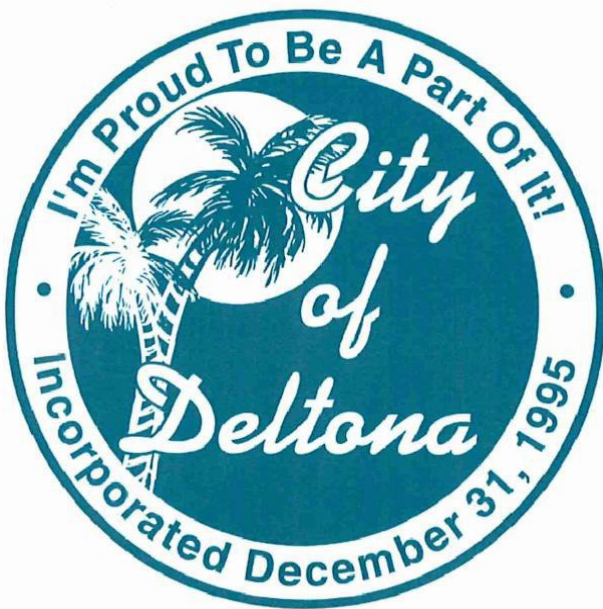


# HOUSING AND COMMUNITY DEVELOPMENT BLOCK GRANT

## CITY OF DELTONA

### 2025-2026 ANNUAL ACTION PLAN



Mayor – Santiago Avila Jr.  
Vice Mayor, Davison Heriot, District 1  
Emma Santiago, District 2  
Maritza Avila-Vazquez, District 3  
Dory Howington, District 4  
Stephen Colwell, District 5  
Nick Lulli, District 6

## **Executive Summary**

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

#### **1. Introduction**

The City of Deltona (City) is a Community Development Block Grant (CDBG) Entitlement Community. An Entitlement Community receives funds directly from the U.S. Department of Housing and Urban Development (HUD). HUD requires communities that receive federal funds to submit a Five-Year Consolidated Plan (Con Plan) every five years. The City submitted the Con Plan in 2023. The Five-Year Consolidated Plan (Con Plan) attempts to forecast activities, strategies and funding over five years. The Con Plan is predicated on best available data. This data can include, but is not limited to, demographics, housing, employment, income, market trends and in some cases recent disaster events. The statutory purpose of the CDBG program is summarized into three objectives:

- Creating suitable living environments;
- Providing decent housing; and
- Facilitating economic opportunities.

The Annual Action Plan (AAP) is an annual component of the five-year Con Plan. The AAP serves as an annual evaluation of the Con Plan and is needed for continued annual funding of the CDBG program. The Plan describes the activities and /or projects to be undertaken during the next fiscal year, utilizing CDBG formula grant funds and anticipated program income, if any. The AAP summarizes performance objectives and outcomes identified as priorities for the City. The AAP also provides an opportunity for entitlement communities to:

- Articulate proposed projects and activities to be implemented over the 2025/2026 program year,
- Realize accomplishments/outcomes of projects from previous years, and
- Provide an opportunity to review the applicability of activities identified in the 2023 Con Plan.

The City of Deltona anticipates receiving approximately \$500,000 in Community Development Grant funds for the 2025-2026 program year (PY). These funds will be used for public facilities, park improvements, infrastructure projects, public services, senior services, childcare subsidies, after school mentoring, human service assistance, housing rehab and homeless prevention assistance.

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

The City submitted a Five-Year Consolidated Plan (Con Plan) in 2023. Funds to address the City's needs are limited and therefore must be prioritized. The Con Plan

helps prioritize the anticipated needs of the City. Affordable housing public infrastructure, public facilities and disaster assistance were ranked high on the “priority of needs” list while public services and homelessness were ranked low on the priority list. In the past, the City has utilized and leveraged a large portion of the CDBG allocation for drainage improvements. Finally, the 2025-2026 PY CDBG funds will also provide assistance to public service applicants, update fiber/broadband, update parks/public facilities and perform minor home repair within CDBG Target Areas.

Projects and activities were selected for funding based on CDBG statutory requirements in accordance with the priority of needs established by the 2023-2027 Con Plan.

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

The City has received over **eleven million dollars in CDBG funding for the past nineteen years** as an entitlement community and will celebrate its **twenty first year** as an entitlement community in 2025. Over the past twenty years the City has expended over \$10,000,000 in CDBG funds in the following manner:

- Public Infrastructure - Over 30% of Deltona’s CDBG funding was allocated to public infrastructure. The ability to leverage CDBG funds with City funds has enhanced the level of service and improved neighborhoods (providing a suitable living environment).
- Parks and Public Facilities - The City has consistently allocated more than 22% of CDBG funds to date on updates to City parks and public facilities (providing a suitable living environment).
- Due to lack of funding from the State Housing Initiative Program (SHIP) during the Great Recession, the City relied heavily on CDBG funding to facilitate minor home repairs (providing decent housing)
- Between 2011 through 2016, CDBG funding leveraged with NSP funding has helped place 84 citizens in homes (providing decent housing).
- 15% of the annual CDBG allocation has been granted to Public Service entities performing human service tasks needed in the City (creating a suitable living environment and creating economic opportunity).

Funds have been used to address needs identified in the previous Con Plans and the AAP’s respectively. The City would like to continue efforts to improve the quality of life for Deltona’s residents throughout the City by enhancing the physical environment, updating infrastructure and parks project. The past projects and investments in the City have provided a direct benefit resulting in improved housing opportunities, safe public facilities, updated infrastructure and a wide range of public services. In addition, the

goals support specific CDBG outcomes of availability, accessibility, affordability and sustainability.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Annual Action Plan process is intended to engage City residents and provide information related to various projects and needs within the City. Projects and activities are prioritized based on input provided by the residents of the City via written comments, survey results and other public participation. The goal continues to improve the involvement of our residents, organizations and interested parties in the CDBG planning process.

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

No comments were received during the two public meetings.

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

No comments were received during the two public meetings.

#### **7. Summary**

This section is to be updated after the Public Comment period ends.

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

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Leda Agency	Deltona	
CDBG Administrator	Deltona	Housing and Community Development Services
HOPWA Administrator	Deltona	Volusia County Health Department
HOME Administrator	N/A	
HOPWA-C Administrator	N/A	

**Table 1 – Responsible Agencies**

### **Narrative (optional)**

Housing and Community Development (HCD), serves as the lead agency responsible for plan development as well as for implementing housing and community development programs identified in the Annual Action Plan. The Housing and Community Development administers the Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP) and CDBG CARES programs.

Although the Housing Opportunity for Persons With Aids (HOPWA) are allocated to the City of Deltona, the City has a continuous agreement with the Department of Health and those funds are reallocated to the local health department, as they have the experience and the expertise to manage these funds efficiently.

### **Consolidated Plan Public Contact Information**

The City of Deltona, Community Development Division, 2345 Providence Blvd Deltona, FL 32725 Phone (386) 878-8614, [abriggs@deltonafl.gov](mailto:abriggs@deltonafl.gov).

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

### **1. Introduction**

The City continues to rely heavily upon various organizations to provide assistance to residents. Therefore, the City consulted with several agencies and service providers during the formulation of this Plan. Through these interactions, several themes were discovered including addressing obstacles to meeting underserved needs within the community, economic development, social services, accessibility to and the availability of public facilities and fostering and maintaining affordable housing stock. To address these concerns the City will:

- Utilize between 25% to 45% of the 2025 CDBG annual allocation to support public park facilities, public services and broadband and fiber infrastructure projects ,
- Continue to partner with non-profit entities to provide social services including homelessness prevention, childcare subsidies, mentoring at risk youth, and financial counseling, and
- Continue to support affordable development and affordable housing, when needed by leveraging its CDBG and SHIP funds to assist residents with making homeownership and home retention possible.

### **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))**

The City plans to pursue the following activities in the 2025-2026 PY:

- Provide funding to local non-profits via the City's CDBG Notice of Funding Availability and application process
- Work with the Coalition for the Homeless to provide HMIS training for local non-profits.
- Partner with UF-IFAS-Volusia and various lending and credit institutions to provide a financial education model, called "Roads to Financial Health". In addition, provide current homeowners with options to foreclosure and the perils of extracting equity from their home via cashout refinancing.

The City does not have public housing and all related inquiries are referred to Volusia County Human Services. City Staff does meet with County of Volusia Human Services (Section 8) throughout the year to ensure resident needs are met and there is no duplication of services. City will try to open a dialogue with the Deland Housing Authority (the only Section 8 administrator in West Volusia-with the exception of Volusia County).

**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.**

The Community Development Department Manager serves as a member of the Applications Committee for the Volusia Flagler Continuum of Care. The City of Deltona plans to pursue the following activities in the 2025-2026 PY:

- Work with the Coalition for the Homeless to provide HMIS training for local non-profits.
- Provide funding to local non-profits via the City's CDBG Notice of Funding Availability and application process,
- As mentioned above, partner with UF-IFAS-Volusia and various lending and credit institutions to provide a financial education model, like "Roads to Financial Health", for homeless individuals, in an effort to move residents from homelessness to housing. Upon completion of that program, the resident is approved for up to \$60,000.00 in Down Payment Assistance and up to \$20,000.00 in rehab assistance once they have closed on the home.

The City does not have public housing and all related inquiries are referred to Volusia County Human Services. City Staff does confer with County of Volusia Human Services and Community Assistance staff several times throughout the year to ensure resident needs are met and there is no duplication of 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City does not receive ESG funds, but as stated above the Housing and Community Development Manager is a member of the Application Committee for any funding received by the COC which ensures that funding will continue to be allocated throughout Volusia County and West Volusia County.

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

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

1	<b>Agency/Group/Organization</b>	Volusia County Community Assistance Division
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City and the County work together to ensure the needs of our residents are met through intergovernmental coordination. The City administers several of the same programs and this open dialogue ensures the provision of much needed services to the residents of Deltona and Volusia County. In addition, due to the significant amount of funding the County receives, the County is able to provide a myriad of services the City is unable to provide. The County is consulted several times annually to minimize duplication of service and beginning this year.



2	<b>Agency/Group/Organization</b>	Volusia/Flagler Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Deltona has an ongoing relationship with the VFCOC. The Community Development staff meets with the VFCOC several times annually to assist with funding allocations (Member of the COC applications committee). The City will continue to coordinate with the VFCOC to address any homelessness needs.
3	<b>Agency/Group/Organization</b>	The Neighborhood Center of West Volusia
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Neighborhood Center is consulted in reference to homelessness issues and helps the City more effectively manage homelessness prevention within the City. In addition, the Neighborhood Center has been a valuable partner of the City for over eight years. They also developed a program for Deltona that assist with after-hours homeless issues, called Deltona's First Response to Homelessness (DFRH). The program is a signature program for Deltona residents that find themselves in a homeless situation. The program is available to residents 24 hours a day and 365 days a year.
4	<b>Agency/Group/Organization</b>	University of Florida (IFAS) Volusia County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	IFAS provides financial education and mandatory housing counseling for housing clients. Also provide homeowners maintenance counseling for rehab clients. The intent is to create a condition where residents can manage their finances, learn options for home management/financial affordability and engage in viable homeownership and home preservation options.

5	<b>Agency/Group/Organization</b>	Community Legal Services of Mid Florida
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Other government - State Other government - Local Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Legal and Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Deltona partners with Community Legal Services of Mid Florida to provide legal advice and counseling, credit counseling, housing education activities, and fair housing, housing education. CLSMF is instrumental in coordinating our Fair Housing public service announcements. They have also been instrumental in hosting a "Legal Clinic" for Deltona residents.
6	<b>Agency/Group/Organization</b>	MID FLORIDA HOUSING PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Deltona partners with Mid Florida Housing Partnership to provide credit counseling, housing educational activities, including fair housing education and pre-foreclosure counseling. This agency also helps prepare prospective homebuyers for homeownership and is instrumental in providing residents with a path out of foreclosure. Their main goal is to provide and ensure the availability of affordable housing (both ownership and rental).

7	<b>Agency/Group/Organization</b>	New Hope Human Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	New Hope Human Service partners with University of Florida IFAS of Volusia County to provide bags of food to those in need several times per month. In addition, they have an annual event to feed and clothe the homeless. New Hope Human Service just received their first funding from DCF via the VFCOC consolidated application process and they are in the process of applying for funding from HUD via a similar process.
8	<b>Agency/Group/Organization</b>	Early Learning Coalition
	<b>Agency/Group/Organization Type</b>	Services-Children Child Care Assistance (State)
	<b>What section of the Plan was addressed by Consultation?</b>	Childcare
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Early Learning Coalition has partnered with City of Deltona, for over 12 years. This collaboration ensures that childcare remains affordable for income eligible residents in Deltona.
9	<b>Agency/Group/Organization</b>	Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Elder Care and Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Elderly Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	For over 15 years the City of Deltona has collaborated with the Council on Aging (COA). The City of Deltona provides administrative assistance to COA (under the Public Service cap). In addition, the City of Deltona provides space in the Center for COA to gather, have activities, receive information on matters that are of particular interest to our elderly population. In addition, COA provides a hot meal Monday thru Friday for COA members.
10	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB OF VOLUSIA/FLAGLER COUNTIES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Children Services, Education and Welfare
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Boys and Girls Club in Deltona is housed within one of the City of Deltona's parks facilities. In addition, the Boys and Girls Club has been allocated funding under the CDBG Public Service cap.

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

Not applicable.

**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	Volusia Flagler Continuum of Care	The goals of the 2025 Consolidated Plan/Strategic Plan, included services for homeless individuals and for individuals at risk of becoming homeless. As a member the VFCOC's Applications Committee, Deltona City staff have firsthand knowledge of the needs within the community and as a member they take their position on the Committee very seriously when awarding funding to various non-profits within the VFCOC.

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

#### **Narrative (optional)**

City Staff will continue to be involved in the community, by networking with local partners and constantly interfacing with citizens. Through enhanced collaboration, the City is able to work closer with partners to streamline efforts and initiatives. The ultimate result is more effective services for the residents. The City of Deltona will continue to work with governmental, community agencies, public, and private partners to meet the needs of residents and encourage coordination and collaboration for the betterment of the city.

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

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

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

No comments have been received to date, **but staff will update this section after the 30-Day Public Comment period prior to the presentation to the Commission for approval.** Please refer to the Citizen Participation Outreach below. Posting of the notice and the application on the website on June 4, 2025 This section will be updated. The update included an additional 15 days of advertisement which was noticed to the citizens for participation purposes. The 25-26 Action Plan will go to the Commission in July. This section will be updated after the July 2025 Commission Meeting.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of Comments accepted and reasons	URL-If applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Public Service advertisement	No Comments were received prior to the Public Service allocations	No comments were received prior to the 30-Day Comment period	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of Comment accepted and reasons	URL-If applicable)
2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>All Nonprofits were in attendance and prepared to answer any questions in reference to their application for CDBG assistance.</p> <p>There we no inquiries by any parties during this meeting.</p>	No inquiries or comments were received prior to the 30 Day comment period	N/A	
3	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Staff provided two opportunities for residents to provide input on the Plan. A representative for Council On Aging was present for the 1<sup>st</sup> meeting.</p> <p>There no one in attendance for the 2<sup>nd</sup> meeting.</p>	Please see summary of response and attendance. Staff will update once 30 day comment period has ended.	N/A	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The City anticipates receiving approximately \$500,000 in CDBG funds for PY 2025-2026. The funds will be used to meet the priority needs identified in the City's Five-Year 2023-2027 Consolidated Plan and the 2025-2026 Annual Action Plan. These funds may be leveraged with the SHIP grant funding and other grant funding to accommodate affordable housing needs.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	500,000.00	0.00	200,000.00	750,000.00	\$1,000,000.	Funds will be used to complete Fiber Ring installation, Public Services support Park retrofits and minor administrative assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Acquisition Admin and Planning Housing Other	3,100,000.00	0.00	0.00	3,100,000.00	1,500,000.00	SHIP funds for 2023, 2024 and 2025 Total \$3,100,000. will be used for Acquisition of affordable housing by Community Land Trust, Down Payment Assistance, Owner Occupied Rehab, Sewer Connections, Rental Assistance, Mortgage Payment Assistance,

**Table 5 - 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 City will leverage CDBG funds with SHIP and general funds. Public service activities funded through CDBG are also funded by multiple other sources including private and in some limited cases City of Deltona general funds. Purchase assistance activities are leveraged with private first mortgage funds and personal funds from the potential homebuyer. Leveraging decisions associated with purchase assistance projects are made on a case-by-case basis depending on available funding. There is no statutory match required on any of these programs, with the exceptions of Down Payment Assistance. Persons seeking Down Payment Assistance must have a minimum of 3.5% of saved funds to qualify.

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

The Affordable Housing Advisory Committee (AHAC) was recently provided a list of publicly owned properties that may be suitable for affordable. Staff will review this list with the AHAC and determine which properties may be suitable for Community Land Trust (CLT) housing acquisition or development.

**Discussion**

The funds quoted on this page are an estimate derived from information that has been provided to the City at the time of the formulation of this plan. The City's goal is to use limited funds as efficiently as possible by leveraging other funds where possible.

# 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	Administration	2025	2026	Administration	Administration City-wide	Administration 2025-2026	CDBG - \$100,000.	Administration of Public Service activities, Fiber installation and Parks project
2	Broadband/Fiber	2025	2026	Broadband/Fiber	Fiber Northeast to Southeast of City	Broadband/Fiber 2024/2025/2026	CDBG \$325,000.	Infrastructure activities other than low to moderate households Benefit- 20,000 persons' assisted Public Infrastructure Activities for low/ moderate Income households
3	Parks Installation	2025	2026	Park Exercise equipment	Center of City of Deltona Campbell Park	Exercise equipment for help maintain a active lifestyle for residents	CDBG \$200,000	The installment of the exercise sets will benefit all residents that visit the park
4	Public Services	2025	2026	Public Services	Throughout the City of Deltona and Deland	Homelessness prevention	CDBG \$75,000	Will assist over 25-50 families with homelessness prevention funding

**Table 6 – Goals Summary**

**Goal Descriptions**

<b>Goal Description-</b>
<b>Goal - Administration-2025</b>
<b>Goal Description</b> - Staff will use approximately 20% (maximum allowable percentage) of the annual allocation to cover a portion of the total cost to administer the CDBG program.
<b>Goal - Fiber Ring-2025</b>
<b>Goal Description</b> - Fiber and Broadband access was identified the 2023 CDBG Consolidated Plan as an “Area of Greatest Needs). With the periodic flooding due to hurricanes, and the necessity to monitor pump stations, parks and various other public service it is imperative that City staff have access to monitor areas in a way that ensures their safety during natural disaster and that Staff can provide round the clock monitoring at local park facilities. The Fiber-Ring project is in the 2 <sup>nd</sup> year of a 3 year project. CDBG is only able to provide funding for this installation in areas of greatness, but staff will continue to pursue avenues of funding to complete this project. We anticipate this project will have it third and final installation in the 2026-2027 CDBG.
<b>Goal Name – Campbell Park- Exercise Equipment Installation-2025</b>
<b>Goal Description</b> – The Park’s department has noticed increased activity in the local parks. Campbell has several large areas that will be retrofitted with various work out stations for park visitors, so that they can enjoy the beautiful scenery of Campbell Park while they work out.
<b>Goal – Social Services-2025</b>
As in previous years, Staff, under the direction of the City Commission and City Manager, will appropriate up to 15% of the CDBG annual allocation to various non-profits and social service entities.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects below are based on scoping received from the residents during the compilation of the 2023-2027 Consolidated Plan. In addition, staff also used documentation compiled over the 2024-2025 FY. The Broadband Fiber project is an example of a specific need that was identified during the 2022 and 2023 hurricane season: the ability, and safety of monitoring various City sites during a hurricane.

#### Projects

#	Project Name
1	Administration 2025
2	Fiber Ring (2025) –Phase 2
3	Campbell Park Phase 1 – Equipment Installation
4	Public Services Assistance 2025

Table 7 - Project Information

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

As indicated in the 2023 Consolidated Plan and based inquiries over the past several years, Staff feels the priorities above dovetail with the Five-Year Consolidated Plan.

## AP-38 Project Summary

### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date
Broadband-Fiber Project-Phase 2	City wide	Broadband/Fiber Connectivity	Broadband/Fiber	\$325,000	Phase 2 of the Broadband/Fiber Ring around the City of Deltona. The information provided by the Fiber installation will assist with monitoring during natural disasters and monitor parks to ensure safety	Completion date 09/30/2026
Campbell Park	Campbell Park	Accessibility	Accessibility	\$200,000	Retrofit various areas within Campbell park with work out stations	Completion date For Phase 1 9/30/2026
Social Services-2025	City wide	Social Service Assistance	Affordability	\$75,000		Completion date 9/30/2026
Administration	City wide	Administration of Grant	Accessibility	\$100,000		Completion Date 9/30/2026

## **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**

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
<b>Broadband Fiber</b>	<b>43%</b>
<b>Campbell Park Project</b>	<b>22%</b>
<b>Public Services</b>	<b>20%</b>
<b>Administration</b>	<b>15%</b>

**Table 8 - Geographic Distribution**

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

The rationale for the priorities expressed in this annual action plan should dovetail with the priorities set forth in the 2023-2028 Consolidated Plan. Staff also provided some projects that are multi-year projects to ensure timely, through and concise completion of the projects listed in this plan and subsequent plans.

### **Discussion:**

Geographic Distribution may need to be updated at Commission review and comments for approval.



# Affordable Housing

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

### Introduction

Staff will work with the two public service entities to ensure that rental and utility assistance is available throughout the year for Deltona residents. In addition, staff will also provide funding under the State Housing Initiatives Program (SHIP) to help subsidize additional funding that might be required over the 2025-2026 PY.

One Year Goals for the Number of Households to be Supported	
Homeless	15 Households
Non-Homeless	60 Households
Special-Needs	10 Households
<b>Total</b>	<b>85 Households</b>

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	70 Households
The Production of New Units	3- Households
Rehab of Existing Units	20- Households
Acquisition of Existing Units	-0- Households
<b>Total</b>	<b>70 Households</b>

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

The above-mentioned expenditures will be achieved with a combination of both Community Development Block Grant (CDBG) funding and State Housing Initiatives Partnership (SHIP) funding. CDBG will assist with rental assistance, homelessness prevention and special needs funding (via the Public Service cap). SHIP funding will support the Repair and/or Rehab of the households mentioned above in addition to the Acquisition of existing units and the production new affordable housing units.

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

### **Introduction**

The City of Deltona does not currently have any Public Housing, but the City proposed augmenting the large amount of Single-Family homes with some affordable Owner Occupied Rehab housing.

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

Please see the discussion below

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

Please see the discussion below

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

N/A

### **Discussion**

As mentioned above the City does not have Public Housing, but staff has been in discussion with various multi-family developers and with the State Housing Initiative Program (SHIP), in reference to the development of “affordable” multifamily rental. The City understands that in some instances, affordable housing is necessary. The city believes that affordable housing can be obtained in several ways whether it be thru Community Land Trust (CLT), affordable Cluster Home development or Workforce Housing. Staff will continue to support the Down Payment Assistance Plan (SHIP), or for current homeowners that need to make repairs via the City of Deltona's Owner-Occupied Repair, Hurricane Housing Rehab Program will also be funded via the SHIP program.

In reference to affordable rental, staff will have an update as to the acquisition of homes and property to support Affordable Cluster Homes and Community Land Trust development in the 26-27 Annual Action Plan. In reference to the progress/develop of multi-family enclaves within the City, for our elderly population that are aging out of homeownership, there is still a segment of the community that believes, affordable multifamily is needed. There is also a segment of the community that believes Granny Flats are more in line with the City of Deltona.

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

### **Introduction**

The City of Deltona understands there is the possibility of homelessness in "any" municipality and therefore the City tries to confer and interact with the resident before they are facing a homelessness event. In an effort to ensure homeless prevention The City has a three-prong approach to assist the persons that may be entering into homelessness and also our special needs population

1. Use current CDBG and SHIP funding to prevent homelessness events,
2. Coordinate with our local Public Service nonprofits to ensure that should a resident become homeless that they are first stabilized and subsequently provided housing and finally,
3. Ensure that once stabilized the resident is provided access to wrap around services to help them get back on their feet.

Please see a more detailed explanation of this strategy within the sections below.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Cities annual goal is to :

- Continue to aid and help when needed in compliance with CDBG and SHIP guidelines, and
- Pursue "affordable" multi-family housing, that is uniquely suited to Deltona and the eco systems that are within the Cities footprint, and
- Provide funding for renters that would like to move from affordable rental to affordable home ownership.

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

The Neighborhood Center of West Volusia has the largest number of homeless beds in West Volusia. It is only natural that the city would provide funding to the Neighborhood Center under it's annual Public Service cap.

**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**

**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.**

The City collaborates with various members of the Volusia Flagler Continuum of Care in reference to homelessness issues. In addition, the City has a relationship with the Neighborhood Center of West Volusia which manages several shelters in West Volusia.

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

### **Introduction:**

According to local affordable housing developers, the availability of financing and the lack of multifamily zoned property presents a primary barrier to producing new subsidized housing. The cost of land and construction is increasing, and decline in State and local subsidies, have made it challenging for affordable housing developers to take advantage of lower costs. Many lower income households still encounter difficulty buying a home due to the rise in sales prices.

Market rents are generally affordable to median-income households, but not for low, very low and extremely-low income households. With a few exceptions, market rate rents have risen over the past two years to a point where very low- and low-income renters have been priced out of the rental market.

**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**

Community Development staff will work with the Planning Department to encourage affordable housing within the city. The City has a Development Review Committee, which consist of the Planning, Building Public Works, Fire, Water and all departments involved in construction within the City. Community Development staff have been asked to attend this meeting to assist with determining if any of the new developments proposed for the City might include some affordable multi-family. In addition, staff is working with Florida Housing Finance to use Live Local to bring cluster housing and multifamily housing to Deltona.

### **Discussion:**

City staff has met with several affordable multi-family housing developers, who have expressed interest in building an affordable multifamily. The Live Local Act in Florida may aid with facilitating this process. Staff will continue to work with local builders' realtors and lenders to support affordable housing in Deltona, because even after a resident has obtained affordable rental, the ultimate goal is obtaining affordable home ownership, which helps builds assets and more importantly helps build communities.

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

### **Introduction:**

The City has and will continue to use grant funds augmented with city funds to aid its residents. A list of the types of assistance can be found below.

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

- The City will engage local housing authorities and public housing agencies to seek clients who have developed self-sufficiency skills to an extent that would allow them to become homeowners under the Down Payment Assistance program.
- The City will market the availability of funds for minor and emergency housing repairs and rental assistance funding.
- Those clients who come to the City and are unable to purchase homes, or to secure rental housing at market rates, will continue to be referred to Volusia County's Section 8 or Public Housing Program as Deltona does not have public housing.
- In keeping with what has been done in prior years regarding the homeless, the City will continue to refer clients to the Volusia Flagler County Coalition for the Homeless, which is the lead agency for homeless services in Volusia County.
- The City will continue to collaborate with the Volusia/Flagler County Coalition for the Homeless to address the needs and strategies relating to homelessness services.

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

The main barrier to affordable housing is the increase in the cost of housing. Often, even potential homeowners that have sufficient income do not have proper budgeting skills. The City is contracted with a housing counseling agency to address this matter. In addition, due to the fact that one of the greatest impediments to affordable housing is having the money for down payment assistance, and the fees associated with closing, the City will continue to provide down payment and closing cost dependent upon household income guidelines and program guidelines.

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

Deltona will continue to conduct inspections and mediate any homes that test positive for lead-based paint.

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

The City will continue to establish partnerships with agencies such as Workforce

development, and various social services agencies.

**Actions planned to develop institutional structure**

Deltona plans to continue to aggressively support efforts to collaborate with partners by providing assistance in producing a framework of essential services that are convenient to Deltona residents.

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

The HCD unit will engage the local housing authorities in discussions relevant to the public housing arena as well as other conversation about homelessness. Staff is also aware of the need for short term residential housing to address homelessness. However, the City is somewhat limited in Staff and monetary assistance due to a reduction in some grant funds.

The City will continue to work with agencies such as the Volusia/Flagler County Coalition for the Homeless and its partners to appropriately address the needs of our community. Social Service partners who are approved for funding will, on a smaller scale, help the needy.

**Discussion:**

The City will expend every effort to facilitate and coordinate activities, resources, and strategies that will provide a better quality of life for its residents.

## **Program Specific Requirements**

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

#### **Introduction:**

As mentioned, in the Consolidated 5 Year Plan, Staff has to effect changes in the following areas:

Infrastructure- The City just completed a 3-year infrastructure project (Fort Smith Pump Station). Staff will continue to assist Public Works with providing safe communities via replacement of drainage pipes and current drainage systems-

Public Facilities- Support our residents by providing safe, secure spaces to enjoy the many gifts that living in the Sunshine State provides.

Staff has completed the 1<sup>st</sup> phase of the Broadband Fiber Ring. Staff will continue to provide CDBG funds to assist with the installation of a fiber and broadband around the City of Deltona. CDBG funds will be allocated to for installations in all Areas of Greatest Needs -AGN.

Public Service - Continue to ensure that our resident have access to social and public service assistance.

In reference to overall benefit, a minimum of 70% of all 2025-2026 CDBG funding will be allocated to benefit persons of low to moderate income and also used within the Areas of Greatest Need (AGN)