic Development Division focuses on both attracting new businesses and supporting the expansion of existing ones, with an emphasis on creating high-value, high-wage jobs. Through partnerships like Team Volusia Economic Development Corporation, the county works to bring in new employers and capital investment. Additionally, Volusia County supports local entrepreneurs and small businesses by offering no-cost assistance, access to business resources, and connections to funding opportunities. Key sectors such as aviation and aerospace are thriving, with the county reporting a \$3.9 billion total economic impact and over 18,000 jobs tied to aviation-related activities, as reported in the 1<sup>st</sup> Quarter 2025 Update.



## MA-50 Needs and Market Analysis Discussion

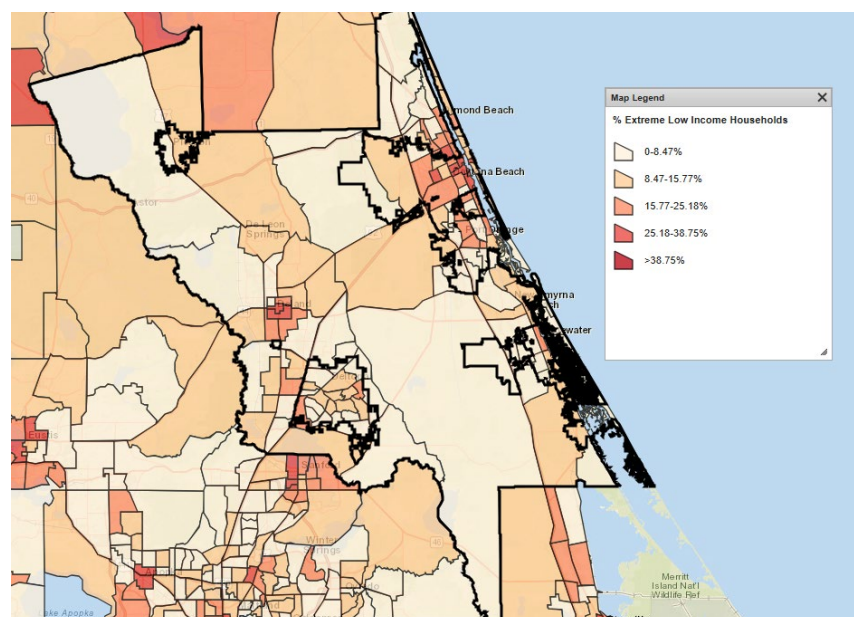
**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As that data indicated in the NA-20 section of the Needs Assessment, there are a high number of households that experience housing problems, and families are more likely to be cost burdened, severely cost burdened, or reside in substandard housing. Volusia County faces a range of housing challenges that are concentrated in several key areas, where neighborhoods have a high concentration of low- and moderate-income persons. These areas reflect a combination of aging housing stock, cost-burdened households, and limited access to quality affordable housing units.

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

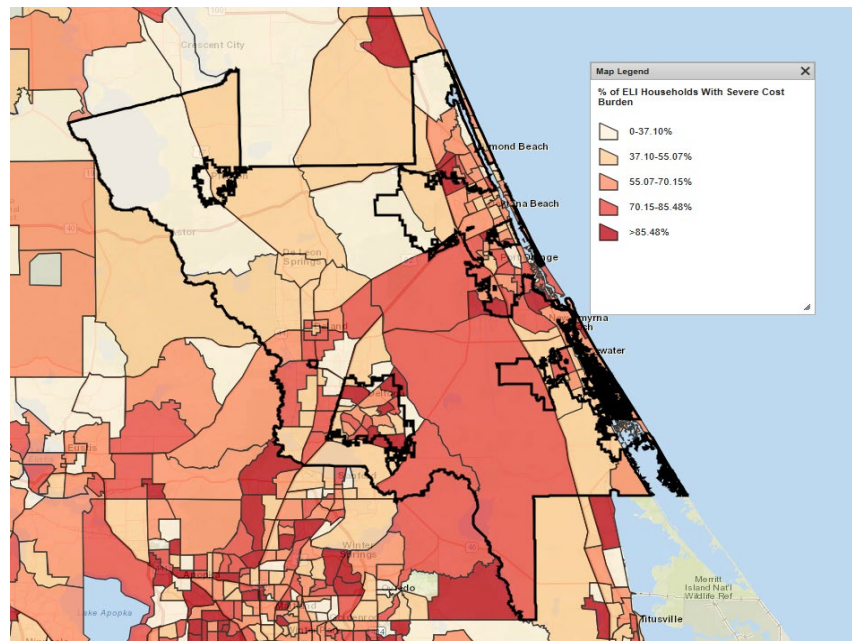
The HUD CPD Mapping Tool was accessed to create the following series of maps, to visually describe the areas where concentrations of low-income households are co-located with an increased housing need. Map 1 provides information that shows households in the lowest income range, earning less than 30% AMI, are residing in areas throughout the County, and the corresponding prevalence of housing problems within those same neighborhoods. The areas on the West side of the County experiencing a higher concentration (Over 25%) of extremely low-income households include areas of DeLand and the rural areas of Pierson. The East side of the County with a higher density of extremely low-income persons includes the coastal areas of Holly Hill, Ormond Beach, and New Smyrna Beach. While Daytona Beach has a high concentration, it is not included in this discussion due to being outside the jurisdiction of the Volusia County entitlement.

**Map 1 - Areas of Volusia County with Concentration of Extremely Low-Income Household**



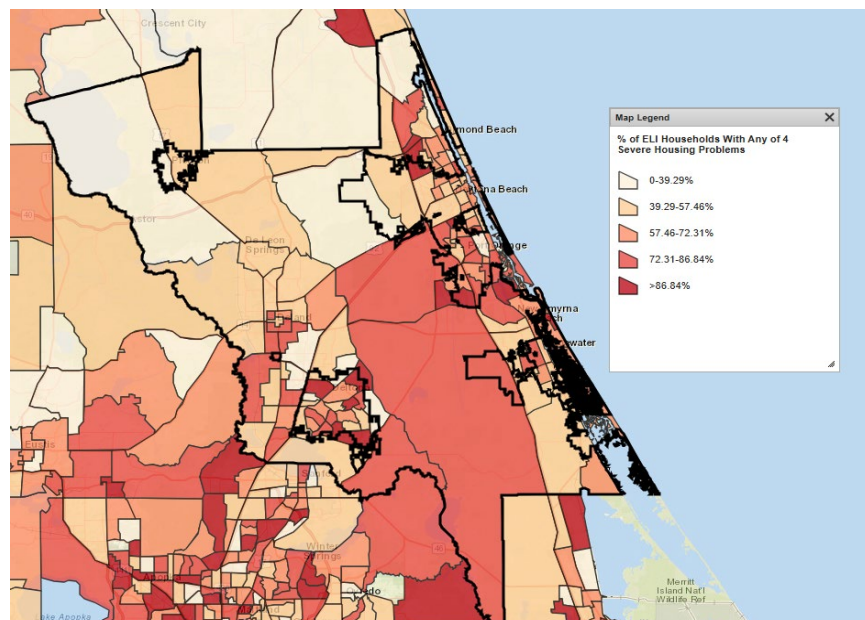
The second map provides the correlation between these extremely low-income areas and households that are severely cost burdened, and the maps show a similar trend in locations of these higher concentrations. Map 2 also demonstrates that the percentage of cost burdened households is much higher in these same areas of DeLand, Pierson, Holly Hill, Ormond Beach, and New Smyrna Beach, and ranges from 55-over 85% of households in this income range being severely cost burdened.

**Map 2 - Percent of Extremely Low-Income HH that are Severe Cost Burdened**



Map 3 provides further detail on the percentage of homes occupied in these same areas include households that are residing in substandard housing, with a range of between 57% to over 86% of the extremely low-income households living in housing that have any one of the four severe housing problems discussed in the Needs Assessment section of this document. The four severe housing problems are lacking complete kitchen facilities, lacking plumbing, overcrowding, or being cost burdened and paying more than 50% of their adjusted monthly household income on rent.

### Map 3 - Percent of Extremely Low Income Households with Any of 4 Severe Housing Problem



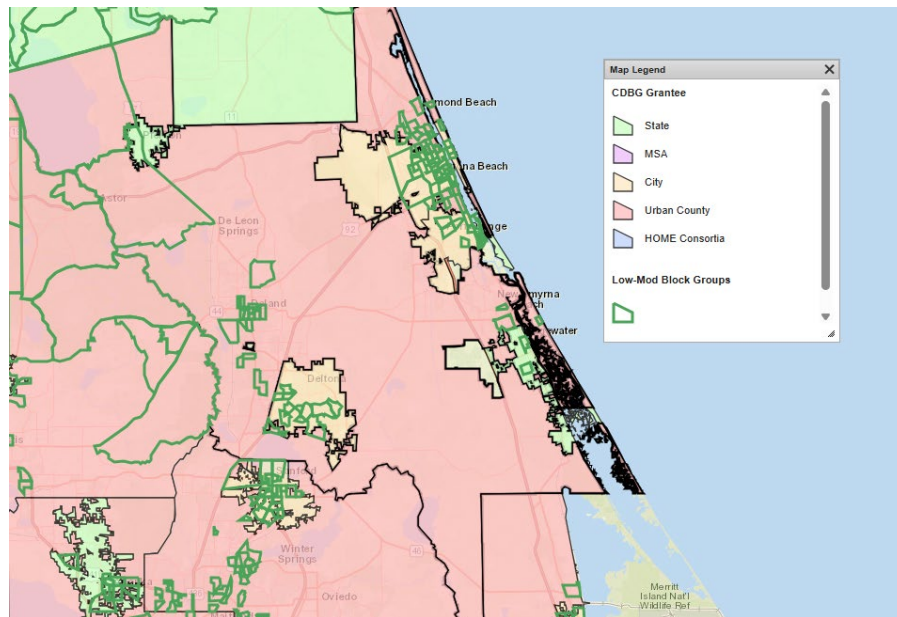
#### What are the characteristics of the market in these areas/neighborhoods?

The homes in these neighborhoods are more likely to be in a distressed condition, and many are in need of repair. There are more likely to be vacant and boarded up housing units that may require demolition and full reconstruction or redevelopment, as the structure has fallen into such disrepair that it is not feasible to rehabilitate.

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

Volusia County is an exception grantee and as of the most recent LMISD data released by HUD in 2024, the percentage of LMI persons in a service area must be 50.6% or higher to be eligible for CDBG funded public improvements which meet the national objective based upon an area benefit. Map 4 provides a visualization of where the CDBG eligible areas are located in Volusia County. Areas located within these eligible Census Tracts and Block Groups CT/BG can benefit from the investment of CDBG funding to complete improvements to community assets, including public facilities and public infrastructure. Map 4 provides an overview of the areas where CDBG investments can help create a suitable living environment for residents. As in the previous maps, the CDBG eligible areas follow the same pattern of low-income concentration located in the neighborhoods within DeLand, Pierson, Holly Hill, Ormond Beach, and New Smyrna Beach.

## Map 4 - CDBG Eligible Areas Volusia County



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

The neighborhoods where these high concentrations of low-income families exist are in primarily residential neighborhoods. With the exception of the Pierson area on the West side of the County, these neighborhoods are in close proximity to business districts, have access to public transportation, and have infrastructure that can support new opportunities for both residential and business development.



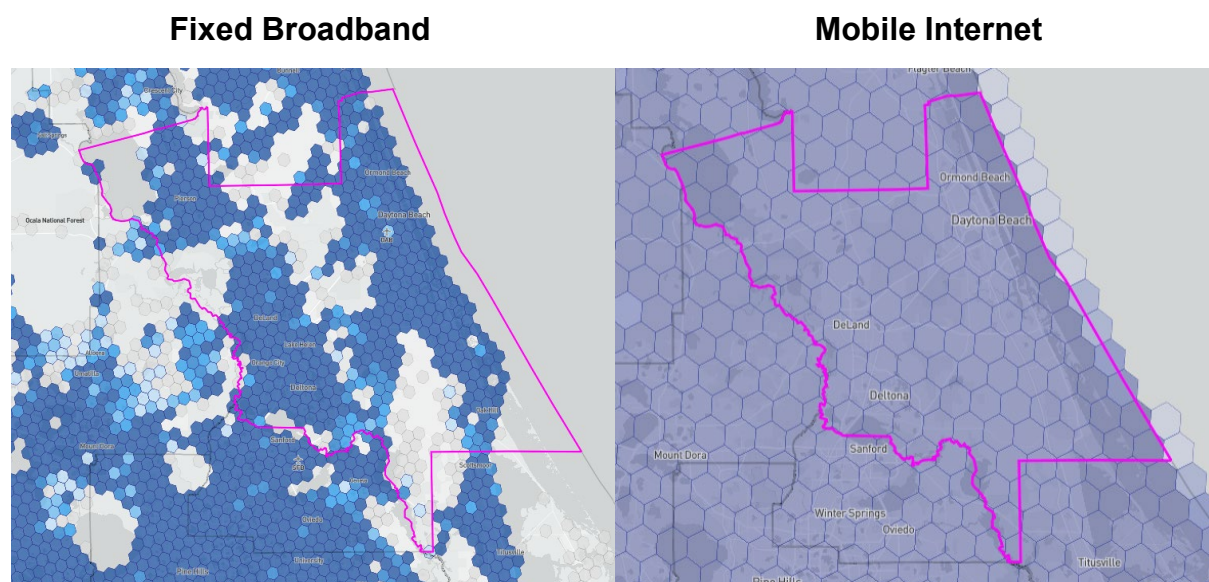
## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

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

Volusia County has broadband infrastructure and access throughout the County. The most recently available data for 2019-2023 ACS survey reports that approximately 10% of the population do not have an internet subscription in their home, and that number increases to 24.4% for households in the lowest income ranges. Families without home internet may have access to technology through their smart phones, as there are 9.6% without any other type of computer device do possess a smartphone.

Access to technology is important to low- and moderate-income families as more services and economic opportunities available are internet based. Households that are seeking assistance may find that services may only be accessible via a web-based internet application. Access to technology is important to ensure families have access to community resources, educational, job training, and business opportunities. Figure 1 provides a map of the areas where a fixed wired broadband access is available, according to the Federal Communications Commission. The areas on the map with limited access represent less populated areas, however these locations have coverage using mobile or satellite options.

### **Map 5 - National Broadband Map- Volusia County, FL**



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

The cost for an internet subscription may limit opportunities for digital technology access for low- and moderate-income families. Competition among internet service providers can be expected to keep the costs low. Volusia County is served by multiple internet providers, including fiber internet providers, cable providers, fixed wireless, and satellite, however costs may still be out of reach for families in the lowest income ranges.

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

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

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

The County of Volusia is located on the eastern coast of Florida, and has natural hazard risks associated with extreme storm events, including:

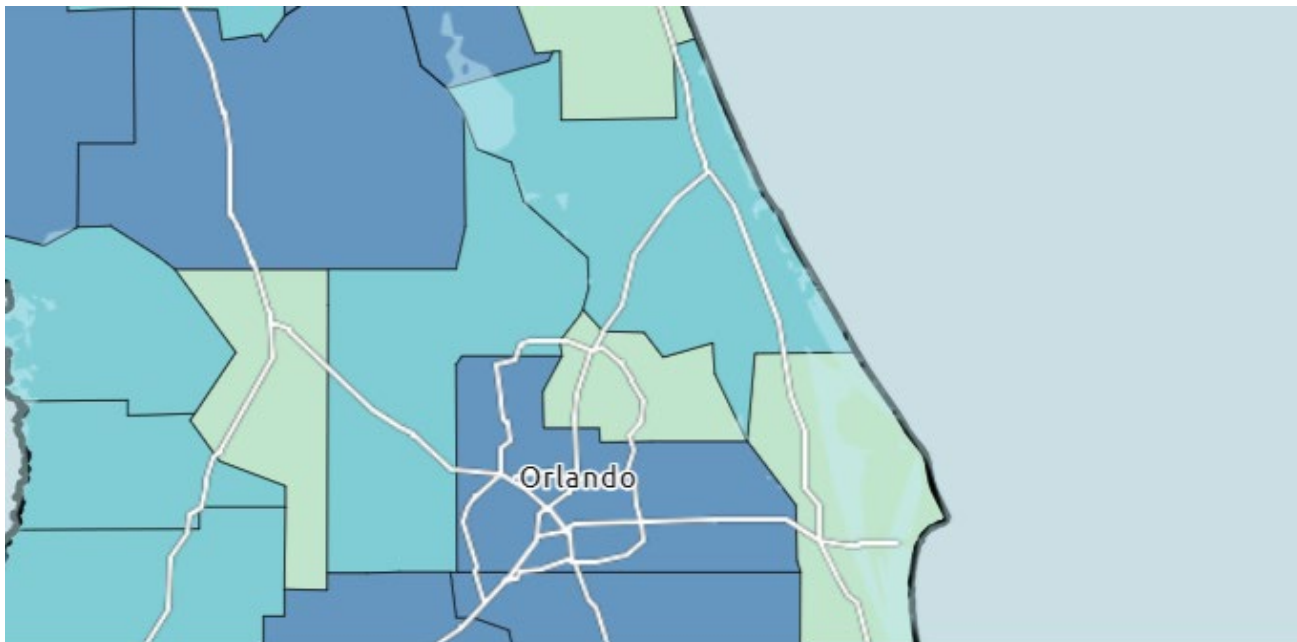
- Hurricanes and Tropical Storms,
- Inland and coastal flooding,
- Wildfires,
- Extreme heat events.

Volusia County has been impacted twice in the last three years, including extensive damages sustained during the Hurricane Ian event in 2022, and Hurricane Milton in 2024. The County has received federal funding to be used for repair and mitigation for public infrastructure and facilities, housing repair and reconstruction, voluntary flood buyouts for homeowners interested in relocating outside of the high-risk flood zone, and relocation assistance for those that were displaced by the storms. One of the recurring comments received during stakeholder and public hearing sessions is there remains a need for improvement projects to reduce the risk of flooding, through stormwater improvements, flood mitigation, and upgrades to infrastructure to improve resiliency. The storms impacted public and other assisted housing units and funding will be utilized to develop new affordable housing. Additional funding is planned to be utilized to support small businesses that were impacted.

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

The SVI mapping tool available from the U.S. Center for Disease Control (CDC) indicates that Volusia County has a medium-high risk as a community that may need support before, during, or after a disaster. The methodology uses ACS data to analyze 16 variables including socioeconomic status, household characteristics, household demographics, housing type, and transportation available. Economic factors considered include population poverty levels, employment status, housing cost burden, education, and availability of health insurance. Based upon the medium high risk, it can be expected that low- and moderate-income households will require additional resources and support to recover from a natural hazard disaster.

### Map 5 - Social Vulnerability Indicators- SVI- Volusia County



#### Level of Vulnerability



SVI Interactive Map- CDC Website at <https://www.atsdr.cdc.gov/place-health/php/svi/svi-interactive-map.html>



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan provides a framework to address the priority housing, homeless, and community development needs in Volusia County for the next five years using CDBG, HOME, and ESG funding. The Strategic Plan outlines goals and measurable outcomes for addressing priority needs during the Consolidated Plan period and is divided into the following sections:

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

**Priority Needs:** Funds are allocated based on the priorities established from the data in Needs Assessment and Market Analysis, data gathered through the online survey, and local reports. Due to funding limitations, the County will use HUD funds on “high” priority projects and activities and coordinate with County departments and community stakeholders to address unmet needs not funded through this Consolidated Plan.

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

**Anticipated Resources:** This section of Plan identifies the resources the County anticipates will be available to address the priority needs. During the five-year period covered by this Plan, the estimated amount of HUD funds available is 12,707,570.45 based on the CDBG, HOME, and ESG funding levels for the first year of the Plan. This amount also includes annual program income expected from the CDBG and HOME programs.

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

**Goals:** The County has set nine goals for the term of the Consolidated Plan to address the priority needs. This section of the Plan also identifies the anticipated accomplishments for each goal.

**Public Housing Accessibility and Involvement:** The County administers the Housing Choice Voucher Program and also supports the surrounding local housing authorities including the DeLand, New Smyrna, and Ormond Beach Housing Authorities. The goal of the Housing Choice Voucher Program and of the housing authorities is to provide affordable rental housing to low-income persons.

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

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

**Lead-Based Paint Hazards:** The County is obligated to take steps to address lead hazards when assisting housing built before 1978. For any housing rehabilitation projects that involve HUD funding, the County will follow its policies and procedures to ensure that the occupants of the housing, especially young children, are not exposed to lead-based paint, and that families are aware of the risk.

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

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

The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit the community or the people served. The three outcomes that will illustrate the benefits of each activity funded with CDBG, HOME, and ESG program dollars are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

The priority needs identified through the planning process are:

- Increase Access to Quality Affordable Housing
- Increase Access to Public Services
- Improve Access to Public Facilities/Infrastructure
- Increase Access to Homeless Services
- Program Administration

The corresponding goals identified in section SP-45 of the strategic plan will address the priority needs through:

- Goal 1-Housing Rehabilitation
- Goal 2- Homebuyer Assistance
- Goal 3- CHDO Set Aside and Operations
- Goal 4- Public Services Assistance
- Goal 5- Public Facilities/Infrastructure
- Goal 6- Tenant Based Rental Assistance
- Goal 7- Homeless Prevention and Services
- Goal 8- Planning and Administration
- Goal 9- Homeowner Housing- Creation of Additional Units

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

### Geographic Area

1	<b>Area Name:</b>	County Wide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	N/A
	<b>% of Low/ Mod:</b>	37.89%
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	Volusia County boundaries including the 9 participating cities, and excluding the cities of Daytona Beach, Deltona, and Port Orange.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Based upon Needs Assessment and Market Analysis
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The needs assessment, market analysis, stakeholder and public meetings determined there is an insufficient supply of quality affordable housing, need for public facility and infrastructure improvements, and services for individuals at risk or experiencing homelessness, as well as special needs populations, throughout the County entitlement areas.
	<b>Identify the needs in this target area.</b>	There is a need for improved access to quality affordable housing, public facilities and infrastructure, public services, and improved economic opportunities.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvements are improved access to quality affordable housing through housing rehabilitation, homeownership opportunities, improved public facilities, and increased services to improve the living environment for low- and moderate-income individuals and neighborhoods throughout the County entitlement areas.
	<b>Are there barriers to improvement in this target area?</b>	Barriers to improvement include limited funding in comparison to overall needs.

2	<b>Area Name:</b>	Spring Hill
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	N/A
	<b>% of Low/ Mod:</b>	61.9%
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	The Spring Hill target area is defined by 5 specific census tracts and designated block groups within each. These census tracts and block groups are CT 905 BG1; CT 906 BG4; CT 906 BG 5; CT 90702 BG 1; CT 90702 BG 2.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Refer to the Needs Assessment and Market Analysis of this Plan.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Through a combination of meetings with stakeholders, public meetings, and an online survey.
3	<b>Identify the needs in this target area.</b>	This area needs improvements in housing, public facilities, infrastructure, and public services.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include access to quality affordable housing, public services, and public facility improvements to provide decent housing and create a suitable living environment for residents.
	<b>Are there barriers to improvement in this target area?</b>	This area has a very high percentage of low-income residents in the Spring Hill target area and housing that is in need of repair or replacement. Funding limitations are a barrier to effect widespread improvements.
	<b>Area Name:</b>	New Smyrna Beach - Historic Westside Neighborhood
3	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	N/A
	<b>Area Name:</b>	New Smyrna Beach - Historic Westside Neighborhood

<b>% of Low/ Mod:</b>	56%
<b>Revital Type:</b>	Comprehensive
<b>Other Revital Description:</b>	N/A
<b>Identify the neighborhood boundaries for this target area.</b>	The Southeast Volusia - New Smyrna Beach target area is defined by 1 specific census tract and designated block groups within it. The census tract and block groups include CT 82903 BG 1,4.
<b>Include specific housing and commercial characteristics of this target area.</b>	Refer to the Needs Assessment and Market Analysis of this Plan.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Through a combination of meetings with stakeholders, public meetings, and an online survey. The City of New Smyrna Beach has a CDBG advisory board which prioritizes funding applications for projects within the Historic Westside neighborhood.
<b>Identify the needs in this target area.</b>	This area is in need of increased access to quality affordable housing, public services, public facility, and public infrastructure improvements.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include increased access to quality affordable housing, public services, and public improvements to provide decent housing and a suitable living environment for residents in this target area.
<b>Are there barriers to improvement in this target area?</b>	This area has a very high percentage of low-income residents and housing that is in need of repair or replacement. Funding limitations are a known barrier to meeting the overall needs in this target area.

**Table 46 - Geographic Priority Areas**

### **General Allocation Priorities**

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

The Volusia County Urban County Entitlement Community includes the unincorporated areas of Volusia County and 9 participating municipalities which are: Daytona Beach Shores, DeBary, DeLand, Holly Hill, Lake Helen, New Smyrna Beach, Orange City,

Ormond Beach, and South Daytona. These municipalities have entered into cooperative agreements with Volusia County which are renewed every three years. In prior years, participating municipalities were allocated funding based upon a formula percentage. In order to ensure timely implementation and expenditure of funds, Volusia County has moved to a competitive application to select activities for funding, and participating municipalities are encouraged to submit applications for projects that align with the goals of the Consolidated Plan.

The Spring Hill area of DeLand and Historic Westside Neighborhood - New Smyrna Beach have been identified as target areas for expenditure of CDBG funds. These target areas have concentrated areas of low- and moderate-income households and will benefit from additional investment of available funding to improve housing and the living environment.

Funding that is made available through the competitive application process for affordable housing projects, homeless services, and non-housing community development are not specifically allocated on a geographic basis. Affordable housing activities for homeownership and housing rehabilitation are open to residents that reside in Volusia County outside the jurisdictions that receive their own entitlement funds (Daytona Beach, Deltona, and Port Orange).

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

### Priority Needs

1	<b>Priority Need Name</b>	Increase Access to Quality Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	County Wide
	<b>Associated Goals</b>	Housing Rehabilitation Homebuyer Assistance Rental Housing-CHDO Set-Aside and Operations Acquisition of Real Property Homeowner housing - creation of additional units
	<b>Description</b>	Support the availability of quality affordable housing by increasing the availability/accessibility of affordable housing units affordable to low- and moderate-income individuals and families. This need will be addressed through homebuyer and housing rehabilitation assistance for residents, and through providing funds to CHDO organizations and other developers to incentivize and support development of new affordable units for homeownership and rental.
	<b>Basis for Relative Priority</b>	Volusia County conducted a comprehensive community engagement process and needs assessment to identify and prioritize local needs. The priorities outlined in the Consolidated Plan reflect input gathered from residents, housing providers, nonprofit organizations, social service agencies, and other key stakeholders. In addition to community feedback, the County relied on a detailed analysis of data from the Needs Assessment and Housing Market Analysis to guide the determination of priority needs.
2	<b>Priority Need Name</b>	Increase Access to Public Services
	<b>Priority Level</b>	High



	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Families with Children Mentally Ill Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	County Wide
	<b>Associated Goals</b>	Public Service Assistance
	<b>Description</b>	Support availability/accessibility to a suitable living environment by funding organizations providing essential services for low-and moderate-income individuals and families. The County will fund non-profit organizations in carrying out public service activities benefiting low- and moderate-income persons.
	<b>Basis for Relative Priority</b>	Volusia County conducted a comprehensive community engagement process and needs assessment to identify and prioritize local needs. The priorities outlined in the Consolidated Plan reflect input gathered from residents, housing providers, nonprofit organizations, social service agencies, and other key stakeholders. In addition to community feedback, the County relied on a detailed analysis of data from the Needs Assessment and Housing Market Analysis to guide the determination of priority needs.
<b>3</b>	<b>Priority Need Name</b>	Improve Access to Public Facilities/Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate

	<b>Geographic Areas Affected</b>	County Wide
	<b>Associated Goals</b>	Public Facilities/Infrastructure
	<b>Description</b>	There is a need for quality public facilities and infrastructure to increase neighborhood livability and a suitable living environment for residents by supporting public improvements, including street and sidewalk renewal projects and public facility improvements in CDBG-eligible neighborhoods.
	<b>Basis for Relative Priority</b>	Volusia County conducted a comprehensive community engagement process and needs assessment to identify and prioritize local needs. The priorities outlined in the Consolidated Plan reflect input gathered from residents, housing providers, nonprofit organizations, social service agencies, and other key stakeholders. In addition to community feedback, the County relied on a detailed analysis of data from the Needs Assessment and Housing Market Analysis to guide the determination of priority needs.
4	<b>Priority Need Name</b>	Increase Access to Homeless Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals
	<b>Geographic Areas Affected</b>	County Wide
	<b>Associated Goals</b>	Emergency Shelter Rapid Re-Housing Homeless Prevention
	<b>Description</b>	Prevent homelessness and provide access to a decent living environment by providing funds for affordable rental housing for the homeless and at-risk of becoming homeless.

	<b>Basis for Relative Priority</b>	Volusia County conducted a comprehensive community engagement process and needs assessment to identify and prioritize local needs. The priorities outlined in the Consolidated Plan reflect input gathered from residents, housing providers, nonprofit organizations, social service agencies, and other key stakeholders. In addition to community feedback, the County relied on a detailed analysis of data from the Needs Assessment and Housing Market Analysis to guide the determination of priority needs.
<b>5</b>	<b>Priority Need Name</b>	Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	County Wide
	<b>Associated Goals</b>	Planning and Administration
	<b>Description</b>	There is a need for planning and administration functions to ensure proper oversight of the CDBG, HOME, and ESG programs.
	<b>Basis for Relative Priority</b>	N/A

**Table 47 – Priority Needs Summary**

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant-Based Rental Assistance (TBRA)	The use of HOME funds for Tenant Based Rental Assistance (TBRA) is planned for implementation during the 2025-2029 plan years. The MA-15 section of this plan describes the lack of available affordable units for households at the lowest income levels, and the CoC 2024 PIT count confirms an increase in unsheltered persons experiencing homelessness, including families with children.
TBRA for Non-Homeless Special Needs	TBRA specifically targeted to non-homeless special needs populations is not planned, however, this population may qualify for assistance through the HOME TBRA program based upon other qualifying factors, including income level.
New Unit Production	There is limited availability of decent, standard, and affordable units for LMI households and for persons with special needs. Increasingly, housing costs are significantly higher than Fair Market Rents. The extensive waiting list for housing choice vouchers prohibits low-income families from accessing safe, affordable housing in a timely manner.
Rehabilitation	The age of housing in Volusia County and Florida in general is less old than communities further north. However, Volusia County does have rehabilitation needs that stem in response to natural disasters, such as hurricanes and subsequent flooding. General wear and tear also factor into the need for rehabilitation to maintain the County's stock of affordable housing.
Acquisition, including preservation	Home values for the County's LMI population are becoming increasingly unaffordable. The cost of land is also increasing, raising the overall cost of development. Acquisition of land will allow the County to preserve or develop new affordable housing.

**Table 48 – Influence of Market Conditions**

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

### Introduction

During the five years covered by this Plan, Volusia County expects to receive the following allocations from HUD for the next 5 years, based upon FY 2025 funding levels. An estimated \$8,593,840 in CDBG funding, \$3,365,750.45 in HOME funding, and \$747,980 in ESG funding for a total of \$12,707,570.45. The anticipated amount assumes annual program allocations remain the same. The CDBG, HOME, and ESG funds will be used to address the priority needs identified in this Strategic Plan. Amounts included in the totals and expected amounts over the remainder of the Consolidated Plan include projections of program income.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
<b>CDBG</b>	Public-Federal	Affordable Housing Public Services Public Facilities Planning & Admin	\$1,718,768	\$300,000	\$30,000	\$2,048,768	\$6,875,072	Amount for remainder is estimated at FY 2025 multiplied by four
<b>HOME</b>	Public-Federal	Affordable Housing CHDO Set-Aside TBRA Planning & Admin	\$673,150.09	\$250,000	\$352,898	\$1,276,048.09	\$2,692,600.36	Amount for remainder is estimated at FY 2025 multiplied by four
<b>ESG</b>	Public-Federal	Rapid Re-Housing Homelessness Prevention Planning & Admin	\$149,596	\$0	\$0	\$149,596	\$598,384	Amount for remainder is estimated at FY 2025 multiplied by four

**Table 49 - Anticipated Resources**

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

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

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

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

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

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 process. 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.

**Discussion**

The Citizen Participation process was conducted subsequent to the FY 2025 funding amounts being announced by HUD and actual amounts were included throughout the process.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Coalition for the Homeless of Volusia/Flagler FL-504	CoC Lead Agency	Homelessness	Region
DeLand Housing Authority	PHA	Public Housing	Jurisdiction
New Smyrna Beach Housing Authority	PHA	Public Housing	Jurisdiction
Ormond Beach Housing Authority	PHA	Public Housing	Jurisdiction
County of Volusia	Departments and Agencies	Homelessness Non-homeless special needs Ownership Planning Public Housing Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Southeast Volusia Habitat for Humanity	Non-profit organization	Affordable Homeownership	Jurisdiction
City of Daytona Beach Shores	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction
City of DeBary	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction
City of DeLand	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction
City of Holly Hill	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction
City of Lake Helen	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction
City of New Smyrna Beach	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction
City of Orange City	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction

City of Ormond Beach	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction
City of South Daytona	Participating municipality	Neighborhood Improvements Public Facilities	Jurisdiction
Habitat for Humanity of Greater Volusia County	Non-profit organization	Affordable Homeownership	Jurisdiction
West Volusia Habitat for Humanity	Non-profit organization	Affordable Homeownership	Jurisdiction
Halifax Urban Ministries, Inc.	Non-profit organization	Homelessness	Jurisdiction
The Neighborhood Center of West Volusia, Inc.	Non-profit organization	Homelessness	Jurisdiction
The Salvation Army of Daytona Beach	Non-profit organization	Homelessness	Jurisdiction
Family Renew Community, Inc.	Non-profit organization	Homelessness	Jurisdiction

**Table 50 - Institutional Delivery Structure**

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

The County of Volusia has established long-standing partnerships with the agencies listed in Table 56 and together will plan to carry out the goals set in this strategic plan. This highlights the organizational capacity in the jurisdiction to implement these housing and community development programs to meet the overall objectives to have a meaningful impact on the low- and moderate-income residents. These collaborative partnerships play a vital role in addressing local needs and executing the priorities set forth in this plan.

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.



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

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

**Table 51 - Homeless Prevention Services Summary**

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

Using available resources, Volusia County partners with the CoC lead, Volusia Flagler County Coalition for the Homeless (VFCCCH) and other services providers to improve services and resources available for persons at risk of and experiencing homelessness. Volusia County will utilize partner agencies to provide program delivery of services using available CDBG and ESG Funding, including funding for rapid re-housing, homelessness prevention, and shelter operating costs. Volusia County actively participates in the CoC through representation on the CoC Board of Directors, CoC Executive Committee, and Applications Committee to improve communication and coordination of services to implement strategies to address the homelessness needs. Homeless and social services providers implement programs that provide direct support to persons experiencing

homelessness including housing assistance, mental health, substance use treatment, food assistance, financial assistance, educational needs, and employment assistance.

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

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

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

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

The FL-504 CoC received a total of \$3,023,566 in funding from HUD for CoC funding awards for 2023-2024 for operations and services to end and prevent homelessness. Volusia Flagler County Coalition for the Homeless (VFCCH) administers a variety of grant programs to meet the diverse housing crisis needs of persons experiencing homelessness in the region.

The 2023-2024 CoC Funding Awards for the FL-504 are listed below:

- **Halifax Urban Ministries** is a direct service provider within the jurisdiction that operates various housing programs, emergency shelter, homeless prevention, and homeless intervention and assistance programs. The organization's mission is

focused on preventing homelessness by providing emergency assistance and interventions on behalf of people experiencing homelessness.

- PSH for Homeless Families: \$54,606
- PSH for Homeless Individuals: \$174,223
- Rapid Re-Housing for Individuals & Unaccompanied Youth: \$160,929
- Joint Transitional Housing-Rapid Re-housing (Domestic Violence): \$303,178
- Rapid Re-housing- Permanent Supportive Housing Bonus- \$132,270
- Collaborative Bonus- \$167,898
- **The Neighborhood Center of West Volusia** supports persons experiencing homelessness through housing, food pantry, emergency assistance, and other crisis and referral services. In addition to emergency housing, the Neighborhood Center also provides emergency housing and transitional housing.
  - Permanent Housing: \$753,397
  - New Permanent Supportive Housing Program \$210,116
  - Rapid Re-housing, Domestic Violence Project: \$284,238
- **Volusia/Flagler County Coalition for the Homeless** is the CoC in the jurisdiction and the organization's mission is to prevent homelessness and provide a path to independence for families, individuals, veterans, and youth who have fallen into homelessness.
  - My Place Apartments Permanent Supportive Housing: \$244,442
  - Coordinated Entry/Locator/DV Navigator: \$182,994
  - FL-504 HMIS: \$203,624
  - CoC Planning Project: \$151,651

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	CDBG: \$500,000  HOME: \$1,524,310	Homeowner Housing Rehabilitated: 40 Household Housing Units
2	Homebuyer Assistance	2025	2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$750,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	CHDO Set-Aside and Operations	2025	2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$504,865	Affordable units constructed: 5 Household Housing Units
4	Public Service Assistance	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	County Wide	Increase Access to Public Services	CDBG: \$1,250,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
5	Public Facilities/Infrastructure	2025	2029	Non-Housing Community Development	County Wide	Improve Access to Public Facilities/Infrastructure	CDBG: \$5,565,075	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,425 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Tenant-Based Rental Assistance and Rapid Re-Housing	2025	2029	Homeless	County Wide	Increase Access to Homeless Prevention Services	HOME: \$0  ESG: \$230,630	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
7	Homeless Prevention and Services	2025	2029	Homeless	County Wide	Increase Access to Homeless Prevention Services	ESG: \$461,260	Homelessness Prevention: 145 Persons Assisted
8	Planning and Administration	2025	2029	Planning and Administration	County Wide	Program Administration	CDBG: \$1,608,765  HOME: \$336,575  ESG: \$56,095	Other: 15- Other
9	Homeowner housing - creation of additional units	2025	2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$852,898	Homeowner Housing Added: 5 Household Housing Units

**Table 52 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	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. The County will also use CDBG and HOME funds for housing rehabilitation program delivery activity.

2	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	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	<b>Goal Name</b>	Rental Housing-CHDO Set-Aside and Operations
	<b>Goal Description</b>	Provision of funds to CHDO organizations and other developers to assist with deferred loans to create safe, decent and affordable rental housing units for low-moderate households, including non-homeless households with special needs.
4	<b>Goal Name</b>	Public Service Assistance
	<b>Goal Description</b>	Create a suitable living environment by increasing the availability of public services to youth, elderly, and homeless.
5	<b>Goal Name</b>	Public Facilities/Infrastructure
	<b>Goal Description</b>	Create a suitable living environment by addressing essential public facility and infrastructure improvements.
6	<b>Goal Name</b>	Rapid Re-Housing
	<b>Goal Description</b>	Funds to provide affordable rental housing to those experiencing homelessness as well as the administration involved in implementing the activity.
7	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	Funds to provide affordable rental housing to those at imminent risk of experiencing homelessness as well as the administration involved in implementing the activity.
8	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Funds will be used for the administration and implementation of the CDBG, HOME, and ESG programs. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.
9	<b>Goal Name</b>	Homeowner housing - creation of additional units
	<b>Goal Description</b>	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.

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

For Volusia County's five-year strategic plan (2025-2029), the County aims to rehabilitate 40 units and provide direct financial assistance to 30 eligible homebuyers. In addition, the County will serve 25 households through rapid re-housing activities and 25 households through homeless prevention activities. The County targets extremely low-, low-, and moderate-income families and individuals whose incomes are at or below 80% AMI and will continue to focus assistance at households who meet this income range. ESG activities will target limited clientele households who are automatically assumed to be extremely low- or low-income. Household types targeted include family, elderly, disabled, homeless or at-risk of becoming homeless, and special needs households.

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

- Homebuyer Assistance – New Construction and Existing Homes
- Homeowner Housing Construction
- Housing Rehabilitation for Owner-Occupied Single-Family Homes
- Demolition and Reconstruction
- Emergency Repairs for Owner-Occupied Homes
- Wind Hazard Mitigation
- Multifamily Rental Housing Development and Rehabilitation
- Small Project Rental Housing Development and Rehabilitation
- Rental Assistance

According to the 2025 LHAP, Volusia County aims to serve 52 owner-occupied units under homeownership and create or rehabilitate 10 units of multi-family rental housing during 2025-2026.

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

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

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

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

All three Public Housing Authorities (PHAs) serving Volusia County actively promote resident engagement through offering opportunities to participate in advisory boards and resident councils. To support pathways to homeownership, the County and its PHAs connect participants in the Family Self-Sufficiency (FSS) program with local organizations that provide homeownership education and assistance to low- and moderate-income households.

The DeLand Housing Authority (DHA) encourages participation by residents and requires that at least one member of their five-member board is a Section 8 housing participant. The current initiatives the DHA is implementing to engage residents are promoting homeownership programs, providing services such as health, employment, or GED preparation.

The New Smyrna Beach Housing Authority (NSBHA) has faced challenges in continued participation of their resident council, and the current council is inactive. Challenges stem from damage sustained from the Hurricane Ian weather event in 2022 which caused damage to the public housing units at the Live Oak Homes complex and resulted in residents having to relocate. While the NSBHA does not have a homeownership program that transfers a voucher to mortgage assistance, residents participating in the FSS program receive supportive services to facilitate homeownership.

The Ormond Beach Housing Authority (OBHA) encourages their community members to participate in the resident council initiative to increase engagement; however, they do not currently have an active council.

Volusia County's Community Services Section 8 program also promotes homeownership through the FSS program and conducts briefings for new and current tenants. These sessions highlight the availability of rental units in areas outside of high-poverty and minority-concentrated neighborhoods, supporting greater housing choice and mobility.

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

The public housing agencies that serve Volusia County are not designated as troubled.

### **Plan to remove the 'troubled' designation**

N/A



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

### **Barriers to Affordable Housing**

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.

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

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 on progress made in advancing the affordable housing goals.

To reduce development costs and incentivize affordable housing construction, the County approved in May 2025 the implementation of a group 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.

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

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

Volusia County works with various systems and direct service providers to support people experiencing homelessness with community-based resources that will continue once housing stability is achieved which 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.

To assess current homelessness needs from the perspectives of those with lived experience, the County conducted a targeted survey of individuals residing in local emergency shelters. A total of 103 survey responses were received, and a summary is provided below:

- Responses indicated that persons experiencing homelessness need access to jobs that pay enough to be able to afford rent and other expenses, and access to affordable housing options.
- Income, credit history, and having a criminal background were the factors cited as interfering with their ability to find housing.

A copy of the surveys are included in the citizen participation appendix.

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

Given the geographic size and diversity 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, SMA 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.

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

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.

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

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

Lead-based paint was banned from residential use in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. Table 39 above provides data on owner-occupied and renter-occupied units built before 1980 with children present. As the table indicates, children in the County's renter-occupied units are more likely to be impacted by lead-based paint hazards than children in owner-occupied units.

Florida's Lead Poisoning Prevention Program conducts surveillance of blood lead testing and poisonings in the state, promotes blood lead screening for high-risk populations, and provides information to health care providers, individuals, and businesses on lead poisoning prevention.

The program activities include:

- Surveillance and Epidemiology
- Lead Poisoning Investigation
- Primary Prevention
- Coordination of Care
- Lead Safety and RRP (Renovation, Reporting, and Painting)
- Strategic Partnership

When children have elevated levels of lead in their blood, DOH-Volusia's staff conduct interviews and field investigations to determine sources of lead in the home or environment.

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

Lead poisoning data from the Florida Department of Health for Volusia County show relatively low levels of lead poisoning in the year 2023. During that time, the rate of lead



poisoning in Volusia County was 6.5 per 100,000 population compared to a rate of 11.8 for the state of Florida. This accounts for 38 cases of lead poisoning.

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

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

Volusia County 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.

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

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

Volusia County is committed to reducing poverty and improving economic stability for low- and moderate-income residents through a coordinated, multi-sector approach. Through implementation of a wide variety of programs, the strategy to reduce poverty focuses on expanding access to affordable housing, increasing economic opportunities, and enhancing supportive services that promote self-sufficiency.

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 Division 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.

**Emergency Assistance:** Human Services offers temporary financial support for rent, utilities, and other basic needs to prevent homelessness and help families through financial crises.

**Family Self-Sufficiency (FSS) Program:** This program empowers eligible individuals by connecting them with educational and job training opportunities, helping them build the skills and resources needed to achieve economic independence.

Energy Assistance: Through the Low-Income Home Energy Assistance Program (LIHEAP), the County helps low-income households manage energy costs, reducing the financial burden and freeing up income for other essentials.

Supportive Services: Additional programs include indigent burial/cremation services and the Summer Food Service Program, which address critical needs for vulnerable populations.

Community Partnerships: Human Services collaborates with local non-profits, educational institutions, and workforce agencies to expand access to resources and ensure a coordinated approach to poverty reduction.

Together, these efforts align with Volusia County's broader goals of reducing poverty, promoting housing stability, and fostering economic opportunity for all residents.

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

The goals of the poverty reducing programs are coordinated with the goals of this plan through the leveraging of the available federal and state funding to meet the needs of low- and moderate-income individuals and families. Through the implementation of programs funded with CDBG, HOME, ESG, and SHIP dollars, the County furthers the anti-poverty goals which align with the goals and objectives of the Consolidated Plan, to meet the priority needs.

## **SP-80 Monitoring – 91.230**

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

Volusia County Community Assistance follows a monitoring plan to ensure that programs implemented with CDBG, HOME, and ESG remain compliant with HUD requirements. Monitoring is affected from project selection through project close-out and includes risk assessments to determine the appropriate oversight necessary to ensure long-term compliance.

Volusia County employs a comprehensive monitoring system to ensure long-term compliance with federal regulations governing its Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The Community Assistance Division conducts regular on-site and desk monitoring of subrecipients, contractors, and developers to verify adherence to program requirements, including eligibility, financial management, procurement, and performance outcomes. Monitoring activities are guided by written policies and procedures that align with HUD regulations and include the use of standardized checklists, risk assessments, and reporting tools. The County also provides technical assistance and training to partners to promote compliance and improve program delivery. Findings from monitoring reviews are documented and followed up with corrective action plans when necessary, ensuring that any deficiencies are addressed promptly. This proactive approach helps maintain program integrity, protects federal investments, and ensures that services and housing remain accessible and beneficial to low- and moderate-income residents over the long term.





Fiscal Year 2025–2026  
October 1, 2025 – September 30, 2026  
**Annual Action Plan**



**Prepared by:**  
M&L Associates

**Prepared for:**  
County of Volusia  
Community Assistance Division  
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## Expected Resources

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

#### Introduction

Volusia County anticipates receiving the following amounts in CDBG, HOME, and ESG for FY 2025. The amounts for CDBG and HOME include projected program income to be realized throughout the fiscal year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
<b>CDBG</b>	Public-Federal	Affordable Housing Public Services Public Facilities Planning & Admin	\$1,718,768	\$300,000	\$30,000	\$2,048,768	\$6,875,072	Amount for remainder is estimated at FY 2025 multiplied by four
<b>HOME</b>	Public-Federal	Affordable Housing CHDO Set-Aside TBRA Planning & Admin	\$673,150.09	\$250,000	\$352,898	\$1,276,048.09	\$2,692,600.36	Amount for remainder is estimated at FY 2025 multiplied by four
<b>ESG</b>	Public-Federal	Rapid Re-Housing Homelessness Prevention Planning & Admin	\$149,596	\$0	\$0	\$149,596	\$598,384	Amount for remainder is estimated at FY 2025 multiplied by four

**Table 53 - Expected Resources – Priority Table**

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

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 2025-26, Volusia County is expected to receive \$3,155,178 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 match, subrecipients and non-profits will utilize other funding sources when bid proposals or the cost to provide the service exceed budgeted amounts. The amount of leverage for CDBG cannot be estimated at this time as it is based upon actual project costs.

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

Volusia County maintains a list of publicly owned land suitable for the development of affordable housing. These parcels are made available for the development of affordable housing through donations for projects selected through a competitive 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.

**Discussion**

The Citizen Participation process was conducted subsequent to the FY 2025 funding amounts being announced by HUD and actual amounts were included throughout the process.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	CDBG: \$100,000  HOME: \$504,862.09	Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Homebuyer Assistance	2025	2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$150,000	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: \$100,973	Affordable units constructed: 1 Household Housing Unit
4	Public Service Assistance	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	County Wide	Increase Access to Public Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 142 Persons Assisted
5	Public Facilities/ Infrastructure	2025	2029	Non-Housing Community Development	County Wide	Improve Access to Public Facilities/Infrastructure	CDBG: \$1,046,015	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,085 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Tenant Based Rental Assistance and Rapid Re-Housing	2025	2029	Homeless	County Wide	Increase Access to Homeless Prevention Services	HOME: \$0  ESG: \$46,126	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
7	Homeless Prevention	2025	2029	Homeless	County Wide	Increase Access to Homeless Prevention Services	ESG: \$92,252	Homelessness Prevention: 5 Persons Assisted
8	Planning and Administration	2025	2029	Planning and Administration	County Wide	Program Administration	CDBG: \$321,753  HOME: \$67,315  ESG: \$11,219	Other: 15- Other
9	Homeowner housing - creation of additional units	2025	2029	Affordable Housing	County Wide	Increase Access to Affordable Housing	HOME: \$452,898	Homeowner Housing Added: 5 Household Housing Units

**Table 54 – Goals Summary**

### Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of substandard housing units will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The County will also use CDBG and HOME funds for housing rehabilitation program delivery activity.
2	Goal Name	Homebuyer Assistance
	Goal Description	Provision of a deferred payment loan to low-moderate income first-time homebuyers to assist them by reducing the cost to purchase a safe, decent, and affordable home.

3	<b>Goal Name</b>	Rental Housing-CHDO Set-Aside and Operations
	<b>Goal Description</b>	Provision of funds to CHDO organizations and other developers to assist with deferred loans to create safe, decent and affordable rental housing units for low-moderate households, including non-homeless households with special needs.
4	<b>Goal Name</b>	Public Service Assistance
	<b>Goal Description</b>	Create a suitable living environment by increasing the availability of public services to youth, elderly, and homeless.
5	<b>Goal Name</b>	Public Facilities/Infrastructure
	<b>Goal Description</b>	Create a suitable living environment by addressing essential public facility and infrastructure improvements.
6	<b>Goal Name</b>	Rapid Re-Housing
	<b>Goal Description</b>	Funds to provide affordable rental housing for those experiencing homelessness as well as the administration involved in implementing the activity.
7	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	Funds to provide affordable rental housing to those at imminent risk of experiencing homelessness as well as the administration involved in implementing the activity.
8	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Funds will be used for the administration and implementation of the CDBG, HOME, and ESG programs. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.
9	<b>Goal Name</b>	Homeowner housing - creation of additional units
	<b>Goal Description</b>	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.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects to be undertaken using the anticipated funding for the CDBG, HOME, and ESG allocations are described in this section, and include descriptions of how each project will further the goals of the strategic plan.

#### Projects

#	Project Name
1	CDBG - Program Administration
2	CDBG - Housing Rehabilitation
3	CDBG – City of South Daytona - Pope Avenue Stormwater System Rehabilitation
4	CDBG – City of Orange City - East Graves Avenue Stormwater & Parking Improvement
5	CDBG - Habitat for Humanity of Greater Volusia County - Perry Street Paving
6	CDBG - Family Renew Community - Foundations of Stability: DeLand Transitional Housing Rehabilitation Initiative
7	CDBG - Halifax Urban Ministries - Beacon of Hope: Chaplain Services for Homeless
8	CDBG - Family Health Source - Mindful Moments: A Journey of Wellness
9	CDBG - Foundations to Freedom - Foundations to Recovery
10	CDBG – Family Renew Community - Strengthening Families: Increasing Capacity through Case Management Expansion
11	CDBG – Public Facility/Infrastructure Improvement TBD
12	HOME - Program Administration
13	HOME - CHDO Set Aside and Operations
14	HOME – Homeowner Housing Development
15	HOME - Homebuyer Assistance
16	HOME - Homeowner-Occupied Rehabilitation
17	ESG – 2025 Projects- Program Administration/Homeless Prevention/Rapid Re-housing

**Table 55 – Project Information**

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

To establish funding priorities, Volusia County uses a structured ranking system that categorizes community needs as high, medium, low, or no need. This prioritization is informed by data from the Needs Assessment, Housing Market Analysis, public input, and consultations with local agencies. The County also considers available funding and the feasibility of addressing each need within budget constraints.

The priority levels are defined as follows:

High Priority: Critical needs that will be funded during the Consolidated Plan period.

Medium Priority: Moderate needs that may be funded if resources allow.

Low Priority: Minimal needs that are unlikely to receive funding.

No Need: Needs that are either not present or are addressed through other means outside of the Consolidated Plan.

Despite these efforts, 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 Project Summary

### Project Summary Information

<b>Project Name and Number</b>	1 - CDBG – Countywide - Program Administration
<b>Target Area</b>	N/A
<b>Goals Supported</b>	General CDBG Program Administration
<b>Needs Addressed</b>	Program Administration
<b>Funding</b>	CDBG: \$321,753
<b>Description</b>	Funds will be used for general program administration expenses, including planning, coordination, oversight, and analysis.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is for program administration and planning and will not be reporting any beneficiaries. This project will also include 20% of program income that is earned during program year, which will be added as program income is earned.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Administration

<b>Project Name and Number</b>	2 - CDBG – Housing Rehabilitation
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Housing Rehabilitation
<b>Needs Addressed</b>	Increase Access to Affordable Housing
<b>Funding</b>	CDBG: \$100,000
<b>Description</b>	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 5 very-low, low, or moderate-income households.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Housing Rehabilitation

<b>Project Name and Number</b>	3 - CDBG – City of South Daytona - Pope Avenue Stormwater System Rehabilitation
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$500,000

<b>Description</b>	Provision of funds for opening and reconstructing the drainage easement, standardizing pipe sizes throughout the system to enhance flow, and installing a stormwater pump station at the terminus.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,635 residents in the service area will benefit, 845 residents anticipated to be served are low- and moderate-income.
<b>Location Description</b>	750 Reed Canal Road to 819 Valencia Road, South Daytona, FL 32119
<b>Planned Activities</b>	Infrastructure Improvement

<b>Project Name and Number</b>	4 - CDBG – City of Orange City - East Graves Avenue Stormwater & Parking Improvement
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$293,000
<b>Description</b>	Provision of funds to construct a new paved twenty space parking lot on a 0.34-acre dirt/gravel parcel. Construction of an underground stormwater vault, improvements to a portion of the historic Albertus Way alley, and paved connection to the sidewalks.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2,360 residents in the service area will benefit, 1,410 residents anticipated to be served are low- and moderate-income.
<b>Location Description</b>	220 E. Graves Ave., Orange City, FL 32763
<b>Planned Activities</b>	Infrastructure/Parking Improvement

<b>Project Name and Number</b>	5 - CDBG - Habitat for Humanity of Greater Volusia County - Perry Street Paving
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$136,500
<b>Description</b>	Provision of funds for paving a street that Habitat for Humanity of Greater Volusia County will be building at least two new affordable homes on.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 2 very-low, low, or moderate-income households.
<b>Location Description</b>	Perry Street, Orange City, FL
<b>Planned Activities</b>	Street Improvement

<b>Project Name and Number</b>	6 - CDBG - Family Renew Community - Foundations of Stability: DeLand Transitional Housing Rehabilitation Initiative
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure
<b>Funding</b>	CDBG: \$117,515 CDBG Prior Year Funds: \$30,000
<b>Description</b>	Provision of funds for structural repairs, ADA accessibility upgrades, interior refurbishments, and critical systems replacement at a homeless facility for families.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 82 homeless persons will benefit from this activity.
<b>Location Description</b>	259 W. Voorhis Ave., DeLand, FL 32720
<b>Planned Activities</b>	Homeless Shelter Improvement

<b>Project Name and Number</b>	7 - CDBG - Halifax Urban Ministries - Beacon of Hope: Chaplain Services for Homeless
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$50,951
<b>Description</b>	Provision of funds to add a Chaplain position at Halifax Urban Ministries to work with shelter residents and provide street outreach to the homeless.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 255 homeless persons will benefit from this activity.
<b>Location Description</b>	1340 Wright St., Daytona Beach, FL 32117
<b>Planned Activities</b>	Homeless Shelter Operating

<b>Project Name and Number</b>	8 - CDBG - Family Health Source - Mindful Moments: A Journey of Wellness
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$78,553
<b>Description</b>	Provision of funds to support the First Episode Psychosis and Trauma program which provides comprehensive, evidence-based support to individuals experiencing their first episode of psychosis and those affected by trauma.



<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 30 very-low, low, or moderate-income persons will benefit from this activity.
<b>Location Description</b>	1205 S. Woodland Blvd., DeLand, FL 32720
<b>Planned Activities</b>	Mental Health Services

<b>Project Name and Number</b>	9 - CDBG - Foundations to Freedom - Foundations to Recovery
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$88,908
<b>Description</b>	Provision of funds to support the organization in employing one new Care Coordinator position to address the opioid epidemic and substance use disorder crisis in Volusia County.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 15 homeless persons will benefit from this activity.
<b>Location Description</b>	339 E. New York Ave., DeLand, FL 32724
<b>Planned Activities</b>	Substance Abuse Services

<b>Project Name and Number</b>	10 - CDBG – Family Renew Community - Strengthening Families: Increasing Capacity through Case Management Expansion
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Increase Access to Public Services
<b>Funding</b>	CDBG: \$31,588
<b>Description</b>	Provision of funds to support one full-time Program Manager/Case Manager position to expand service capacity and geographical reach of homeless services for families.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 72 homeless families will benefit from this activity.
<b>Location Description</b>	Various
<b>Planned Activities</b>	Homeless Shelter Operating

<b>Project Name and Number</b>	11 - CDBG – Public Facility/Infrastructure Improvement TBD
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Public Facilities/Infrastructure
<b>Needs Addressed</b>	Increase Access to Public Facilities/Infrastructure

<b>Funding</b>	CDBG Expected Program Income: \$300,000
<b>Description</b>	Provision of funds to make improvements to eligible facilities or infrastructure that will be identified as an eligible project is identified.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of proposed beneficiaries to be determined as specific projects are identified.
<b>Location Description</b>	Location to be determined
<b>Planned Activities</b>	Planned activities to be determined

<b>Project Name and Number</b>	12 - HOME - Program Administration
<b>Target Area</b>	N/A
<b>Goals Supported</b>	General HOME Program Administration
<b>Needs Addressed</b>	Program Administration
<b>Funding</b>	HOME: \$67,315
<b>Description</b>	Administration, planning, and fair housing activities for the HOME program.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is for program administration and planning and will not be reporting any beneficiaries. This project will also include 10% of program income that is earned during program year, which will be added as program income is earned.
<b>Location Description</b>	N/A
<b>Planned Activities</b>	Administration and planning

<b>Project Name and Number</b>	13 - HOME - CHDO Set Aside and Operations
<b>Target Area</b>	N/A
<b>Goals Supported</b>	CHDO Set-Aside and Operating Expenses
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$100,973
<b>Description</b>	Provision of funds for a CHDO set aside eligible activity to acquire and rehabilitate one single-family housing unit for rent to very-low and low-income households that meet HOME income guidelines for the applicable HOME affordability period. New construction of rental housing will also be considered under this activity. Provision of funds for eligible operating expenses for Volusia County housing development CHDO.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One low-income household at 60% or less of area median income will benefit.
<b>Location Description</b>	Countywide - Location is to be determined
<b>Planned Activities</b>	CHDO rental housing

<b>Project Name and Number</b>	14 - HOME – Homeowner Housing Development
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Increase Access to Affordable Housing
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$100,000 HOME Prior Year Funds: \$352,898
<b>Description</b>	Provision of funds to private developers, non-profit and for-profit, to leverage the cost of constructing units to create safe, decent and affordable housing for low- and moderate-income homebuyers.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A minimum of 5 very-low or low-income households will benefit from the proposed activity.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Affordable Housing

<b>Project Name and Number</b>	15 - HOME - Homebuyer Assistance
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Homeowner Housing - Homebuyer assistance
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$150,000
<b>Description</b>	Provision of funds to assist with the costs to purchase a safe, decent, and affordable home by providing a deferred payment loan with recapture provisions for down payment, gap financing and closing costs to very-low and low-income households as defined by the HOME program.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 6 households with very-low and low-incomes, as defined by the HOME program, will benefit.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Homebuyer Assistance

<b>Project Name and Number</b>	16 - HOME - Homeowner-occupied Rehabilitation
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Increase access to affordable housing
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$254,862.09 HOME Expected Program Income: \$250,000
<b>Description</b>	Provision of funds to assist owners of single-family housing that is in sub-standard condition.
<b>Target Date</b>	9/30/2026

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A minimum of 5 very low or low-income households will benefit from the proposed activity.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Affordable Housing

<b>Project Name and Number</b>	ESG – 2025 Projects- Program Administration/Homeless Prevention/Rapid Re-housing
<b>Target Area</b>	N/A
<b>Goals Supported</b>	Tenant-Based Rental Assistance & Rapid Re-Housing Homeless Prevention and Services Program Administration
<b>Needs Addressed</b>	Increase Access to Homeless Services
<b>Funding</b>	ESG: \$149,596
<b>Description</b>	Volusia County 2025 ESG programs to be implemented include \$11,219 in program administration, \$46,126 for homeless prevention to assist households in imminent risk of homelessness, \$46,126 for rapid re-housing to assist households experiencing homelessness, and \$46,125 to support homeless shelter operating costs at various shelters located within Volusia County.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 5 households will benefit from the homeless prevention activity, 5 homeless households will benefit from the rapid re-housing activity, and 25 homeless households will benefit from the emergency shelter operating activity.
<b>Location Description</b>	N/A
<b>Planned Activities</b>	Program Administration, Homeless Prevention, Rapid Re-Housing, and Emergency Shelter Operating

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

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

The County of Volusia Urban County Entitlement Community includes 9 participating jurisdictions as well as the unincorporated areas of Volusia County. Funds are not used in municipalities that receive their own CDBG entitlement funds or have chosen to opt out of the Urban County Community including Daytona Beach, Port Orange, Deltona, Edgewater, Ponce Inlet, Oak Hill, and Pierson. HOME and ESG funds are used throughout the jurisdiction area. CDBG funds are allocated to projects through a competitive application process, where participating municipalities, eligible non-profit agencies, and affordable housing developers 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. This competitive application process is being implemented with the FY 2025 funding to ensure projects align with the strategic plan and funds are expended on a timely basis to avoid delays in providing public benefits to the community.

In FY 2025, all funds will be allocated for countywide activities, and 100% of the funding will benefit low-and moderate-income individuals and families and meet priority needs throughout the County entitlement area.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Volusia County	100%
Spring Hill	0%
Historic Westside- New Smyrna Beach	0%

**Table 56 - Geographic Distribution**

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

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. Additionally, several large investments have been made in these areas in recent years. While there were no allocations awarded in the Spring Hill or Historic Westside - New Smyrna Beach target areas for FY 2025, low-income individuals and families within these target areas may benefit from countywide applications 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

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	22
Special-Needs	0
<b>Total</b>	<b>32</b>

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	6
Rehab of Existing Units	10
Acquisition of Existing Units	6
<b>Total</b>	<b>32</b>

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Volusia County is proposing increases to the maximum sales prices based on analysis of local data as defined in the HOME regulation, section 92.205. 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. Recent sales data for a three-month period are attached as an appendix to this plan. The calculated median, 95% of the median, and alternate unit maximums based on a required formula are shown in the table below. The 2024 published sales price maximum by HUD is \$293,000 for existing units and \$342,000 for new construction units. The analysis of the recent sales data in Volusia County shows that those limits are not sufficient, and the county proposes the limits shown below for review and approval by HUD as part of this Annual Plan.

<b>PROPOSED - Volusia County HOME Maximum Price Limits</b>	<b>1-Unit</b>	<b>2-Unit</b>	<b>3-Unit</b>	<b>4-Unit</b>	<b>Unadjusted Median Value</b>
Existing Housing	\$346,750	\$443,840	\$537,463	\$665,760	\$365,000
Newly Constructed Housing	\$364,800	\$466,944	\$565,440	\$700,416	\$384,000

The affordable housing needs identified in the strategic plan will be addressed through housing rehabilitation, homeownership, affordable housing development, tenant-based rental assistance, and rapid re-housing programs to be implemented during FY 2025. Descriptions of the planned activities for FY 2025 are included in the AP-35 project summaries.

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

### **Introduction**

There are three public housing authorities that own and manage public housing units in the Volusia County entitlement jurisdiction, including the DeLand Housing Authority (DHA), the New Smyrna Beach Housing Authority (NSBHA), and the Ormond Beach Housing Authority (OBHA). These agencies also manage Housing Choice Voucher (HCV) Section 8 rental assistance programs. Volusia County Community Services Department is designated as a PHA and administers the Housing Choice Voucher program but does not own or manage public housing units.

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

Volusia County has not designated any funding to address public housing needs for FY 2025, and public housing authorities will provide improvements and services to their residents through PHA funding, including family self-sufficiency programs, capital improvements, and other resident services initiatives. Households receiving public housing and HCV assistance are eligible to apply for homeownership assistance programs directly to individual programs.

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

All three Public Housing Authorities (PHAs) serving Volusia County actively promote resident engagement through offering opportunities to participate in advisory boards and resident councils. To support pathways to homeownership, the County and its PHAs connect participants in the Family Self-Sufficiency (FSS) program with local organizations that provide homeownership education and assistance to low- and moderate-income households.

The DeLand Housing Authority (DHA) encourages participation by residents and requires that at least one member of their five-member board is a Section 8 housing participant. The current initiatives the DHA is implementing to engage residents are promoting homeownership programs, providing services such as health, employment, or GED preparation.

The New Smyrna Beach Housing Authority (NSBHA) has faced challenges in continued participation of their resident council, and the current council is inactive. Challenges stem from damage sustained from the Hurricane Ian weather event in 2022 which caused damage to the public housing units at the Live Oak Homes complex and resulted in residents having to relocate. While the NSBHA does not have a homeownership program that transfers a voucher to mortgage assistance, residents participating in the FSS program receive supportive services to facilitate homeownership.

The Ormond Beach Housing Authority (OBHA) encourages their community members to participate in resident council initiative to increase engagement; however, they do not currently have an active council.

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

The public housing agencies that serve Volusia County are not designated as troubled.



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

### **Introduction**

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

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.

#### **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 and diversity 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.

### **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 on progress made in advancing the affordable housing goals.

To reduce development costs and incentivize affordable housing construction, the County is moving forward with approval of a 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 FY 2025 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 outlined in the Strategic Plan. 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. In 2025, the CFAB last completed the process of re-evaluating the priority needs categories funding. 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.

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 FY 2025, the Volusia County Community Assistance Division will promote and sustain affordable housing by continuing the implementation of the 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.

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 Division 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.

Emergency Assistance: 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.

The Community Assistance Division 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 is shared with the CFAB and agencies.

## Program Specific Requirements

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

<b>Program Income Category</b>	<b>Dollar Amount</b>
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	\$300,000
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	\$300,000

#### Other CDBG Requirements

<b>Program Income Category</b>	<b>Dollar Amount</b>
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%

#### 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 is not planning to use other forms of investment beyond what is identified in Section 92.205.

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

The recapture of HOME funds is enforced through the use of a recorded mortgage with recapture provisions. The mortgage is for a fifteen-year period. However, the HOME affordability period is based on the amount of HOME funds actually invested in the unit and the statutory limits as codified in 24 CFR 92.254 (a) (4).

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

The recapture of HOME funds is enforced through the use of a recorded mortgage with recapture provisions. The mortgage is for a fifteen-year period. However, the HOME affordability period is based on the amount of HOME funds actually invested in the unit and the statutory limits as set forth in 24 CFR 92.254 (a) (4).

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

Volusia County does not plan to use HOME funds to refinance existing debt for multifamily housing rehabilitated with HOME funding.

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 use a preference or limitation on rental housing projects that would limit opportunities prohibited by law.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

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

A copy of the current ESG Written Standards are attached.

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).

The County of Volusia 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 agencies based on the application criteria. The agency must demonstrate in their application an ability to successfully implement an ESG funded homelessness prevention, shelter, street outreach, or rapid re-housing activity, meet match requirements, and provide written standards that conform to the 24 CFR Part 576 requirements.

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

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

5. Describe performance standards for evaluating ESG.

ESG performance will be evaluated based on the following standards:

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

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## *Appendix A – Public Comments*

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## **Summary of Stakeholder and Public Comments**

### **Volusia County**

The following is a summary of the themes expressed through comments made by stakeholders engaged for the 2025-2029 Consolidated Plan Needs Assessment. Stakeholder Consultations were conducted during six meetings held between May 19 and May 21, 2025.

#### **Affordable Housing**

- Volusia County zoning ordinances allow for accessory dwelling units (ADUs), but they should be tweaked to allow/encourage more development. Driveway, parking, and orientation issues in the ordinances can make it difficult to meet the requirements of the ordinance.
- Single-family zoned areas could have more ADU/HUD manufactured housing that is built off-site and put together on-site.
- There is not enough small-unit housing affordable for single people/seniors on small lots.
- Surviving spouses of seniors generally live on a third of the income they had when they were partnered, and many of them have spent their savings on medical expenses. This makes it difficult for this demographic to afford housing. Many of them would like to age in place but cannot afford it.
- Site builders cannot build a three-bed, two-bath home for under \$300k.
- It is difficult to find land that is zoned to build affordable homes in general.
- Rents are rising significantly faster than incomes.
- Renters at the top of the rental market would need help with down payments to transition to becoming homeowners. This is the difference for these households between creating generational wealth and having no or negative net worth.
- There is Daytona Beach public housing in several areas that are prone to flooding. Because of this, they have approximately 100 units that are damaged. They plan to redevelop these areas with more density and community park space with Choice Neighborhoods funds.
- Affordable housing development must be mixed income to avoid the concentration of low-income housing in one area.
- There are long waitlists and constant inquiries for available units of public and assisted housing.
- Younger people are finding it increasingly more difficult to find affordable housing where they can also be employed.
- Housing is extremely expensive in high-rise coastal communities, so service workers (hospitality, restaurant, retail jobs, etc.) are brought in from other communities.
- With the development of new manufacturing and healthcare facilities on the horizon, there will be a need for affordable housing for these workers.
- Most affordable housing is suitable for people at 60-80% AMI, but more housing is needed for extremely low-income households.
- Background and credit checks are often barriers for people looking for housing. Deposits are often doubled.
- The upfront costs (deposits, utility deposits, first and last month's rent) are increasing dramatically, which makes it difficult for people to get in the door even if they can afford the monthly rent.
- Application fees are sometimes charged per person in the unit (if more than one adult is rooming together) instead of one for the unit.

- The number of landlords participating in Section 8 has decreased considerably since before COVID. Many can get more money if they rent at market rate and do not want to assume the risk of renting to a voucher holder.
- Landlords take vouchers from areas with higher payment standards more readily than those with lower payment standards.
- There is a need for more single room occupancy (SRO) housing for seniors with supportive services like Meals on Wheels, transportation to appointments, etc.
- There have been inquiries about a housing trust fund, but one does not currently exist.
- Infill housing development could help seniors and others stay in communities where they have ties.

### **Homeless Services**

- Increased shelter capacity is needed to keep families together.
- Seniors increasingly cannot afford housing, but shelters often cannot meet their needs in terms of mobility, etc.
- The length of shelter stays is longer because of the lack of affordable units.
- Recidivism into homelessness has increased.
- More supportive housing is needed for disabled individuals who might otherwise end up in the hospital.
- Prevention services are typically the most efficient but least funded. These also save money by preventing people from becoming homeless.
- VA vouchers can be placed easily, but the County housing authorities do not have many.
- Multiple agencies were working to accommodate people until FEMA assistance kicked in for temporary shelter after the storms.
- There is approximately a 10,000-unit deficit of shelter spots.
- Households are usually around 1-2 months behind on rent before they ask for assistance. When an eviction is going through the court, rental assistance cannot be disbursed.
- There is a lack of services for those exiting incarceration, and those organizations that provide housing can be particular about admitting persons with a record of certain types of charges. The Neighborhood Center GAP program is always full.
- There is a gap in accessible units for disabled persons, including people who are blind. A related challenge is finding staff for facilities for people with special needs who have the necessary skills (know sign language, etc.).

### **Human Service Providers**

- Retaining adequate staff and funding is a challenge for planning the use of grant funds.
- According to the United Way ALICE report, about 47% of people are living paycheck-to-paycheck, which is higher than previous reports.
- Maintenance on private vehicles can be extremely expensive, and repairs are costly and compounding.
- Public transit does not operate during hours when large numbers of people need to travel to work (shift workers, etc.).
- There has been an increase in the co-occurring mental health and substance use issues.
- Youth aging out of foster care have specific needs.

## **Healthy Housing & Neighborhoods**

- There is a need for emergency healthcare along the coast. People currently need to travel across the bridges to access healthcare.

## **Community-Based Organizations/Economic Development**

- A challenge for employers is finding a qualified workforce.
- Every employer has a unique skill set that they are looking for in employees that they can either recruit for or train on the job. Many use curriculum education programs at Embry Riddle, etc.
- Small businesses need assistance to get off the ground. Business owners often do not know what resources are available to them.
- Businesses should provide job training, more partnerships with colleges, and funding to engage in training.
- The economy of Northwest Volusia County was predominantly agricultural, but has declined as the demographic ages. People need to commute further for employment.
- A younger workforce should be attracted to areas where approximately 50% of the population is at retirement age.
- While unemployment has not gotten worse from a data perspective, individual businesses or industries may struggle to find employees.
- Two-thirds of businesses fail if they do not become operational again within 60 days after a natural disaster, so more assistance is needed to address disaster recovery for small businesses.
- Companies in the aerospace and aviation industries are in the County and will be hiring engineers and manufacturers in the next three years.
- Healthcare facilities are being developed, along with the opportunity for careers in the healthcare sector.
- There are opportunities for development and potential for growth in open industrial parks throughout the County.

## **Community Resiliency**

- Assistance for disaster recovery may come more from State and Local funds in the future rather than from FEMA.

## **Childcare**

- Childcare is prohibitively expensive, and quality childcare for those who do not work regular daytime hours is difficult to find.

## **Summary of Public Comments Received at Public Needs Meetings**

### **Volusia County**

The following is a summary of the comments received during two public needs meetings held during the development of the Volusia County 2025-2029 Consolidated Plan.

Meetings were held as follows:

#### **Meeting 1**

**May 19, 2025 - 5:30 p.m. - City of DeLand**

**Number of Attendees - 9**

- A participant asked a question about the gap period for homeownership assistance (3 years), and Community Assistance staff provided the response.
- Question about qualifying for rapid re-housing rental assistance:
  - A resident provided an example of difficulties in accessing services for persons experiencing homelessness. The example was of an elderly person currently unsheltered, with mental health needs, who was having difficulty connecting to services, including a shelter that exited the individual back into homelessness because he did not have income. Community Assistance staff present provided contact information to obtain additional information and attempt to connect with appropriate resources.
- For persons with disabilities, a mix of different housing types are needed to meet the individual needs of community members.
- Some people in need of affordable housing have difficulty navigating applications using computers and are unable to apply when a waiting list is open because it is an online application.
- People in need of affordable housing may not be aware of the different assisted housing available, and the process to apply for housing, including knowledge of HUD Multifamily Housing.
- People qualifying for a voucher may not be able to find a unit because there are no available units for rent at a price that the voucher program would accept. Vouchers issued may be lost if the family does not find a suitable unit within 60 days.
- Community Assistance staff provided information on how Housing Choice Voucher (HCV) participants who live outside of Volusia County can request to move to another jurisdiction, and the Public Housing Authority (PHA) for the area they move to may absorb the voucher.
- Digital computer training for seniors would be useful.
- Youth programs where high school-aged students can obtain part-time jobs to gain experience would be a useful program. Community Assistance staff discussed previous programs that had operated in that manner, and the public library student worker opportunities with Volusia County.
- The importance of youth employment programs and how programs can lead to full-time employment after graduation from high school was discussed.

## Meeting 2

May 21, 2025 - 5:30 p.m. - City of New Smyrna Beach

Number of Attendees - 4

- A question on the eligibility of a church to apply for funding was raised. Community Assistance provided a response that churches could apply as long as they are a 501(c)(3) non-profit organization and the proposed project was eligible.
- There are concerns that people who cannot afford the cost to commute will not have other options after a proposed city project is completed.
- A question was raised about competitive funding applications. Community Assistance provided a brief overview of the process for the competitive funding application cycles.
- There are changes in the homeless population, and concerns about safety.
- A resident noted the increased visibility of persons experiencing homelessness since 2015.
- Needs for persons experiencing homelessness:
  - Mental health care, digital applications for services, and some people cannot access them, and this makes senior citizens susceptible to homelessness because they are unable to gain access to available services, as they are not knowledgeable about computers.
- Hours worked are not enough to pay bills, and some may have to pay for childcare.
- Youth programs are a need in the community.
- There should be a place for people applying for services to provide their opinions.
- Basic services are needed for people who want to work but do not have the skills needed. Services needed include literacy and basic math to help with job training.
- Transportation to services is a need in the community.
- Rapid re-housing is an available program through a homeless services provider, The Neighborhood Center.
  - The police department has staff who do street outreach to help connect persons experiencing homelessness to services.
- There is an increased need for domestic violence shelters.
- Programs to prevent people from descending further into homelessness are needed, as some homeless persons are unable to use available services due to having zero income.
- Funds should be used to buy large batches of mobile homes to replace some that were damaged, and some homes are being repaired when they should be replaced.
- Multi-unit apartment buildings are an efficient way to create more housing.
- The rising costs of construction are impacting housing affordability, as construction costs have gone up by 20% in the last 30 months.
- SSDI income is not enough to meet the qualifications for homeownership.
  - Smaller micro-sized apartments are less expensive to build and could house lots of 1-person households.

**Summary of Public Comments Received at Public Hearings Held During the 30-day Public Comment Period**  
**Volusia County**

**Meeting 1**

**July 8, 2025 - 5:30 p.m. - City of DeLand**

**Number of Attendees - 15**

- An attendee requested information to clarify the estimated benefits for the rapid re-housing program and if it is for the entire County. The response provided advised that it is an estimated benefit countywide for the ESG program.
- An attendee requested clarification on the different homeless services programs and the difference in funding amounts for CDBG. The response provided explained differences in the programs (substance abuse treatment vs. shelter operating costs) and impacted the number of persons served because of more intensive one-on-one treatment.
- An attendee asked a question about the Homebuyer Down Payment Assistance programs, and Community Assistance staff provided information that applications are currently being accepted and contact information.
- A question was asked about eligibility for additional housing rehabilitation assistance for a homeowner who has already received assistance. Community Assistance staff provided information for the different repair and mitigation programs and explained that homes that have liens from previous assistance are not eligible until the affordability period expires. Additional discussion between participants included information on grant vs. loan for assistance and program changes. Contact information for completing a pre-screen application for the programs was provided.
- Attendees commented on program changes for other programs administered by Community Assistance, which are not funded with HUD entitlement allocations and unrelated to the draft Consolidated Plan and Annual Action Plan.
- Comments were received that several attendees are not in agreement with the County's policy to require liens for housing assistance programs.
- A question on income thresholds, and County staff provided information on the current income limits.

## Meeting 2

July 10, 2025 - 6:00 p.m. - New Smyrna Beach

Number of Attendees - 6

- The definition of stakeholder and the consultation process was asked. The consultant provided clarification on non-profit, homeless, public housing, affordable housing providers, and other interested parties that were consulted in the development of the plan.
- City involvement in consultations was questioned, and it was clarified that all cities that participate in the Volusia County urban county were invited to participate in the stakeholder meetings.
- An attendee asked about the goals and if they were for all five years of the plan. It was explained that the goals remain the same, but activities to meet those goals will change each year. It was also explained that established goals can be revised if conditions change throughout the plan period and the County needs to update its goals.
- A question was asked about state funds and the SHIP program. Information was provided on the CDBG, HOME, and ESG programs and the differences between federal and state funding. An explanation of the formula grant system provided clarifying information on how funds are allocated by HUD to Volusia County.
- There is a limited amount of funding being planned for affordable rental housing development, and only Community Housing Development Organization (CHDO) funds are being put towards that need. Information on strategies in the LHAP for SHIP funding may address rental housing needs.
- An attendee representing a PHA explained they need funding to develop additional rental housing on parcels they own. The high cost per unit and limited funding available for new construction were discussed.
- A question was asked if the meeting included the Transform386 programs funded with disaster recovery funds. Staff confirmed that the meeting would not be discussing Transform386 programs and provided contact information for those inquiries.
- Funding was not being allocated to projects in New Smyrna Beach for next year. The response provided information on the competitive application and selection process the County uses for awarding funding for projects.
- Funding application evaluation criteria may be unfavorable to smaller municipalities due to the emphasis on the number of people served. The County staff provided additional information on the evaluation criteria and how the number of people served was only one component. They also discussed that projects like stormwater infrastructure that could be tied to the disaster events may be better suited for other funding sources.
- An attendee agreed that the Historic Westside Neighborhood should be a target area for funding.
- Support is needed for increasing affordable rental housing units. The PHA has been unsuccessful in securing tax-credit funding. Clarification that tax-credit funding is different from the HUD funding, and tax-credit funding is generally a better fit for large development projects, as more funding is available.
- Questions were raised and answered by County staff about the difference between the HUD entitlement funds included in the draft plan and proposed activities and other programs administered by Community Assistance unrelated to the plan.
- A community member will be recommending that the City of New Smyrna Beach apply for CDBG-DR funded projects when that program opens.
- Vacant properties could be used to expand drainage areas.

- A question was asked whether property be donated to be used for projects. The response advised that if the property is in the City limits, contact the City to start the conversation on transferring ownership.
- Flooding is still a concern and a potential impact of new housing development.
- An attendee asked where the full plan can be reviewed, and staff answered that copies of the plan are available in all Volusia County public libraries and on the website.
- A question was raised on performance standards for ESG. Community Assistance staff provided further clarification.
- Clarification on whether acquisition was for property or land. Clarification was provided that the presentation included the list of eligible activities, and acquisition is an eligible use of funds for either property or land.
- Rapid re-housing and the type of rental assistance to house people who are homeless was explained.



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## *Appendix B – ESG Written Standards*

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## **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

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## ***General Standards***

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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), Equal Access In Accordance with a Person's Gender identity (CFR 24 5art 5); 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.

#### **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 of 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 based on disability and familial status, 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. 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, sexual orientation/LBGTO, disability, or family 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 may be limited to one sex where such 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, sexual orientation, age, familial status, or handicap 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. Accessibility and integrative housing and services for persons with disabilities.
- 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 are 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.
- 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, permanent supportive housing and rapid rehousing assistance providers;
  - 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;
    - 5. Programs for Runaway and Homeless Youth;
    - 6. Projects for the Assistance in the Transition from Homelessness;
    - 7. Services in Supportive Housing Grants;
    - 8. Emergency Food and Shelter Program;
    - 9. Transitional Housing Assistance Grants for Victims of Sexual Abuse, Domestic Violence, and Stalking Program;
    - 10. Homeless Veterans Reintegration Program;
    - 11. Domiciliary Care for Homeless Veterans Program;
    - 12. VA Homeless Providers Grant and Per Diem Program;
    - 13. Health Care for Homeless Veterans Program;
    - 14. Homeless Veterans Dental Program;

- 15. Supportive Services for Veterans Families Program; and
- 16. Veterans Justice Outreach Initiative

- 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 projectbased assistance;
  - iii. Supportive Housing for Persons with Disabilities;
  - iv. HOME Investment Partnerships Program;
  - v. Temporary Assistance for Needy Families;
  - vi. Health Center Program;
  - vii. Head Start;
  - viii. Mental Health and Substance Abuse Block Grants;
  - ix. Services funded under the Workforce Investment Act; and
  - x. State Housing Related Assistance Program for Adults with Serious Mental Illness
- 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. Commission Attainable Housing Steering Committee
  - vi. Various other committees, task forces and workgroups.

#### **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 and renewed at three 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:
  - 1. Medicaid;
  - 2. Medicare ;
  - 3. Supplemental Nutrition Assistance Program;
  - 4. Women, Infants and Children (WIC);
  - 5. Federal-State Unemployment Insurance Program;
  - 6. Supplemental Security Income (SSI);
  - 7. Social Security Disability Insurance (SSDI);
  - 8. Child and Adult Care Food Program; and
  - 9. Other available assistance.

## **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**

- 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 USC 48214846), the Residential Lead-Based Paint Hazard

Reduction Act of 1992 (42 USC 4851-4856) and implementing regulations in 24 CFR part 35, subparts A, B, H, J, K, M and R.

## **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.
  - 3. Interior air quality—Each room or space must have proper ventilation and be pollutant free.
  - 4. Water supply—Must be free of contamination.
  - 5. 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.
  - 6. Thermal environment—The housing must have the necessary, properly operating heating/cooling facilities.
  - 7. Illumination and electricity—The structure must have adequate and appropriate lighting and safe electrical sources.
  - 8. Food preparation—All food preparation areas contain suitable space and equipment to store, prepare, and serve safe and sanitary food.
  - 9. Sanitary conditions—The housing must be in sanitary condition.
  - 10. 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**

- 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. Probation 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. 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 has to 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 as a result 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
    4. Program participant records shall include written:
    5. 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.
    6. For CoC funded projects, acceptable evidence of homeless status as set forth in 576.500(b).

7. Determination and verification/certification that the program participant was eligible or ineligible for the particular services and/or financial assistance.
8. 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.
9. 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.
10. When applicable, verification that the services were terminated in compliance with 576.402 and/or 578.91.
11. When adopted by the Continuum of Care, a copy of the CoC-approved centralized or coordinated assessment of the program participant
12. 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
13. Determination and verification that the housing unit met HUD's habitability and lead-based paint standards
14. Copy of individualized housing stability plan
15. Notes verifying case management services were provided at least monthly, unless exempt from this requirement
16. 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
17. 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.

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### ***Street Outreach Standards***

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#### **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.
- 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.

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### ***Emergency Shelter Standards***

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#### **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.

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### ***Homeless Prevention and Rapid Re-Housing Standards***

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#### **XXI. Homeless Prevention and Rapid Re-Housing Minimum Standards**

- a. **Eligibility/ Prioritization:** Minimum standards for determining and prioritizing which eligible families and individuals shall receive homelessness prevention assistance and which eligible families and individuals shall receive rapid rehousing assistance are:
  - i. **Rapid Re-housing (RR):** 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. **Homelessness Prevention (HP) ESG:** 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.
  - iii. **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 homelessness prevention or 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. 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.
  - 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 homelessness prevention or 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 of time 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).
- 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:**

- i. **Homelessness Prevention:** participants shall be re-evaluated not less than once every three months
- ii. **Rapid Rehousing:** participants shall be re-evaluated not less than once annually

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/CoC assistance.

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## ***Transitional Housing Standards***

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### **XXII. 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. With the exception of programs providing recovery focused services for persons with substance use disorders, residents in transitional housing may not 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)

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### ***Permanent Supportive Housing Standards***

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#### **XXIII. 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 24CFR 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.
- f. **Housing First.** Providers of permanent supportive housing shall use the Housing First model as outlined below. Any new projects funded by the CoC must use the Housing First model. Any existing permanent supportive housing project that has indicated in application to HUD that it employs the Housing First model must follow the standards as set forth below. Existing permanent supportive housing projects that have not indicated Housing First are 'grandfathered' from this policy.
  - i. **Housing First Projects**
    - 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 Housing First (Critical Time Intervention, Motivational Interviewing, Stages of Change)
  7. Projects that are designated as Housing First shall be contractually obligated to follow these principles and will be subject to monitoring.
  8. 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.
  9. Payment of any late payment penalties incurred by the agency shall not be claimed for reimbursement.
  10. Payment shall only be made when there is a legally binding, written lease for the rental unit between the participant and the owner.
  11. 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.
- g. **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.
- h. **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



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## ***Emergency Transfer Plan***

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### **XXIV. Emergency Transfer Plan**

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

- a. The Violence Against Women's Act (VAWA) final rule includes:
  - i. Continuation of the core protections – The rule codifies the core protection across HUD's covered programs ensuring survivors are not denied assistance as an applicant, or evicted or have assistance terminated due to having been a victim of domestic violence, dating violence, sexual assault, and stalking, or for being affiliated with a victim.
  - ii. Emergency transfers – One of the key elements of VAWA's housing protections are emergency transfers which allows for survivors to move to another safe and available unit if they fear for their life and safety. VAWA required HUD to adopt a model emergency transfer plan for housing providers and to explain how housing providers must address their tenants' requests for emergency transfers.
- b. 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 effect 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.
- c. 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\(j\)\(8\)](#));

- d. 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.
- e. 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 an 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.
- f. 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));
- g. 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 NOFA; 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.
- h. 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 elements.
- i. 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

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## ***Equal access/ Gender Identify Rule***

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### **XXV. Policy on Gender Inclusion and Non-Discrimination with Respect to Sexual Orientation or Gender Identity**

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 regardless of sexual orientation or gender identity.<sup>12</sup> In an effort to achieve full compliance, the Volusia Flagler Continuum of Care (CoC FL-504) adopts the following policy:

#### **a. Definitions.**

For purposes of this policy:

1. *Sexual orientation* means one's emotional or physical attraction to the same and/or opposite sex (e.g. homosexuality, heterosexuality, or bisexuality).
2. *Perceived gender identity* means the gender with which a person is perceived to identify, based on that person's appearance, behavior, expression, other gender related characteristics, or the sex assigned to the individual at birth or identified in documents.
3. *Gender identity* means the gender with which a person identifies, if any, regardless of the sex assigned to that person at birth and regardless of that person's perceived gender identity.
4. *Equal access* means housing programs are open to all eligible individuals and families regardless of sexual orientation or, gender identity, and individuals will not be discriminated against based on actual or perceived gender identity, and where legitimate consideration of sex or gender is appropriate, such as in a facility providing temporary, or short term shelter that is not covered by the Fair Housing Act and which is legally permitted to operate as a single sex facility, the individual's own self-identified gender identity will govern.<sup>3</sup>

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<sup>1</sup> [https://www.hudexchange.info/resources/documents/EqualAccess\\_FinalRule\\_2.3.12.pdf](https://www.hudexchange.info/resources/documents/EqualAccess_FinalRule_2.3.12.pdf)

<sup>2</sup> <https://www.hudexchange.info/resources/documents/Equal-Access-Message-from-PDAS-Tregoning.pdf>

<sup>3</sup> <https://www.hudexchange.info/resources/documents/Equal-Access-Final-Rule-2016.pdf>

**b. 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 regardless of sexual orientation or gender identity (Equal Access).
2. The adoption of this Equal Access policy is a direct reflection of CoC FL-504's commitment to Housing First and to low-barrier access to housing and services.
3. All agencies receiving funding through HUD or that is otherwise made available through CoC FL-504 must promote and ensure Equal Access.
4. Although not required, all non-HUD/CoC-funded member agencies are strongly encouraged to adopt internal policies and best practices that promote and ensure Equal Access.

**c. Equal Access Standard.**

CoC FL-504 will assess whether an agency and its programs and services promote and ensure Equal Access by the extent to which it:

1. Determines client eligibility for housing, programs and services regardless of their sexual orientation, gender identity, perceived gender identity, or marital status, and will not discriminate against anyone because they do not conform to gender or sex stereotypes;
2. Grants client's equal access to housing, programs and services in a manner consistent with their gender identity;
3. Declines to ask clients to provide anatomical information, documentation of (including ID), or physical or medical evidence of their gender identity;
4. Whenever necessary, takes steps to address privacy concerns raised by any residents or occupants, including persons in question, in an appropriate and non-discriminatory way;
5. Ensures that individuals are made aware of their right to Equal Access by providing notice of such rights, using methods such as by posting in public spaces, amending program forms and documentation; and *rights and responsibilities*
6. Participates in annual CoC training on service inclusion and non-discrimination (which many be incorporated into Housing First training).

**d. Implementation Timeline.**

CoC FL-504 will implement this policy with the following actions:

- a. Add an additional non-scoring question to the 2020 NOFA application asking if the applicant has adopted internal policies and practices that indicate adherence to the above CoC policy on gender inclusion and non-discrimination.
- b. CoC FL-504 will continue to offer training opportunities for providers building towards full compliance with regard to the above policy.



# RAPID UNSHELTERED SURVIVOR HOUSING RAPID REHOUSING PROGRAM GUIDELINES

Volusia County  
FL-504 CoC  
Neighborhood Center of West Volusia and 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.*

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## **Program Overview**

Rapid Unsheltered Survivor Housing, under the Emergency Solutions Grants Program (RUSH) Rapid Rehousing (RRH), is administered through the **Neighborhood Center of West Volusia and Halifax Urban Ministries**, sub recipients 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	<ul style="list-style-type: none"><li>• Unaccompanied youth</li><li>• Family with minor children</li><li>• Adult</li></ul>
		Sheltered	<ul style="list-style-type: none"><li>• Unaccompanied youth</li><li>• Family with minor children</li><li>• Adult</li></ul>
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	<ul style="list-style-type: none"><li>• Unaccompanied youth</li><li>• Family with minor children</li><li>• Adult</li></ul>

**\*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](#)<sup>1</sup> 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

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<sup>1</sup> 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.

**FL-504 Written Standards: XXIc. 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. 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.

**XXI.J.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).** 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.

The FL-504 CoC / ESG written standards define the standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

**FL-504 Written Standards: XXIc. 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:**

- 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.**
- 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. In no event will assistance under rapid rehousing exceed 24 months in any 36 month period.**
- 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.**

**XXI.J.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) and note whether this standard is different for RUSH versus annual ESG. Standards are Consistent with the FL-504 CoC/ESG written standards. .**

## **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](mailto:Fheowebmanager@hud.gov) or the [Florida Commission on Human Relations](#) **800-342-8170** e-mail: [chrinfo@fchr.myflorida.com](mailto: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 **Neighborhood Center of West Volusia and 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](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

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## *Appendix C – Maximum HOME Sales Price Data*

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**Volusia County Home Sales Price Analysis**  
**Results FY 2025-26**

<b>Results Type</b>	<b>1 Unit</b>	<b>2 Units</b>	<b>3 Units</b>	<b>4 Units</b>	<b>Unadjusted Median Value</b>
<b>Existing Housing (March - May)</b>	\$346,750	\$443,840	\$537,463	\$665,760	\$365,000
<b>New Construction (March - May)</b>	\$364,800	\$466,944	\$565,440	\$700,416	\$384,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

<b>Tax District Description</b>	<b>Square-Subdivision-Block-Lot</b>	<b>Sale Date</b>	<b>Month</b>	<b>Sales Price</b>
DeBary	18-05-00-0070	5/29/2025	May	\$10,000
Unincorporated - Westside	13-01-00-0061	3/28/2025	March	\$48,000
Unincorporated - Westside	16-01-00-0281	5/11/2025	May	\$48,000
Unincorporated - Westside	16-03-07-0180	5/5/2025	May	\$63,000
Unincorporated - Westside	17-01-12-0070	3/4/2025	March	\$80,000
Unincorporated - Westside	17-33-00-0370	5/6/2025	May	\$84,000
Holly Hill	15-20-01-0300	5/9/2025	May	\$85,000
Holly Hill	15-39-07-0430	3/17/2025	March	\$97,000
Unincorporated - Westside	17-10-00-0250	5/22/2025	May	\$101,300
South Daytona	15-39-00-0100	3/12/2025	March	\$110,000
Holly Hill	14-73-00-0180	5/22/2025	May	\$115,000
Unincorporated - Southeast	17-03-00-3620	3/5/2025	March	\$115,000
Lake Helen	17-32-32-0200	4/24/2025	April	\$125,000
DeLand	17-47-05-0080	3/21/2025	March	\$137,500
South Daytona	15-06-00-0440	4/10/2025	April	\$137,500
Holly Hill	14-92-00-0050	3/28/2025	March	\$139,000
DeLand	17-33-04-0020	5/13/2025	May	\$140,000
Unincorporated - Westside	17-16-04-0070	4/9/2025	April	\$140,000
Holly Hill	14-50-02-0070	4/4/2025	April	\$140,000
South Daytona	15-01-04-0030	4/22/2025	April	\$142,000
DeLand	17-26-00-0050	3/7/2025	March	\$152,000
Ormond Beach	14-15-00-0260	4/15/2025	April	\$152,500
DeLand	17-32-00-0110	3/7/2025	March	\$160,000
Unincorporated - Northeast	14-18-00-0220	5/7/2025	May	\$160,000
Unincorporated - Southeast	17-06-00-0070	3/11/2025	March	\$160,000
Unincorporated - Westside	17-01-22-0430	3/18/2025	March	\$165,000
Unincorporated - Westside	17-01-03-0070	3/27/2025	March	\$165,000
Orange City	18-06-00-0010	3/24/2025	March	\$168,400
Unincorporated - Westside	16-04-00-0340	4/24/2025	April	\$170,000
Holly Hill	14-04-35-0349	4/15/2025	April	\$170,000
South Daytona	15-02-04-0290	4/24/2025	April	\$170,000
Unincorporated - Westside	17-01-06-0470	3/26/2025	March	\$174,300
DeLand	17-38-00-0060	5/8/2025	May	\$175,000
Unincorporated - Northeast	14-01-07-0085	4/1/2025	April	\$175,000
Ormond Beach	14-06-00-0130	5/27/2025	May	\$175,000
Holly Hill	15-06-00-0290	4/7/2025	April	\$175,000
Unincorporated - Southeast	17-04-02-0050	4/17/2025	April	\$175,000
New Smyrna Beach	17-03-11-0170	5/6/2025	May	\$175,000
Unincorporated - Westside	17-02-14-0040	3/21/2025	March	\$180,000
Unincorporated - Northeast	15-01-09-0060	3/21/2025	March	\$180,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

Ormond Beach	14-04-00-0280	5/14/2025	May	\$180,000
Holly Hill	15-26-00-0020	5/20/2025	May	\$180,000
New Smyrna Beach	16-02-00-1950	3/3/2025	March	\$180,000
South Daytona	15-04-03-0160	3/19/2025	March	\$182,000
Holly Hill	15-39-04-0240	4/24/2025	April	\$182,500
South Daytona	15-29-00-013C	4/25/2025	April	\$184,000
Holly Hill	14-73-00-0111	4/15/2025	April	\$187,500
South Daytona	15-02-12-0150	5/21/2025	May	\$190,000
Holly Hill	15-37-02-0120	3/19/2025	March	\$192,000
Unincorporated - Northeast	14-19-06-0080	4/3/2025	April	\$194,000
Holly Hill	14-73-00-0201	3/14/2025	March	\$195,000
Orange City	18-09-00-0100	5/15/2025	May	\$196,000
Holly Hill	15-38-01-0690	3/6/2025	March	\$199,000
Unincorporated - Northeast	15-09-00-0690	4/14/2025	April	\$199,500
Unincorporated - Westside	17-00-00-1655	4/2/2025	April	\$200,000
Unincorporated - Westside	17-05-00-0110	5/6/2025	May	\$200,000
Ormond Beach	14-20-03-0080	5/23/2025	May	\$200,000
South Daytona	15-04-06-0080	3/6/2025	March	\$200,000
South Daytona	15-29-00-026D	5/14/2025	May	\$200,000
New Smyrna Beach	17-12-0A-0040	3/31/2025	March	\$204,000
Unincorporated - Westside	16-15-88-0110	5/15/2025	May	\$205,000
Unincorporated - Northeast	14-12-00-1490	5/14/2025	May	\$205,000
South Daytona	15-29-00-024C	5/14/2025	May	\$205,000
New Smyrna Beach	17-01-00-0230	3/17/2025	March	\$205,000
Ormond Beach	14-02-01-0140	4/25/2025	April	\$206,000
Ormond Beach	14-25-05-001C	4/2/2025	April	\$208,000
South Daytona	15-32-00-0010	4/15/2025	April	\$209,500
Unincorporated - Westside	18-01-22-0360	3/11/2025	March	\$210,000
Unincorporated - Westside	16-00-00-0411	4/21/2025	April	\$210,000
Holly Hill	14-45-04-0190	4/2/2025	April	\$210,000
South Daytona	15-02-04-0200	4/24/2025	April	\$210,000
New Smyrna Beach	17-11-08-0030	4/4/2025	April	\$210,000
DeBary	18-05-01-0050	4/1/2025	April	\$213,000
DeLand	17-06-00-0201	3/5/2025	March	\$215,000
DeBary	18-04-01-0080	4/8/2025	April	\$215,000
Unincorporated - Northeast	15-01-00-0290	4/15/2025	April	\$215,000
Holly Hill	14-95-00-0030	3/25/2025	March	\$215,000
South Daytona	15-05-07-0130	4/24/2025	April	\$215,000
Unincorporated - Westside	18-08-00-0930	4/2/2025	April	\$218,000
Holly Hill	14-75-00-0430	4/18/2025	April	\$218,500
DeLand	17-56-01-0100	3/19/2025	March	\$220,000
DeLand	17-34-00-0101	4/21/2025	April	\$220,000
Lake Helen	17-50-01-0290	5/14/2025	May	\$220,000



**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

Unincorporated - Westside	17-03-48-0350	4/8/2025	April	\$220,000
South Daytona	15-04-27-0380	4/25/2025	April	\$220,000
Holly Hill	14-06-02-0030	3/7/2025	March	\$221,500
DeLand	17-21-00-0680	4/16/2025	April	\$221,700
South Daytona	15-03-00-0540	5/9/2025	May	\$223,000
Holly Hill	14-40-05-0240	4/2/2025	April	\$223,500
Orange City	18-11-00-0040	4/14/2025	April	\$224,000
DeLand	17-06-00-0080	3/4/2025	March	\$225,000
DeLand	17-13-01-0280	4/13/2025	April	\$225,000
Ormond Beach	14-25-04-035B	4/8/2025	April	\$225,000
Ormond Beach	14-22-00-0050	5/20/2025	May	\$225,000
DeLand	17-47-03-0160	3/31/2025	March	\$225,600
Unincorporated - Westside	17-02-33-0040	3/24/2025	March	\$226,500
Unincorporated - Westside	17-13-00-0150	4/21/2025	April	\$227,000
Unincorporated - Westside	17-03-00-0070	3/27/2025	March	\$228,000
Ormond Beach	14-25-06-006B	3/12/2025	March	\$229,000
DeBary	18-07-02-0060	5/9/2025	May	\$230,000
Unincorporated - Westside	16-11-00-0080	3/14/2025	March	\$230,000
Unincorporated - Westside	17-03-15-0430	4/3/2025	April	\$230,000
Unincorporated - Westside	17-02-22-0090	5/21/2025	May	\$230,000
Ormond Beach	14-01-04-0140	4/24/2025	April	\$230,000
Ormond Beach	13-09-00-0570	5/12/2025	May	\$230,000
Holly Hill	14-40-37-0040	5/12/2025	May	\$230,000
DeLand	17-07-00-1210	4/24/2025	April	\$232,200
DeLand	17-51-00-0100	4/29/2025	April	\$232,500
Unincorporated - Westside	17-05-00-0211	4/29/2025	April	\$233,900
South Daytona	15-04-07-0050	4/7/2025	April	\$235,000
Holly Hill	15-27-00-0080	4/22/2025	April	\$237,500
New Smyrna Beach	17-01-01-0090	3/27/2025	March	\$237,900
Unincorporated - Westside	18-06-00-0080	4/29/2025	April	\$238,000
Ormond Beach	14-20-00-0110	5/12/2025	May	\$238,500
Unincorporated - Northeast	14-40-40-0080	4/1/2025	April	\$239,900
South Daytona	15-05-12-0150	3/31/2025	March	\$239,900
Orange City	18-04-00-0140	4/24/2025	April	\$240,000
Unincorporated - Westside	17-00-00-0460	3/12/2025	March	\$240,000
Holly Hill	15-10-00-0150	4/11/2025	April	\$240,000
Holly Hill	14-04-22-0200	4/10/2025	April	\$242,500
Unincorporated - Northeast	14-17-01-0410	3/17/2025	March	\$245,000
Ormond Beach	14-04-08-0250	5/22/2025	May	\$245,000
Unincorporated - Westside	16-08-00-0110	4/30/2025	April	\$246,000
New Smyrna Beach	17-01-00-0250	3/20/2025	March	\$246,300
DeLand	17-21-02-0400	4/30/2025	April	\$249,000
South Daytona	15-09-01-0140	4/25/2025	April	\$249,900

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

Orange City	18-10-02-0110	5/10/2025	May	\$250,000
Unincorporated - Westside	18-07-00-0020	3/31/2025	March	\$250,000
Unincorporated - Westside	18-02-16-0100	5/5/2025	May	\$250,000
Unincorporated - Westside	18-02-11-0220	5/20/2025	May	\$250,000
Ormond Beach	14-84-00-0240	5/23/2025	May	\$250,000
Holly Hill	14-52-00-0280	4/17/2025	April	\$250,000
South Daytona	15-26-00-0720	5/6/2025	May	\$250,000
Unincorporated - Westside	18-04-00-0560	5/2/2025	May	\$252,000
Unincorporated - Northeast	14-17-01-0680	4/23/2025	April	\$252,000
Ormond Beach	14-01-12-0320	5/14/2025	May	\$252,500
DeLand	17-51-00-0120	3/31/2025	March	\$254,800
DeLand	17-11-00-0180	3/31/2025	March	\$255,000
Unincorporated - Westside	18-02-00-0567	3/6/2025	March	\$255,000
Unincorporated - Westside	17-15-02-0220	3/26/2025	March	\$255,000
Unincorporated - Westside	16-02-00-1040	3/31/2025	March	\$255,000
Ormond Beach	14-04-15-0040	3/28/2025	March	\$255,000
Holly Hill	14-0J-00-0270	3/13/2025	March	\$255,000
South Daytona	15-11-00-0100	4/30/2025	April	\$256,000
DeBary	18-07-01-0191	3/28/2025	March	\$257,000
South Daytona	15-26-00-0750	4/23/2025	April	\$257,600
South Daytona	15-22-00-0080	3/3/2025	March	\$259,000
DeLand	17-13-01-0080	5/21/2025	May	\$260,000
Orange City	18-00-00-0467	5/15/2025	May	\$260,000
Unincorporated - Westside	17-03-00-0430	3/18/2025	March	\$260,000
Unincorporated - Westside	18-39-00-0120	5/1/2025	May	\$260,000
Unincorporated - Westside	17-00-00-0090	5/21/2025	May	\$260,000
Ormond Beach	14-12-00-0210	4/16/2025	April	\$260,000
South Daytona	15-14-02-0310	3/6/2025	March	\$260,000
South Daytona	15-04-34-0040	4/14/2025	April	\$260,000
South Daytona	15-26-00-0330	5/12/2025	May	\$260,000
New Smyrna Beach	17-04-29-0040	3/24/2025	March	\$260,000
New Smyrna Beach	17-06-00-0112	4/3/2025	April	\$260,000
New Smyrna Beach	17-02-02-0480	4/11/2025	April	\$260,000
New Smyrna Beach	17-12-00-0260	4/28/2025	April	\$260,000
Unincorporated - Westside	17-05-00-0400	3/7/2025	March	\$262,000
Ormond Beach	13-09-00-0700	3/27/2025	March	\$262,000
Unincorporated - Westside	17-06-00-0350	4/16/2025	April	\$263,000
Unincorporated - Westside	17-06-00-0350	4/16/2025	April	\$263,000
DeBary	18-10-21-0050	4/28/2025	April	\$264,000
South Daytona	15-14-01-0340	3/14/2025	March	\$264,900
DeLand	17-24-00-0080	5/20/2025	May	\$265,000
Unincorporated - Westside	17-10-00-0570	3/31/2025	March	\$265,000
Unincorporated - Westside	18-14-08-0030	4/28/2025	April	\$265,000

**Existing Home Sales**  
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Unincorporated - Westside	18-07-00-0670	5/9/2025	May	\$265,000
Unincorporated - Westside	17-08-01-0210	5/12/2025	May	\$265,000
Unincorporated - Northeast	14-35-01-0080	4/1/2025	April	\$265,000
Unincorporated - Northeast	14-14-00-0030	4/17/2025	April	\$265,000
South Daytona	15-16-00-0784	5/20/2025	May	\$265,000
Unincorporated - Southeast	17-05-04-0440	4/11/2025	April	\$265,000
South Daytona	16-39-00-0460	3/13/2025	March	\$265,500
Unincorporated - Westside	18-04-20-0370	5/2/2025	May	\$268,000
Unincorporated - Westside	17-33-00-0150	5/15/2025	May	\$268,000
South Daytona	15-18-00-0240	4/23/2025	April	\$268,000
Orange City	18-14-00-0180	3/5/2025	March	\$269,000
Unincorporated - Westside	18-16-10-0060	4/25/2025	April	\$269,000
Unincorporated - Westside	16-00-00-0480	5/13/2025	May	\$269,000
Holly Hill	14-82-00-0820	3/27/2025	March	\$269,000
Holly Hill	14-50-04-0240	4/7/2025	April	\$269,000
DeLand	17-09-00-0080	4/10/2025	April	\$269,400
DeLand	17-30-00-0290	4/25/2025	April	\$269,900
Orange City	18-04-00-0120	5/21/2025	May	\$270,000
DeBary	18-04-09-0120	4/24/2025	April	\$270,000
Unincorporated - Westside	18-14-02-0020	3/28/2025	March	\$270,000
Unincorporated - Westside	18-01-06-0010	4/19/2025	April	\$270,000
Unincorporated - Westside	18-04-06-0340	5/9/2025	May	\$270,000
Unincorporated - Westside	17-14-00-4720	5/10/2025	May	\$270,000
Unincorporated - Westside	16-02-00-0040	5/22/2025	May	\$270,000
South Daytona	15-03-24-0010	5/20/2025	May	\$270,000
Unincorporated - Westside	18-05-00-0170	5/1/2025	May	\$270,300
DeLand	17-05-00-0390	5/23/2025	May	\$271,700
DeLand	17-05-00-0620	4/30/2025	April	\$272,500
New Smyrna Beach	16-04-00-0070	3/21/2025	March	\$274,000
Unincorporated - Westside	17-20-02-0170	4/17/2025	April	\$274,900
Unincorporated - Westside	18-00-00-0050	5/9/2025	May	\$274,900
DeLand	17-09-00-0460	3/14/2025	March	\$275,000
DeLand	17-09-00-0460	3/14/2025	March	\$275,000
DeLand	17-00-00-1120	4/29/2025	April	\$275,000
Orange City	18-05-05-0060	4/30/2025	April	\$275,000
DeBary	18-13-08-0280	5/19/2025	May	\$275,000
Unincorporated - Westside	17-02-02-0160	4/18/2025	April	\$275,000
Unincorporated - Westside	16-11-03-0030	4/30/2025	April	\$275,000
Unincorporated - Northeast	13-13-00-0190	3/7/2025	March	\$275,000
Unincorporated - Northeast	14-02-00-0160	3/31/2025	March	\$275,000
Ormond Beach	14-04-05-0120	3/26/2025	March	\$275,000
Ormond Beach	14-21-00-0460	4/22/2025	April	\$275,000
Daytona Beach Shores	15-02-03-0030	3/27/2025	March	\$275,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

New Smyrna Beach	17-01-00-0330	3/7/2025	March	\$275,000
New Smyrna Beach	17-04-12-0040	3/14/2025	March	\$275,000
Holly Hill	15-06-10-0080	5/12/2025	May	\$276,500
Unincorporated - Northeast	16-02-18-0060	4/9/2025	April	\$277,000
Unincorporated - Westside	17-12-01-0030	5/9/2025	May	\$278,000
South Daytona	15-26-00-0930	5/15/2025	May	\$278,000
Ormond Beach	14-03-07-0229	3/31/2025	March	\$279,000
Lake Helen	17-16-01-0080	4/10/2025	April	\$279,900
Lake Helen	17-16-01-0080	4/10/2025	April	\$279,900
South Daytona	15-08-00-0030	3/24/2025	March	\$279,900
South Daytona	15-10-10-0370	3/26/2025	March	\$279,900
DeLand	17-31-02-0250	3/27/2025	March	\$280,000
DeLand	17-09-00-0090	4/8/2025	April	\$280,000
DeBary	18-19-06-0020	4/15/2025	April	\$280,000
Unincorporated - Westside	17-03-15-0280	3/14/2025	March	\$280,000
Unincorporated - Westside	18-20-01-0100	3/14/2025	March	\$280,000
Unincorporated - Westside	17-01-31-0080	5/16/2025	May	\$280,000
Unincorporated - Northeast	14-26-00-0410	5/15/2025	May	\$280,000
Ormond Beach	14-17-00-0290	3/28/2025	March	\$280,000
Ormond Beach	14-15-00-0190	3/31/2025	March	\$280,000
South Daytona	15-04-04-0150	4/24/2025	April	\$280,000
DeLand	17-09-00-1260	5/7/2025	May	\$282,500
Ormond Beach	14-10-04-0230	3/14/2025	March	\$283,000
Unincorporated - Northeast	14-14-00-0210	3/28/2025	March	\$284,000
Unincorporated - Northeast	15-03-00-0250	4/9/2025	April	\$284,900
Unincorporated - Northeast	14-12-00-1020	4/24/2025	April	\$285,000
Ormond Beach	14-04-00-0230	3/28/2025	March	\$285,000
Ormond Beach	14-78-00-0150	5/12/2025	May	\$285,000
Ormond Beach	14-11-00-0170	5/27/2025	May	\$285,000
Holly Hill	14-52-00-0180	3/27/2025	March	\$285,000
Holly Hill	15-06-08-0020	5/9/2025	May	\$287,000
Holly Hill	15-06-08-0020	5/9/2025	May	\$287,000
Unincorporated - Westside	16-16-02-0170	3/13/2025	March	\$289,000
DeBary	18-05-03-0100	4/18/2025	April	\$289,900
Unincorporated - Northeast	14-14-00-0930	5/21/2025	May	\$289,900
Unincorporated - Westside	17-03-00-0110	3/27/2025	March	\$290,000
Unincorporated - Westside	18-01-18-0140	4/21/2025	April	\$290,000
Ormond Beach	14-63-00-0080	4/17/2025	April	\$290,000
Holly Hill	14-01-16-0092	3/25/2025	March	\$290,000
New Smyrna Beach	16-01-00-0640	4/10/2025	April	\$290,000
Orange City	18-08-21-0290	4/16/2025	April	\$291,000
Unincorporated - Northeast	13-13-00-0690	3/12/2025	March	\$292,000
Unincorporated - Northeast	15-02-00-0210	5/1/2025	May	\$292,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

New Smyrna Beach	17-05-00-0100	4/18/2025	April	\$293,000
New Smyrna Beach	17-05-00-0100	4/18/2025	April	\$293,000
Unincorporated - Westside	18-03-01-0400	5/8/2025	May	\$294,700
DeLand	17-09-00-0090	4/7/2025	April	\$295,000
Lake Helen	17-02-56-0016	5/16/2025	May	\$295,000
Unincorporated - Westside	17-01-30-0240	3/27/2025	March	\$295,000
New Smyrna Beach	17-02-00-4220	5/2/2025	May	\$295,000
Unincorporated - Westside	18-01-86-0410	5/16/2025	May	\$298,000
Unincorporated - Westside	18-02-16-0250	4/14/2025	April	\$298,900
DeLand	17-07-04-0350	5/14/2025	May	\$299,000
DeLand	17-07-04-0350	5/14/2025	May	\$299,000
DeBary	18-05-03-0021	5/15/2025	May	\$299,000
Unincorporated - Westside	18-03-00-0530	3/17/2025	March	\$299,000
Unincorporated - Westside	19-03-08-0080	5/9/2025	May	\$299,000
Holly Hill	14-20-18-0090	4/1/2025	April	\$299,000
South Daytona	16-48-00-0930	4/28/2025	April	\$299,000
New Smyrna Beach	17-19-00-1440	3/24/2025	March	\$299,000
New Smyrna Beach	17-14-10-0050	5/6/2025	May	\$299,000
Ormond Beach	14-15-00-0520	4/3/2025	April	\$299,400
Unincorporated - Northeast	16-03-03-0090	5/5/2025	May	\$299,900
DeLand	17-03-00-0500	5/9/2025	May	\$300,000
DeBary	18-03-01-0120	3/3/2025	March	\$300,000
Ormond Beach	14-03-07-0010	5/6/2025	May	\$300,000
Unincorporated - Southeast	17-04-00-1020	3/28/2025	March	\$300,000
New Smyrna Beach	17-03-00-0420	4/17/2025	April	\$300,000
Unincorporated - Westside	17-01-03-0080	5/8/2025	May	\$301,000
Ormond Beach	14-14-00-0010	4/4/2025	April	\$301,000
New Smyrna Beach	17-10-00-4660	5/5/2025	May	\$301,500
DeLand	17-14-00-0270	3/4/2025	March	\$302,500
DeLand	17-39-00-0140	3/18/2025	March	\$303,000
DeLand	17-05-00-1460	4/15/2025	April	\$305,000
Unincorporated - Westside	16-01-32-0050	3/3/2025	March	\$305,000
Unincorporated - Westside	17-03-20-0340	3/7/2025	March	\$305,000
Unincorporated - Westside	17-01-08-0340	4/29/2025	April	\$305,000
Unincorporated - Northeast	15-07-00-0060	3/11/2025	March	\$305,000
Unincorporated - Northeast	13-05-00-1060	3/17/2025	March	\$305,000
Ormond Beach	14-19-00-0110	4/17/2025	April	\$305,000
Ormond Beach	14-10-00-1780	5/26/2025	May	\$305,000
New Smyrna Beach	16-01-00-0250	4/21/2025	April	\$305,000
New Smyrna Beach	16-01-00-0250	4/21/2025	April	\$305,000
Unincorporated - Westside	18-04-23-0340	4/30/2025	April	\$306,000
DeLand	17-01-89-0021	4/28/2025	April	\$307,500
Ormond Beach	14-01-11-0080	4/29/2025	April	\$308,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

Unincorporated - Westside	16-05-00-0460	3/29/2025	March	\$309,000
DeLand	17-34-00-0090	4/1/2025	April	\$309,300
Ormond Beach	14-72-00-0010	4/29/2025	April	\$309,900
DeBary	18-04-00-0370	4/1/2025	April	\$310,000
Unincorporated - Westside	18-01-35-0100	3/10/2025	March	\$310,000
Unincorporated - Westside	18-01-04-0310	3/24/2025	March	\$310,000
Unincorporated - Westside	18-42-00-0010	4/14/2025	April	\$310,000
Ormond Beach	13-22-01-0610	3/11/2025	March	\$310,000
Ormond Beach	14-10-02-0400	4/10/2025	April	\$310,000
Ormond Beach	13-22-01-0720	4/18/2025	April	\$310,000
Ormond Beach	14-10-03-0340	4/18/2025	April	\$310,000
Ormond Beach	14-01-05-0320	4/24/2025	April	\$310,000
South Daytona	16-39-00-0340	5/2/2025	May	\$310,000
Lake Helen	17-62-00-0010	3/24/2025	March	\$311,700
Unincorporated - Westside	18-01-01-0010	5/5/2025	May	\$312,000
Ormond Beach	14-01-00-0390	4/2/2025	April	\$312,000
DeLand	17-02-01-1380	3/12/2025	March	\$312,500
Ormond Beach	14-32-00-0050	3/26/2025	March	\$312,500
Unincorporated - Westside	18-01-18-0010	3/20/2025	March	\$313,000
DeBary	18-01-12-0070	3/27/2025	March	\$314,000
Holly Hill	15-34-03-0120	3/6/2025	March	\$314,000
South Daytona	15-14-01-0610	4/9/2025	April	\$314,000
DeLand	17-57-00-0680	3/25/2025	March	\$314,900
Orange City	18-17-00-0170	5/15/2025	May	\$315,000
DeBary	18-10-08-0090	4/9/2025	April	\$315,000
Unincorporated - Westside	17-01-26-0190	3/5/2025	March	\$315,000
Ormond Beach	14-17-00-0390	3/11/2025	March	\$315,000
New Smyrna Beach	17-01-00-0620	4/3/2025	April	\$315,000
Orange City	18-05-05-0030	4/17/2025	April	\$316,000
Unincorporated - Westside	17-03-00-0850	4/17/2025	April	\$317,000
Unincorporated - Westside	17-01-03-0040	3/14/2025	March	\$317,500
DeLand	17-10-00-0890	5/8/2025	May	\$318,000
Unincorporated - Westside	17-07-00-0740	3/24/2025	March	\$318,000
South Daytona	15-13-18-0150	3/17/2025	March	\$318,000
Orange City	18-05-06-0110	3/21/2025	March	\$318,500
DeLand	17-12-00-0770	4/14/2025	April	\$319,000
Unincorporated - Northeast	14-13-00-0060	3/7/2025	March	\$319,000
DeLand	17-16-01-0060	4/7/2025	April	\$320,000
Unincorporated - Westside	17-02-04-0160	3/2/2025	March	\$320,000
Unincorporated - Westside	16-02-00-1070	4/10/2025	April	\$320,000
Unincorporated - Westside	15-00-07-0530	4/21/2025	April	\$320,000
Unincorporated - Westside	17-05-06-0410	5/14/2025	May	\$320,000
Ormond Beach	14-20-16-0210	3/19/2025	March	\$320,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
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Ormond Beach	13-22-02-0100	3/27/2025	March	\$320,000
Ormond Beach	14-84-00-0260	5/5/2025	May	\$320,000
Ormond Beach	13-15-05-0510	5/9/2025	May	\$320,000
Ormond Beach	14-21-00-0140	5/19/2025	May	\$320,000
South Daytona	16-42-00-0050	5/14/2025	May	\$320,000
New Smyrna Beach	17-09-00-3230	4/29/2025	April	\$320,000
Ormond Beach	14-06-00-0010	4/10/2025	April	\$320,900
Orange City	18-17-00-0020	5/8/2025	May	\$322,000
DeBary	18-31-05-0190	5/20/2025	May	\$322,000
New Smyrna Beach	17-08-00-0330	4/9/2025	April	\$322,000
Ormond Beach	14-09-06-0091	3/3/2025	March	\$323,000
Ormond Beach	14-02-00-0050	4/12/2025	April	\$323,000
Ormond Beach	13-15-03-0290	4/29/2025	April	\$323,000
DeLand	17-57-00-0990	3/18/2025	March	\$325,000
DeLand	17-10-00-1510	4/7/2025	April	\$325,000
Orange City	18-17-02-0180	4/18/2025	April	\$325,000
Orange City	18-16-05-0050	5/12/2025	May	\$325,000
Unincorporated - Westside	17-01-16-0010	3/12/2025	March	\$325,000
Ormond Beach	14-01-06-0120	4/8/2025	April	\$325,000
Ormond Beach	14-87-00-0270	4/21/2025	April	\$325,000
Ormond Beach	14-0H-00-0120	4/24/2025	April	\$325,000
Ormond Beach	14-01-03-0160	5/13/2025	May	\$325,000
South Daytona	15-19-00-0120	4/8/2025	April	\$325,000
New Smyrna Beach	17-07-00-6180	5/20/2025	May	\$325,000
DeLand	17-06-00-2290	3/4/2025	March	\$326,000
Unincorporated - Northeast	13-02-00-0360	4/10/2025	April	\$326,000
DeBary	19-02-00-0660	4/1/2025	April	\$327,000
New Smyrna Beach	17-07-00-6580	5/12/2025	May	\$327,500
Orange City	18-17-00-0290	5/15/2025	May	\$328,500
DeLand	17-16-00-4500	5/21/2025	May	\$329,000
Unincorporated - Northeast	14-16-00-0230	5/14/2025	May	\$329,000
DeLand	17-12-00-0560	4/8/2025	April	\$330,000
DeLand	17-16-00-0190	4/10/2025	April	\$330,000
Lake Helen	17-02-48-0018	4/11/2025	April	\$330,000
DeBary	18-02-01-0060	3/31/2025	March	\$330,000
DeBary	18-00-00-0580	4/8/2025	April	\$330,000
Unincorporated - Westside	17-02-13-0010	4/9/2025	April	\$330,000
Unincorporated - Westside	17-03-00-0060	4/24/2025	April	\$330,000
Unincorporated - Northeast	14-02-00-0080	4/18/2025	April	\$330,000
Ormond Beach	13-15-01-0140	4/9/2025	April	\$330,000
New Smyrna Beach	17-07-00-0700	3/21/2025	March	\$330,000
DeLand	17-17-00-7290	4/4/2025	April	\$332,000
Unincorporated - Northeast	14-10-00-0430	4/3/2025	April	\$332,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

New Smyrna Beach	17-07-00-5270	3/28/2025	March	\$332,000
New Smyrna Beach	17-08-00-1980	4/1/2025	April	\$332,500
New Smyrna Beach	17-08-06-0040	4/7/2025	April	\$332,500
DeBary	18-03-04-0180	3/31/2025	March	\$333,000
Unincorporated - Westside	17-03-22-0430	4/4/2025	April	\$333,000
New Smyrna Beach	17-06-00-0290	4/1/2025	April	\$334,500
DeLand	17-09-00-2260	3/25/2025	March	\$335,000
DeLand	17-57-00-0960	3/26/2025	March	\$335,000
DeLand	17-07-00-0220	4/9/2025	April	\$335,000
Orange City	18-36-00-1740	4/3/2025	April	\$335,000
Unincorporated - Northeast	13-09-00-0460	3/14/2025	March	\$335,000
Ormond Beach	14-11-00-0190	3/26/2025	March	\$335,000
Ormond Beach	13-08-00-0160	4/17/2025	April	\$335,000
Ormond Beach	14-03-00-0080	5/14/2025	May	\$335,000
New Smyrna Beach	17-10-00-4680	3/25/2025	March	\$335,000
New Smyrna Beach	17-10-02-116B	4/17/2025	April	\$335,000
New Smyrna Beach	17-10-03-119C	5/1/2025	May	\$335,000
Unincorporated - Westside	18-19-00-0250	5/1/2025	May	\$336,000
Unincorporated - Northeast	14-02-00-0290	4/30/2025	April	\$337,500
DeBary	18-01-07-0100	4/9/2025	April	\$338,000
New Smyrna Beach	17-10-00-0540	5/5/2025	May	\$338,800
Unincorporated - Westside	17-01-02-0060	5/15/2025	May	\$339,000
Unincorporated - Northeast	13-10-00-0680	3/3/2025	March	\$339,000
Orange City	18-36-00-0100	3/27/2025	March	\$339,500
Unincorporated - Westside	18-04-00-0050	3/10/2025	March	\$340,000
Unincorporated - Westside	16-05-00-4010	3/13/2025	March	\$340,000
Unincorporated - Northeast	14-12-00-0350	3/14/2025	March	\$340,000
Unincorporated - Northeast	13-05-00-0420	3/24/2025	March	\$340,000
Unincorporated - Northeast	13-18-00-0590	4/29/2025	April	\$340,000
Holly Hill	15-18-01-0010	4/28/2025	April	\$340,000
New Smyrna Beach	17-11-00-0930	3/27/2025	March	\$340,000
DeLand	17-12-00-0200	3/22/2025	March	\$341,900
Unincorporated - Northeast	13-06-00-0790	5/16/2025	May	\$342,900
Unincorporated - Northeast	13-01-00-0770	5/27/2025	May	\$343,000
Ormond Beach	14-14-00-0460	4/22/2025	April	\$343,000
DeLand	17-04-00-0050	3/19/2025	March	\$345,000
DeLand	17-07-00-1920	3/26/2025	March	\$345,000
DeLand	17-40-00-0190	4/23/2025	April	\$345,000
DeLand	17-03-00-0420	5/6/2025	May	\$345,000
Unincorporated - Westside	19-09-00-0270	4/3/2025	April	\$345,000
Unincorporated - Northeast	14-02-00-0030	3/26/2025	March	\$345,000
Ormond Beach	14-03-00-0710	3/18/2025	March	\$345,000
New Smyrna Beach	17-05-00-0270	3/24/2025	March	\$345,000



**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

DeLand	17-05-00-0130	3/13/2025	March	\$347,000
DeBary	18-16-00-0170	4/24/2025	April	\$347,000
South Daytona	16-39-00-0530	5/6/2025	May	\$347,000
South Daytona	15-13-00-0350	4/15/2025	April	\$347,900
Unincorporated - Westside	17-29-00-0970	5/16/2025	May	\$348,000
DeLand	17-05-00-1980	5/22/2025	May	\$349,000
DeBary	18-16-00-0100	3/24/2025	March	\$349,000
Unincorporated - Westside	17-01-05-0180	3/25/2025	March	\$349,000
Ormond Beach	13-15-07-0090	3/3/2025	March	\$349,900
Unincorporated - Southeast	16-12-00-0010	5/21/2025	May	\$349,900
DeLand	17-15-00-2960	4/4/2025	April	\$350,000
DeLand	17-29-00-0200	4/30/2025	April	\$350,000
Orange City	18-00-00-043L	5/12/2025	May	\$350,000
DeBary	18-01-16-0140	3/31/2025	March	\$350,000
DeBary	18-09-03-0170	4/4/2025	April	\$350,000
Unincorporated - Northeast	13-10-00-0720	3/5/2025	March	\$350,000
Unincorporated - Northeast	13-04-00-0080	4/10/2025	April	\$350,000
Unincorporated - Northeast	16-00-00-0022	5/7/2025	May	\$350,000
Unincorporated - Northeast	13-06-00-0190	5/9/2025	May	\$350,000
Ormond Beach	14-24-00-1130	3/27/2025	March	\$350,000
Ormond Beach	14-41-00-0010	4/29/2025	April	\$350,000
Ormond Beach	14-24-00-1400	5/7/2025	May	\$350,000
Unincorporated - Southeast	17-00-00-0280	4/4/2025	April	\$350,000
New Smyrna Beach	17-02-00-4600	4/1/2025	April	\$350,000
New Smyrna Beach	17-01-40-0150	5/8/2025	May	\$350,000
New Smyrna Beach	17-21-00-1090	5/16/2025	May	\$350,000
New Smyrna Beach	17-09-00-5050	3/26/2025	March	\$351,000
Unincorporated - Northeast	13-10-00-0760	5/23/2025	May	\$352,000
Orange City	18-08-13-0050	4/30/2025	April	\$352,500
Orange City	18-33-00-0710	5/8/2025	May	\$352,500
New Smyrna Beach	17-09-00-4700	3/24/2025	March	\$352,500
New Smyrna Beach	17-08-29-0040	5/15/2025	May	\$352,500
Unincorporated - Westside	16-00-00-0217	3/28/2025	March	\$353,000
DeLand	17-08-11-0050	4/21/2025	April	\$355,000
DeBary	18-00-00-0870	3/7/2025	March	\$355,000
DeBary	18-26-24-0280	5/20/2025	May	\$355,000
Unincorporated - Northeast	13-04-00-0230	4/28/2025	April	\$355,000
Ormond Beach	14-13-00-1040	5/23/2025	May	\$357,000
New Smyrna Beach	17-11-00-0240	4/29/2025	April	\$357,500
DeBary	18-01-22-0010	4/15/2025	April	\$359,000
Unincorporated - Westside	17-06-19-0010	4/30/2025	April	\$359,000
Ormond Beach	14-24-00-0230	3/24/2025	March	\$359,000
Unincorporated - Westside	17-19-00-0720	4/28/2025	April	\$359,800

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

DeBary	18-11-12-0130	4/16/2025	April	\$360,000
DeBary	18-04-10-0200	5/6/2025	May	\$360,000
Unincorporated - Westside	19-12-00-0770	3/24/2025	March	\$360,000
Unincorporated - Northeast	13-01-00-0350	4/10/2025	April	\$360,000
Unincorporated - Northeast	13-05-00-0280	4/22/2025	April	\$360,000
Unincorporated - Northeast	13-06-00-0220	5/2/2025	May	\$360,000
New Smyrna Beach	17-05-00-0030	3/24/2025	March	\$360,000
New Smyrna Beach	17-01-00-7080	4/7/2025	April	\$360,000
New Smyrna Beach	17-03-00-0320	4/9/2025	April	\$360,000
New Smyrna Beach	17-10-00-6030	4/14/2025	April	\$360,000
New Smyrna Beach	17-09-00-3240	4/17/2025	April	\$360,000
DeLand	17-05-00-0090	3/26/2025	March	\$361,000
DeBary	18-32-12-0060	3/14/2025	March	\$362,500
DeLand	17-05-00-1830	3/24/2025	March	\$365,000
DeLand	17-10-00-0240	3/31/2025	March	\$365,000
Orange City	18-27-00-1180	5/16/2025	May	\$365,000
Ormond Beach	14-09-00-0140	4/4/2025	April	\$365,000
New Smyrna Beach	17-07-00-1400	3/5/2025	March	\$365,000
New Smyrna Beach	17-05-00-4370	5/8/2025	May	\$365,000
Unincorporated - Southeast	17-04-00-1290	4/17/2025	April	\$366,500
Holly Hill	14-05-00-0010	4/18/2025	April	\$368,000
Unincorporated - Southeast	17-01-07-0101	3/21/2025	March	\$368,000
Unincorporated - Southeast	17-01-07-0101	3/21/2025	March	\$368,000
DeBary	18-35-04-0150	4/30/2025	April	\$368,700
Unincorporated - Northeast	13-04-00-0590	3/21/2025	March	\$369,000
New Smyrna Beach	17-10-00-0400	3/11/2025	March	\$369,000
New Smyrna Beach	17-10-00-5760	5/14/2025	May	\$369,900
DeLand	17-22-00-3060	4/25/2025	April	\$370,000
Unincorporated - Westside	16-01-00-1202	3/14/2025	March	\$370,000
Unincorporated - Westside	16-08-00-035C	3/28/2025	March	\$370,000
Unincorporated - Westside	16-08-00-035C	3/28/2025	March	\$370,000
Unincorporated - Westside	17-05-16-0431	5/16/2025	May	\$370,000
Unincorporated - Northeast	13-02-00-0190	5/8/2025	May	\$370,000
Ormond Beach	14-03-03-0230	5/8/2025	May	\$370,000
South Daytona	16-33-00-0830	4/14/2025	April	\$370,600
DeBary	19-25-00-1610	3/3/2025	March	\$373,000
DeBary	19-01-00-0620	3/6/2025	March	\$373,000
New Smyrna Beach	17-10-00-5660	3/17/2025	March	\$373,500
Unincorporated - Northeast	14-26-00-0240	5/7/2025	May	\$374,500
New Smyrna Beach	17-01-00-7840	5/14/2025	May	\$374,900
Orange City	18-00-00-0130	3/14/2025	March	\$375,000
DeBary	18-03-02-0080	5/1/2025	May	\$375,000
Unincorporated - Northeast	13-30-00-0030	3/21/2025	March	\$375,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

Ormond Beach	14-17-00-0350	4/3/2025	April	\$375,000
New Smyrna Beach	17-10-00-0600	3/24/2025	March	\$375,000
New Smyrna Beach	17-11-07-0050	5/7/2025	May	\$375,000
DeBary	19-02-00-0170	4/24/2025	April	\$379,000
DeLand	17-07-00-1140	4/2/2025	April	\$379,900
Unincorporated - Westside	17-01-32-0340	4/25/2025	April	\$379,900
DeLand	17-05-00-0690	3/18/2025	March	\$380,000
Orange City	18-06-00-0150	3/27/2025	March	\$380,000
DeBary	19-07-00-0570	3/20/2025	March	\$380,000
Unincorporated - Westside	19-02-00-0190	5/14/2025	May	\$380,000
Ormond Beach	14-02-00-1040	3/12/2025	March	\$380,000
Ormond Beach	14-20-02-0390	4/16/2025	April	\$380,000
New Smyrna Beach	17-23-00-0550	4/30/2025	April	\$380,000
Unincorporated - Westside	16-08-00-0020	3/20/2025	March	\$382,000
New Smyrna Beach	17-05-00-0850	5/9/2025	May	\$382,000
Unincorporated - Westside	15-00-07-0650	5/5/2025	May	\$382,500
Unincorporated - Westside	17-00-00-0577	5/5/2025	May	\$382,500
Lake Helen	18-00-00-0207	3/4/2025	March	\$383,000
Unincorporated - Westside	17-07-00-0040	3/7/2025	March	\$383,000
DeLand	17-07-00-0240	4/1/2025	April	\$385,000
DeBary	18-03-04-0100	3/7/2025	March	\$385,000
DeBary	19-23-00-0870	5/7/2025	May	\$385,000
DeBary	18-17-00-0280	5/12/2025	May	\$385,000
Unincorporated - Westside	16-14-00-0170	3/12/2025	March	\$385,000
Unincorporated - Westside	19-13-00-0810	5/5/2025	May	\$385,000
Unincorporated - Northeast	13-09-00-0630	3/20/2025	March	\$385,000
Unincorporated - Northeast	13-10-00-0020	5/1/2025	May	\$385,000
Ormond Beach	14-18-05-0310	3/4/2025	March	\$385,000
South Daytona	15-04-00-0060	5/9/2025	May	\$385,000
New Smyrna Beach	17-05-00-0110	4/1/2025	April	\$385,000
New Smyrna Beach	17-05-00-0630	5/9/2025	May	\$386,200
Unincorporated - Northeast	13-10-00-0360	3/28/2025	March	\$387,500
Orange City	18-08-21-0020	4/23/2025	April	\$389,000
Ormond Beach	13-11-00-0280	5/6/2025	May	\$389,000
DeLand	17-06-05-0030	5/21/2025	May	\$390,000
Unincorporated - Southeast	16-10-00-0200	4/8/2025	April	\$390,000
New Smyrna Beach	17-02-00-1700	4/10/2025	April	\$390,000
DeBary	19-07-00-4320	4/17/2025	April	\$392,000
South Daytona	16-39-00-0310	3/3/2025	March	\$392,000
Ormond Beach	13-22-01-0570	4/28/2025	April	\$393,000
Ormond Beach	13-10-05-0050	4/10/2025	April	\$394,000
DeLand	17-16-00-4090	4/28/2025	April	\$395,000
Unincorporated - Westside	17-02-00-0060	4/19/2025	April	\$395,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

Unincorporated - Westside	17-01-02-0150	5/16/2025	May	\$395,000
Ormond Beach	14-87-00-0280	4/4/2025	April	\$395,000
New Smyrna Beach	17-02-00-4140	3/12/2025	March	\$395,000
Ormond Beach	14-23-00-1220	4/23/2025	April	\$396,000
South Daytona	15-09-00-0330	4/30/2025	April	\$397,000
DeLand	17-02-02-1780	3/27/2025	March	\$399,000
South Daytona	15-14-02-0340	3/7/2025	March	\$399,000
Unincorporated - Westside	17-17-00-0090	4/17/2025	April	\$399,900
DeLand	17-05-00-1090	3/27/2025	March	\$400,000
DeLand	17-16-00-3960	4/30/2025	April	\$400,000
DeLand	17-07-03-0080	5/5/2025	May	\$400,000
DeBary	18-11-00-0930	3/28/2025	March	\$400,000
Unincorporated - Westside	17-02-00-0370	3/31/2025	March	\$400,000
Unincorporated - Westside	18-05-01-0410	5/7/2025	May	\$400,000
Unincorporated - Northeast	14-00-03-0090	3/11/2025	March	\$400,000
Unincorporated - Northeast	13-01-00-0060	4/15/2025	April	\$400,000
Unincorporated - Northeast	13-14-00-0270	4/25/2025	April	\$400,000
Ormond Beach	13-05-24-0120	3/6/2025	March	\$400,000
Ormond Beach	14-32-00-0310	3/27/2025	March	\$400,000
Ormond Beach	14-02-00-0030	4/29/2025	April	\$400,000
South Daytona	16-48-00-0970	3/11/2025	March	\$400,000
South Daytona	15-03-15-0040	3/14/2025	March	\$400,000
New Smyrna Beach	17-01-03-0170	4/4/2025	April	\$400,000
New Smyrna Beach	17-07-02-0170	5/13/2025	May	\$400,000
Ormond Beach	14-12-00-0180	4/3/2025	April	\$400,500
Unincorporated - Westside	17-14-00-1150	3/31/2025	March	\$403,000
DeLand	17-15-00-2400	4/8/2025	April	\$405,000
DeBary	19-02-00-0020	4/11/2025	April	\$408,000
Unincorporated - Southeast	16-10-00-0430	4/9/2025	April	\$409,100
Unincorporated - Westside	17-02-30-0250	3/11/2025	March	\$410,000
Ormond Beach	13-10-08-0200	4/18/2025	April	\$410,000
New Smyrna Beach	17-01-00-0992	3/27/2025	March	\$410,000
New Smyrna Beach	17-11-00-0210	5/9/2025	May	\$410,000
New Smyrna Beach	17-11-00-0060	4/9/2025	April	\$412,500
DeBary	19-11-00-0250	3/3/2025	March	\$413,000
DeBary	19-04-00-1850	3/18/2025	March	\$413,000
Ormond Beach	14-13-00-1200	4/14/2025	April	\$413,000
DeBary	18-10-00-0190	4/30/2025	April	\$415,000
Unincorporated - Westside	17-01-01-0190	3/27/2025	March	\$415,000
Ormond Beach	14-32-00-0070	4/15/2025	April	\$415,000
Ormond Beach	14-06-00-0490	5/9/2025	May	\$415,000
Unincorporated - Southeast	17-06-00-0021	3/12/2025	March	\$415,000
Unincorporated - Northeast	13-01-00-1000	4/4/2025	April	\$415,300

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

Unincorporated - Westside	16-13-00-0010	3/23/2025	March	\$417,000
Unincorporated - Northeast	13-04-00-0040	3/20/2025	March	\$418,000
DeLand	17-01-01-0050	4/24/2025	April	\$419,000
DeLand	17-01-02-1006	4/30/2025	April	\$419,000
DeLand	17-02-01-0360	4/28/2025	April	\$420,000
DeBary	18-02-00-1130	3/17/2025	March	\$420,000
DeBary	18-08-00-0190	4/17/2025	April	\$420,000
Unincorporated - Westside	15-00-00-0041	4/14/2025	April	\$420,000
Unincorporated - Northeast	13-01-00-0650	3/13/2025	March	\$420,000
Unincorporated - Northeast	13-14-00-0100	3/14/2025	March	\$420,000
Unincorporated - Northeast	13-10-00-0360	4/28/2025	April	\$420,000
New Smyrna Beach	17-02-00-0130	5/21/2025	May	\$420,000
Ormond Beach	13-22-02-0330	4/29/2025	April	\$423,500
Ormond Beach	13-10-00-0410	3/28/2025	March	\$424,000
DeLand	17-03-00-0540	4/25/2025	April	\$424,900
Ormond Beach	14-01-00-0500	3/18/2025	March	\$424,900
Unincorporated - Westside	18-04-00-0220	3/19/2025	March	\$425,000
Unincorporated - Northeast	13-03-00-0670	4/16/2025	April	\$425,000
Unincorporated - Southeast	17-03-00-1780	4/7/2025	April	\$425,000
Unincorporated - Silver Sands	17-04-05-0240	3/21/2025	March	\$425,000
Ormond Beach	14-05-00-4270	3/19/2025	March	\$426,000
Unincorporated - Northeast	14-03-00-0820	4/11/2025	April	\$428,300
DeLand	17-15-00-2900	5/2/2025	May	\$430,000
Unincorporated - Westside	16-01-00-0168	3/4/2025	March	\$430,000
DeLand	16-15-00-0130	4/8/2025	April	\$435,000
New Smyrna Beach	17-12-0A-0030	5/9/2025	May	\$435,000
Unincorporated - Northeast	13-09-00-0430	3/7/2025	March	\$436,000
DeLand	17-05-00-0830	5/15/2025	May	\$437,500
Unincorporated - Southeast	17-00-00-0210	4/25/2025	April	\$438,000
DeLand	17-10-00-0930	4/8/2025	April	\$440,000
DeBary	18-11-00-0020	5/9/2025	May	\$440,000
Unincorporated - Westside	17-01-22-0090	4/23/2025	April	\$440,000
Unincorporated - Westside	18-31-00-0200	5/19/2025	May	\$440,000
Unincorporated - Northeast	13-08-01-0100	5/20/2025	May	\$440,000
Unincorporated - Southeast	16-01-00-2540	5/13/2025	May	\$440,000
New Smyrna Beach	17-10-00-6010	4/2/2025	April	\$440,000
New Smyrna Beach	17-01-00-6300	5/15/2025	May	\$440,000
Ormond Beach	14-01-06-0130	5/12/2025	May	\$441,000
Unincorporated - Westside	18-00-00-005A	3/28/2025	March	\$442,000
Unincorporated - Northeast	13-07-00-0510	3/24/2025	March	\$443,400
New Smyrna Beach	17-05-00-0420	4/22/2025	April	\$444,900
Unincorporated - Westside	16-02-01-0061	3/26/2025	March	\$445,000
DeLand	17-14-00-0500	5/5/2025	May	\$446,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

New Smyrna Beach	17-01-00-1005	3/25/2025	March	\$449,900
DeLand	17-09-00-2020	4/21/2025	April	\$450,000
DeLand	17-16-00-3430	4/24/2025	April	\$450,000
Unincorporated - Northeast	14-06-00-0530	4/21/2025	April	\$450,000
Unincorporated - Northeast	13-14-00-0270	5/17/2025	May	\$450,000
Unincorporated - Southeast	17-00-00-0260	3/20/2025	March	\$450,000
New Smyrna Beach	17-01-00-2440	4/9/2025	April	\$450,000
Unincorporated - Westside	16-29-00-0870	4/18/2025	April	\$452,000
Unincorporated - Westside	19-01-02-0080	3/17/2025	March	\$455,000
Unincorporated - Southeast	17-03-00-0770	3/4/2025	March	\$455,000
DeLand	17-07-00-0440	4/11/2025	April	\$460,000
DeLand	17-03-00-1650	4/17/2025	April	\$460,000
DeBary	18-07-00-0520	4/28/2025	April	\$460,000
Unincorporated - Westside	17-05-00-0500	3/25/2025	March	\$460,000
Unincorporated - Northeast	13-03-00-1830	3/21/2025	March	\$460,000
New Smyrna Beach	17-02-00-0520	5/7/2025	May	\$460,000
Unincorporated - Southeast	18-01-00-0020	3/4/2025	March	\$462,000
Ormond Beach	13-12-00-0140	3/27/2025	March	\$462,500
DeBary	18-23-00-0250	4/16/2025	April	\$464,900
Unincorporated - Westside	18-01-01-0190	3/14/2025	March	\$465,000
Unincorporated - Northeast	14-01-00-1370	3/13/2025	March	\$465,000
New Smyrna Beach	17-14-01-0040	3/31/2025	March	\$465,000
DeBary	19-06-00-0230	5/13/2025	May	\$467,500
Unincorporated - Northeast	13-06-00-0440	5/11/2025	May	\$467,500
DeBary	18-05-00-0070	4/21/2025	April	\$470,000
Ormond Beach	14-04-00-0600	4/22/2025	April	\$470,500
South Daytona	16-39-00-0180	5/12/2025	May	\$472,000
South Daytona	16-33-00-0630	4/1/2025	April	\$474,900
Unincorporated - Westside	18-01-16-0110	5/14/2025	May	\$475,000
Unincorporated - Northeast	13-01-00-0820	3/31/2025	March	\$475,000
Unincorporated - Northeast	13-03-00-1810	4/23/2025	April	\$475,000
Ormond Beach	13-05-24-0210	3/3/2025	March	\$475,000
New Smyrna Beach	17-01-49-0260	4/24/2025	April	\$475,000
Unincorporated - Silver Sands	17-04-07-0050	3/20/2025	March	\$475,000
Unincorporated - Westside	19-04-00-0360	3/11/2025	March	\$479,000
DeBary	18-03-00-0020	5/16/2025	May	\$480,000
Ormond Beach	14-01-02-0970	4/26/2025	April	\$480,000
Unincorporated - Southeast	17-00-00-0144	4/11/2025	April	\$481,000
Unincorporated - Northeast	13-14-00-1150	4/3/2025	April	\$482,500
Unincorporated - Northeast	13-05-00-0390	4/22/2025	April	\$487,000
DeLand	17-01-01-1080	5/20/2025	May	\$489,000
Unincorporated - Northeast	16-10-00-0180	4/21/2025	April	\$489,000
DeLand	17-02-00-0480	3/24/2025	March	\$490,000

**Existing Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

DeBary	19-06-00-0440	5/1/2025	May	\$490,000
DeBary	18-05-00-0640	5/21/2025	May	\$490,000
Unincorporated - Westside	17-00-00-0153	4/2/2025	April	\$490,000
Unincorporated - Silver Sands	18-01-69-0090	5/14/2025	May	\$490,000
DeLand	17-10-00-0920	5/7/2025	May	\$494,000
Unincorporated - Westside	17-00-00-0048	5/8/2025	May	\$495,000
Ormond Beach	14-02-00-0270	5/9/2025	May	\$495,000
Ormond Beach	14-10-06-0070	3/14/2025	March	\$499,000
Ormond Beach	14-05-00-1040	3/27/2025	March	\$499,000
DeLand	17-10-00-0780	3/28/2025	March	\$500,000
DeLand	17-11-00-1010	4/29/2025	April	\$500,000
Unincorporated - Westside	17-00-00-0711	3/11/2025	March	\$500,000
Unincorporated - Westside	17-02-00-0790	4/4/2025	April	\$500,000
Unincorporated - Westside	19-02-04-0040	4/23/2025	April	\$500,000
Unincorporated - Westside	18-00-00-0160	4/28/2025	April	\$500,000
Unincorporated - Westside	16-00-00-0064	5/1/2025	May	\$500,000
Unincorporated - Southeast	18-01-00-1437	5/19/2025	May	\$500,000
New Smyrna Beach	17-07-02-0090	3/17/2025	March	\$500,000
New Smyrna Beach	17-11-00-0320	3/31/2025	March	\$500,000
New Smyrna Beach	17-04-04-0190	5/14/2025	May	\$500,000
DeLand	17-11-00-0950	3/28/2025	March	\$505,000
New Smyrna Beach	17-01-06-0170	3/21/2025	March	\$505,000
Unincorporated - Westside	17-05-00-0328	4/9/2025	April	\$510,000
Unincorporated - Northeast	13-03-01-0022	3/7/2025	March	\$510,000
DeBary	18-01-00-1890	3/24/2025	March	\$514,900
Unincorporated - Northeast	16-01-00-0140	3/12/2025	March	\$515,000
Ormond Beach	14-03-00-0440	3/4/2025	March	\$515,000
Ormond Beach	14-14-00-0040	3/20/2025	March	\$515,000
New Smyrna Beach	17-07-01-0060	4/10/2025	April	\$515,400
Unincorporated - Northeast	16-02-03-0790	5/16/2025	May	\$516,500
Ormond Beach	14-21-00-0200	4/7/2025	April	\$519,500
New Smyrna Beach	17-06-00-0110	5/19/2025	May	\$521,376
DeBary	18-13-00-0590	3/6/2025	March	\$522,500
Ormond Beach	14-14-08-0040	5/14/2025	May	\$524,000
DeBary	19-02-00-1120	5/15/2025	May	\$525,000
Unincorporated - Westside	16-00-07-0080	4/15/2025	April	\$525,000
Unincorporated - Northeast	13-05-01-0140	3/25/2025	March	\$525,000
Ormond Beach	14-01-01-0430	4/22/2025	April	\$525,000
Unincorporated - Southeast	17-00-00-0105	3/21/2025	March	\$525,000
Unincorporated - Southeast	16-05-00-0280	4/10/2025	April	\$525,000
Unincorporated - Southeast	17-02-00-0950	4/15/2025	April	\$525,000
Ormond Beach	14-06-02-0200	4/13/2025	April	\$527,500
DeLand	17-11-00-1470	5/14/2025	May	\$530,000

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Unincorporated - Westside	19-01-00-0100	3/25/2025	March	\$530,000
Unincorporated - Westside	19-01-00-0100	3/25/2025	March	\$530,000
New Smyrna Beach	17-01-52-0480	3/31/2025	March	\$530,000
New Smyrna Beach	17-06-00-1440	4/11/2025	April	\$530,000
Unincorporated - Northeast	13-07-00-0400	4/1/2025	April	\$535,000
Unincorporated - Southeast	18-05-00-1980	5/21/2025	May	\$535,000
New Smyrna Beach	17-01-52-0550	4/30/2025	April	\$535,000
New Smyrna Beach	17-06-00-0270	4/25/2025	April	\$537,000
Ormond Beach	14-11-00-3050	3/6/2025	March	\$539,000
Unincorporated - Westside	17-00-00-0620	4/21/2025	April	\$540,000
Unincorporated - Northeast	13-22-00-0460	3/27/2025	March	\$540,000
Unincorporated - Northeast	13-03-00-0580	4/7/2025	April	\$540,000
DeBary	18-13-00-0800	3/7/2025	March	\$541,000
New Smyrna Beach	17-11-13-0110	4/21/2025	April	\$542,000
Ormond Beach	13-09-00-0410	5/19/2025	May	\$545,000
New Smyrna Beach	17-01-44-0270	4/28/2025	April	\$549,000
DeLand	17-03-00-1150	3/11/2025	March	\$550,000
Unincorporated - Westside	18-00-00-0022	3/4/2025	March	\$550,000
Unincorporated - Northeast	13-07-00-0100	3/26/2025	March	\$550,000
Ormond Beach	14-08-00-0260	3/11/2025	March	\$550,000
Unincorporated - Southeast	17-03-00-1390	3/11/2025	March	\$550,000
Unincorporated - Westside	17-00-00-0118	3/28/2025	March	\$555,000
Ormond Beach	14-02-00-0020	5/7/2025	May	\$555,000
New Smyrna Beach	17-02-00-0010	3/20/2025	March	\$555,000
New Smyrna Beach	17-38-12-1230	4/14/2025	April	\$555,000
Unincorporated - Northeast	14-02-00-0320	4/11/2025	April	\$560,000
New Smyrna Beach	17-16-00-0220	4/15/2025	April	\$560,000
DeLand	17-02-03-3190	4/9/2025	April	\$565,000
DeLand	17-04-00-0380	4/17/2025	April	\$565,000
Unincorporated - Westside	19-04-00-0310	5/8/2025	May	\$565,000
New Smyrna Beach	17-02-00-0450	4/18/2025	April	\$565,000
Ormond Beach	14-10-00-0070	4/28/2025	April	\$568,000
South Daytona	15-13-00-0060	4/10/2025	April	\$569,000
DeBary	18-10-00-0030	5/9/2025	May	\$570,000
Unincorporated - Westside	17-00-00-0014	5/19/2025	May	\$570,000
New Smyrna Beach	17-04-00-0050	3/3/2025	March	\$570,000
Unincorporated - Northeast	13-02-00-0550	3/18/2025	March	\$573,800
Unincorporated - Westside	18-01-05-0070	5/19/2025	May	\$575,000
Unincorporated - Northeast	13-04-00-1680	3/27/2025	March	\$575,000
Ormond Beach	14-14-00-0370	3/4/2025	March	\$575,000
Ormond Beach	13-08-00-0160	3/25/2025	March	\$575,000
Ormond Beach	14-04-00-0550	3/31/2025	March	\$575,000
New Smyrna Beach	17-02-00-2120	4/4/2025	April	\$575,000



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New Smyrna Beach	17-05-13-0012	4/25/2025	April	\$575,000
Unincorporated - Northeast	16-01-00-0632	4/17/2025	April	\$585,000
Ormond Beach	14-05-00-3960	3/28/2025	March	\$585,000
Ormond Beach	14-06-00-0200	5/20/2025	May	\$585,000
DeLand	17-23-00-0150	3/13/2025	March	\$590,000
Unincorporated - Westside	17-00-00-0664	4/11/2025	April	\$590,000
Unincorporated - Westside	19-05-00-0021	4/25/2025	April	\$590,000
Ormond Beach	14-07-00-0100	3/21/2025	March	\$590,000
Unincorporated - Westside	17-04-00-0940	5/12/2025	May	\$595,000
Unincorporated - Southeast	17-03-00-1220	3/24/2025	March	\$595,000
Unincorporated - Southeast	16-05-00-0060	4/18/2025	April	\$599,900
Unincorporated - Westside	17-00-00-0263	3/28/2025	March	\$600,000
New Smyrna Beach	17-05-13-0022	3/24/2025	March	\$600,000
New Smyrna Beach	17-14-00-0200	4/15/2025	April	\$600,000
New Smyrna Beach	17-10-23-0131	4/21/2025	April	\$600,000
New Smyrna Beach	17-05-20-0080	5/8/2025	May	\$600,000
Unincorporated - Silver Sands	17-02-12-0220	4/14/2025	April	\$600,000
New Smyrna Beach	17-02-00-0410	3/25/2025	March	\$602,500
Unincorporated - Westside	17-00-00-0218	4/21/2025	April	\$604,000
Unincorporated - Northeast	13-03-00-0530	4/3/2025	April	\$605,000
New Smyrna Beach	17-01-00-1990	3/10/2025	March	\$605,000
New Smyrna Beach	17-02-00-1020	4/22/2025	April	\$609,000
Unincorporated - Northeast	13-18-00-0160	4/12/2025	April	\$610,000
New Smyrna Beach	17-02-01-0100	3/25/2025	March	\$612,000
Unincorporated - Northeast	13-06-00-0740	4/2/2025	April	\$613,000
Unincorporated - Westside	14-03-00-0140	3/19/2025	March	\$615,000
Ormond Beach	14-02-00-0300	4/16/2025	April	\$617,500
Unincorporated - Westside	16-14-00-0070	4/19/2025	April	\$620,000
New Smyrna Beach	17-07-00-4980	3/6/2025	March	\$624,900
New Smyrna Beach	17-01-43-0130	5/5/2025	May	\$625,000
DeLand	17-09-00-0570	4/22/2025	April	\$629,900
Unincorporated - Northeast	13-06-00-0140	5/5/2025	May	\$629,900
DeBary	18-07-00-0740	3/28/2025	March	\$630,000
Unincorporated - Northeast	13-01-00-1220	3/28/2025	March	\$630,000
DeLand	17-04-00-0160	3/25/2025	March	\$632,500
Unincorporated - Northeast	16-04-00-1580	3/11/2025	March	\$635,000
Unincorporated - Northeast	13-08-00-0030	3/12/2025	March	\$640,000
New Smyrna Beach	17-02-09-0100	4/29/2025	April	\$645,000
DeLand	17-01-01-1050	3/24/2025	March	\$650,000
DeBary	18-01-00-0020	3/21/2025	March	\$650,000
Ormond Beach	14-01-04-2120	5/2/2025	May	\$650,000
New Smyrna Beach	17-01-00-0730	3/4/2025	March	\$650,000
Unincorporated - Silver Sands	18-01-46-0520	4/3/2025	April	\$650,000

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Ormond Beach	14-19-00-0180	5/13/2025	May	\$655,000
Unincorporated - Northeast	16-00-00-0260	4/18/2025	April	\$660,000
Ormond Beach	14-01-00-0500	5/5/2025	May	\$660,000
DeLand	17-10-00-0360	4/9/2025	April	\$662,500
Unincorporated - Westside	18-01-09-0030	3/21/2025	March	\$665,000
Unincorporated - Northeast	13-07-00-0380	3/14/2025	March	\$665,000
Unincorporated - Westside	18-02-23-0010	3/4/2025	March	\$670,000
Unincorporated - Westside	16-02-00-0020	4/17/2025	April	\$670,000
DeLand	17-43-08-0030	5/8/2025	May	\$675,000
Unincorporated - Westside	16-01-00-0534	3/17/2025	March	\$675,000
New Smyrna Beach	17-02-00-0330	3/20/2025	March	\$675,000
New Smyrna Beach	17-01-00-0060	3/25/2025	March	\$675,000
New Smyrna Beach	17-02-00-0210	5/7/2025	May	\$675,000
Ormond Beach	14-08-00-0270	4/8/2025	April	\$678,000
DeBary	18-15-00-0080	4/30/2025	April	\$680,000
Unincorporated - Westside	17-02-02-0090	3/17/2025	March	\$680,000
Unincorporated - Northeast	13-05-01-0800	3/6/2025	March	\$680,000
DeLand	17-07-00-0510	3/17/2025	March	\$685,000
Unincorporated - Westside	17-00-00-0114	5/6/2025	May	\$690,000
New Smyrna Beach	17-07-00-2790	3/19/2025	March	\$690,000
Unincorporated - Northeast	12-01-00-0092	5/15/2025	May	\$695,000
Unincorporated - Westside	16-01-00-038E	5/5/2025	May	\$700,000
New Smyrna Beach	17-01-00-1280	4/29/2025	April	\$700,000
Unincorporated - Silver Sands	17-04-03-0100	5/23/2025	May	\$700,000
Ormond Beach	14-01-00-0120	4/4/2025	April	\$710,000
Unincorporated - Southeast	18-09-00-0660	3/6/2025	March	\$710,000
New Smyrna Beach	17-02-00-0080	3/19/2025	March	\$710,000
New Smyrna Beach	17-09-00-0430	3/18/2025	March	\$719,000
New Smyrna Beach	17-04-00-1490	4/4/2025	April	\$720,000
Unincorporated - Northeast	13-06-00-0610	4/17/2025	April	\$725,000
New Smyrna Beach	17-07-00-2330	5/1/2025	May	\$725,000
Unincorporated - Southeast	17-01-07-0110	3/5/2025	March	\$730,000
Unincorporated - Southeast	17-04-00-0180	4/25/2025	April	\$733,500
Ormond Beach	13-23-00-0220	3/13/2025	March	\$735,000
New Smyrna Beach	17-03-00-1020	5/16/2025	May	\$735,000
Unincorporated - Silver Sands	17-03-01-0140	5/5/2025	May	\$740,000
Unincorporated - Northeast	13-18-00-0060	4/15/2025	April	\$745,000
Unincorporated - Silver Sands	17-05-14-0210	3/21/2025	March	\$749,000
Unincorporated - Northeast	13-01-00-0210	4/1/2025	April	\$750,000
Unincorporated - Southeast	16-09-00-0550	3/6/2025	March	\$750,000
New Smyrna Beach	17-01-05-0070	5/8/2025	May	\$750,000
Unincorporated - Northeast	16-02-03-0760	4/10/2025	April	\$755,000
Unincorporated - Northeast	13-03-00-0330	3/22/2025	March	\$760,000

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Ormond Beach	14-04-00-0040	4/11/2025	April	\$769,900
DeLand	17-03-00-4500	5/14/2025	May	\$772,000
New Smyrna Beach	17-06-00-0980	4/11/2025	April	\$772,500
Unincorporated - Westside	16-01-00-040L	5/13/2025	May	\$775,000
New Smyrna Beach	17-14-00-0210	4/30/2025	April	\$775,000
Ormond Beach	14-10-01-0030	5/16/2025	May	\$780,000
Ormond Beach	14-10-01-0030	5/16/2025	May	\$780,000
Unincorporated - Westside	15-08-00-1200	5/15/2025	May	\$785,000
New Smyrna Beach	17-05-13-0010	3/11/2025	March	\$787,500
Unincorporated - Westside	17-06-00-0070	3/28/2025	March	\$788,000
Unincorporated - Westside	18-01-04-0070	5/10/2025	May	\$790,000
New Smyrna Beach	17-05-20-0010	4/25/2025	April	\$790,000
New Smyrna Beach	16-04-00-1440	4/18/2025	April	\$795,000
New Smyrna Beach	17-01-00-0510	4/25/2025	April	\$795,000
Unincorporated - Northeast	13-03-00-0990	3/12/2025	March	\$800,000
Unincorporated - Southeast	17-00-00-0130	5/12/2025	May	\$800,000
Unincorporated - Southeast	18-03-00-0211	5/16/2025	May	\$800,000
New Smyrna Beach	17-16-00-0190	3/19/2025	March	\$810,000
Unincorporated - Northeast	16-01-00-0190	5/5/2025	May	\$820,000
New Smyrna Beach	17-06-02-0240	4/15/2025	April	\$820,000
Unincorporated - Northeast	13-02-00-0230	4/18/2025	April	\$825,000
New Smyrna Beach	17-30-06-0021	3/13/2025	March	\$825,000
New Smyrna Beach	17-07-01-0110	5/8/2025	May	\$831,500
New Smyrna Beach	17-07-07-0020	4/17/2025	April	\$839,900
Unincorporated - Northeast	13-03-00-0010	5/14/2025	May	\$840,000
Unincorporated - Southeast	17-00-00-0091	3/13/2025	March	\$840,000
New Smyrna Beach	17-06-00-0770	5/2/2025	May	\$840,000
New Smyrna Beach	17-30-06-0030	3/18/2025	March	\$843,000
New Smyrna Beach	17-14-00-1350	5/2/2025	May	\$849,000
New Smyrna Beach	17-02-00-0090	4/11/2025	April	\$850,000
Unincorporated - Silver Sands	17-02-12-0200	3/18/2025	March	\$850,000
Unincorporated - Northeast	13-01-00-0450	3/7/2025	March	\$855,000
Unincorporated - Westside	16-01-00-0353	3/20/2025	March	\$860,000
Unincorporated - Southeast	17-09-00-0180	3/5/2025	March	\$860,000
Ormond Beach	14-02-00-0470	4/29/2025	April	\$875,000
Unincorporated - Southeast	17-01-00-0080	4/28/2025	April	\$875,000
New Smyrna Beach	17-08-00-0410	4/16/2025	April	\$875,000
Unincorporated - Northeast	16-04-00-4250	4/23/2025	April	\$884,000
Unincorporated - Northeast	16-04-00-4250	4/23/2025	April	\$884,000
New Smyrna Beach	17-03-00-0140	3/20/2025	March	\$885,000
Unincorporated - Westside	19-05-00-0460	4/17/2025	April	\$890,000
Unincorporated - Northeast	13-00-04-0024	3/27/2025	March	\$890,000
Unincorporated - Northeast	13-02-00-0700	5/21/2025	May	\$900,000

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New Smyrna Beach	17-01-51-0200	3/4/2025	March	\$900,000
New Smyrna Beach	17-15-03-0070	5/16/2025	May	\$900,000
New Smyrna Beach	17-15-03-0070	5/16/2025	May	\$900,000
New Smyrna Beach	17-15-03-0070	5/16/2025	May	\$900,000
Unincorporated - Westside	19-01-00-0050	5/1/2025	May	\$901,500
Unincorporated - Westside	18-00-05-0130	5/9/2025	May	\$925,000
Ormond Beach	14-00-00-0019	4/3/2025	April	\$925,000
Ormond Beach	14-07-00-0280	5/5/2025	May	\$925,000
New Smyrna Beach	17-01-00-1260	3/14/2025	March	\$925,000
Unincorporated - Northeast	13-03-00-0480	4/24/2025	April	\$932,700
New Smyrna Beach	17-01-00-0090	4/30/2025	April	\$940,000
DeBary	18-02-29-0040	4/30/2025	April	\$950,000
Ormond Beach	14-02-00-0180	3/26/2025	March	\$950,000
Ormond Beach	14-20-21-0220	4/30/2025	April	\$961,000
Ormond Beach	14-20-21-0220	4/30/2025	April	\$961,000
Unincorporated - Silver Sands	17-01-05-0130	4/14/2025	April	\$965,000
Unincorporated - Northeast	13-02-00-0510	4/18/2025	April	\$990,000
DeBary	18-03-40-0220	4/16/2025	April	\$999,900
Unincorporated - Southeast	16-00-00-0043	5/16/2025	May	\$1,000,000
Ormond Beach	14-02-00-0160	5/27/2025	May	\$1,045,000
DeLand	17-03-00-0120	5/22/2025	May	\$1,050,000
Unincorporated - Northeast	13-01-00-0140	4/9/2025	April	\$1,050,000
New Smyrna Beach	17-30-06-0093	3/6/2025	March	\$1,055,000
Unincorporated - Northeast	13-01-00-0060	4/21/2025	April	\$1,100,000
Ormond Beach	14-07-00-0200	4/15/2025	April	\$1,100,000
Unincorporated - Southeast	16-04-00-1330	5/9/2025	May	\$1,100,000
New Smyrna Beach	17-14-00-1370	5/14/2025	May	\$1,100,000
Ormond Beach	14-07-00-0210	4/29/2025	April	\$1,125,000
Unincorporated - Northeast	13-07-00-0104	3/27/2025	March	\$1,150,000
New Smyrna Beach	17-02-08-0390	5/12/2025	May	\$1,150,000
Unincorporated - Northeast	13-01-00-0410	3/13/2025	March	\$1,177,500
Unincorporated - Southeast	16-01-00-1700	4/17/2025	April	\$1,191,600
Ormond Beach	14-05-01-0080	3/20/2025	March	\$1,200,000
New Smyrna Beach	17-17-00-0070	4/4/2025	April	\$1,239,300
Unincorporated - Southeast	16-04-00-0020	3/15/2025	March	\$1,240,000
New Smyrna Beach	17-08-08-0240	3/12/2025	March	\$1,250,000
Unincorporated - Southeast	16-11-00-0360	4/28/2025	April	\$1,290,000
Unincorporated - Southeast	17-00-00-0060	5/2/2025	May	\$1,300,000
Unincorporated - Southeast	17-00-00-0060	5/2/2025	May	\$1,300,000
Unincorporated - Southeast	17-00-00-0060	5/2/2025	May	\$1,300,000
New Smyrna Beach	17-14-00-1440	3/21/2025	March	\$1,300,000
New Smyrna Beach	16-02-00-2090	5/5/2025	May	\$1,300,000
New Smyrna Beach	16-02-00-2090	5/5/2025	May	\$1,300,000

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Ormond Beach	14-08-00-0240	4/4/2025	April	\$1,350,000
Ormond Beach	14-08-00-0240	4/4/2025	April	\$1,350,000
New Smyrna Beach	17-15-01-0020	5/8/2025	May	\$1,425,000
New Smyrna Beach	17-01-04-0240	5/15/2025	May	\$1,425,000
New Smyrna Beach	17-01-00-0610	3/19/2025	March	\$1,440,000
New Smyrna Beach	17-03-01-0130	4/8/2025	April	\$1,450,000
Unincorporated - Southeast	16-01-00-1940	3/12/2025	March	\$1,460,000
New Smyrna Beach	17-33-00-0190	4/1/2025	April	\$1,500,000
Unincorporated - Northeast	13-07-00-0340	3/19/2025	March	\$1,550,000
New Smyrna Beach	17-08-00-0360	5/13/2025	May	\$1,585,000
Unincorporated - Northeast	13-11-02-0102	3/20/2025	March	\$1,655,000
Unincorporated - Northeast	16-09-00-0030	5/16/2025	May	\$1,667,300
Unincorporated - Northeast	16-04-00-3070	3/25/2025	March	\$1,675,000
New Smyrna Beach	17-06-00-1290	3/31/2025	March	\$1,700,000
New Smyrna Beach	17-10-12-0061	3/26/2025	March	\$1,701,300
New Smyrna Beach	17-01-45-0040	5/2/2025	May	\$1,796,000
Unincorporated - Northeast	15-05-00-0270	3/28/2025	March	\$1,800,000
New Smyrna Beach	17-10-03-0020	5/1/2025	May	\$1,835,000
Ormond Beach	14-01-20-0031	3/6/2025	March	\$1,900,000
New Smyrna Beach	17-02-00-0630	3/24/2025	March	\$2,250,000
New Smyrna Beach	17-02-00-0630	3/24/2025	March	\$2,250,000
New Smyrna Beach	17-30-06-0070	4/17/2025	April	\$2,450,000
New Smyrna Beach	17-30-06-0070	4/17/2025	April	\$2,450,000
Unincorporated - Northeast	16-06-00-0070	4/3/2025	April	\$2,467,500
Ormond Beach	14-14-05-0060	4/4/2025	April	\$2,850,000
Ormond Beach	14-14-05-0060	4/4/2025	April	\$2,850,000
New Smyrna Beach	17-08-00-0151	5/22/2025	May	\$3,500,000
<b>Median</b>				<b>\$365,000</b>

**New Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

<b>Tax District Description</b>	<b>Square-Subdivision-Block-Lot</b>	<b>Sale Date</b>	<b>Month</b>	<b>Sales Price</b>
Holly Hill	15-43-00-0400	4/4/2025	April	\$235,000
South Daytona	15-17-00-0520	3/31/2025	March	\$250,000
South Daytona	15-17-00-0510	3/3/2025	March	\$259,000
Unincorporated - Westside	18-02-19-0390	3/7/2025	March	\$285,000
Unincorporated - Northeast	13-09-00-0410	4/9/2025	April	\$285,000
Unincorporated - WestSide	18-01-59-0220	4/7/2025	April	\$292,900
DeLand	17-25-02-0030	4/23/2025	April	\$295,000
Unincorporated - Northeast	13-09-00-0420	4/18/2025	April	\$295,000
Unincorporated - Northeast	13-09-00-0940	3/24/2025	March	\$298,000
Unincorporated - WestSide	18-06-05-0990	3/13/2025	March	\$300,000
Unincorporated - WestSide	18-02-02-0370	5/19/2025	May	\$302,000
Unincorporated - WestSide	17-05-01-0280	3/3/2025	March	\$308,000
Unincorporated - WestSide	18-15-00-0060	4/11/2025	April	\$324,900
Unincorporated - WestSide	17-03-14-0460	3/17/2025	March	\$325,000
DeBary	19-28-00-1030	3/24/2025	March	\$330,000
Ormond Beach	13-01-00-0760	5/13/2025	May	\$330,000
Ormond Beach	13-01-00-0500	3/11/2025	March	\$332,000
Ormond Beach	13-01-00-0810	3/18/2025	March	\$334,000
Unincorporated - WestSide	17-03-06-0130	3/26/2025	March	\$335,000
Unincorporated - WestSide	17-01-32-0280	5/6/2025	May	\$339,400
Orange City	18-40-00-0600	3/9/2025	March	\$340,000
Unincorporated - WestSide	17-04-02-0070	4/22/2025	April	\$340,000
Ormond Beach	13-01-00-0510	3/18/2025	March	\$340,000
Ormond Beach	13-01-00-0770	3/27/2025	March	\$340,000
DeBary	19-28-00-1080	3/24/2025	March	\$346,000
DeBary	19-26-00-0480	3/11/2025	March	\$350,000
Ormond Beach	13-09-00-0720	4/24/2025	April	\$350,000
Ormond Beach	13-01-00-0710	5/7/2025	May	\$350,000
DeBary	19-28-00-1050	3/14/2025	March	\$357,000
Unincorporated - WestSide	17-19-00-0720	4/28/2025	April	\$359,800
DeLand	17-07-00-3120	3/5/2025	March	\$360,000
DeLand	17-07-00-3920	3/5/2025	March	\$360,000
DeBary	19-28-00-1000	4/23/2025	April	\$360,000
DeLand	17-21-00-1010	5/22/2025	May	\$360,500
DeLand	17-07-00-3150	3/12/2025	March	\$365,000
DeLand	17-05-00-0710	5/20/2025	May	\$365,000
DeLand	17-07-00-3870	4/7/2025	April	\$370,000
DeBary	19-26-00-0430	4/25/2025	April	\$370,000
DeBary	19-28-00-1060	4/11/2025	April	\$378,000
DeLand	17-07-00-3170	3/14/2025	March	\$380,000

**New Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

DeLand	17-07-00-3600	4/7/2025	April	\$380,000
DeLand	17-21-00-0180	4/14/2025	April	\$380,000
DeBary	19-28-00-1010	4/18/2025	April	\$380,000
DeLand	17-21-00-0230	3/27/2025	March	\$383,000
DeBary	18-41-05-0280	3/7/2025	March	\$385,000
DeLand	17-07-00-3880	3/20/2025	March	\$388,000
DeLand	17-06-00-2450	3/4/2025	March	\$390,000
DeLand	17-21-00-0950	4/10/2025	April	\$390,000
DeLand	17-21-00-0970	4/10/2025	April	\$390,000
DeLand	17-21-00-0980	3/28/2025	March	\$392,000
DeLand	17-07-00-3130	4/16/2025	April	\$392,000
DeLand	17-07-00-3550	4/7/2025	April	\$395,000
DeLand	17-07-00-3940	4/21/2025	April	\$395,000
DeLand	17-07-00-3380	4/7/2025	April	\$397,900
DeLand	17-07-00-3910	4/4/2025	April	\$398,000
Unincorporated - WestSide	17-01-08-0090	4/24/2025	April	\$400,000
DeLand	17-07-00-1460	3/24/2025	March	\$401,900
DeBary	19-28-00-1110	3/26/2025	March	\$402,000
DeLand	17-07-00-3420	3/12/2025	March	\$405,000
DeLand	17-07-00-1250	4/4/2025	April	\$405,000
DeLand	17-05-00-0560	4/29/2025	April	\$405,000
DeLand	17-21-00-0190	5/5/2025	May	\$409,000
DeLand	17-21-00-0340	4/11/2025	April	\$427,000
DeBary	19-26-00-0290	4/24/2025	April	\$430,000
Unincorporated - WestSide	17-30-00-0100	4/11/2025	April	\$440,000
Ormond Beach	13-09-00-0400	3/17/2025	March	\$440,800
DeLand	17-07-00-1400	4/3/2025	April	\$450,000
Ormond Beach	13-09-00-0880	3/7/2025	March	\$460,000
Unincorporated - Northeast	13-04-00-0410	5/19/2025	May	\$465,000
DeLand	17-05-00-0540	3/25/2025	March	\$470,000
Unincorporated - Southeast	17-02-00-0360	4/21/2025	April	\$478,000
Unincorporated - WestSide	18-00-00-0301	3/10/2025	March	\$499,900
DeLand	17-08-00-0670	4/28/2025	April	\$505,000
DeLand	17-07-00-2070	3/5/2025	March	\$505,800
Unincorporated - Northeast	13-05-00-0560	3/21/2025	March	\$525,000
DeLand	17-08-00-0650	3/5/2025	March	\$530,000
Unincorporated - Northeast	13-05-00-0580	3/26/2025	March	\$550,000
Unincorporated - Northeast	13-05-00-0540	5/27/2025	May	\$550,000
DeBary	18-08-00-0330	4/2/2025	April	\$560,000
DeLand	17-08-00-1260	3/31/2025	March	\$565,000
Unincorporated - Northeast	13-05-00-0530	5/1/2025	May	\$575,000
DeLand	17-07-00-0690	5/6/2025	May	\$650,000
DeLand	17-07-00-0650	4/28/2025	April	\$670,000

**New Home Sales**  
**Volusia County HOME Jurisdiction**  
**March 2025 - May 2025**

Unincorporated - WestSide	14-00-00-0030	3/21/2025	March	\$680,000
Unincorporated - Northeast	13-05-00-0250	4/30/2025	April	\$700,000
Ormond Beach	14-40-00-0030	3/20/2025	March	\$895,000
Unincorporated - Northeast	13-21-00-0470	4/30/2025	April	\$1,293,200
New Smyrna Beach	17-10-12-0061	3/26/2025	March	\$1,701,300
<b>Median</b>				<b>\$384,000</b>