

CITY OF PALM COAST
2012 - 2017
CONSOLIDATED ACTION PLAN
(INCLUDES FY 2012/13
ANNUAL ACTION PLAN)

Submitted to the U.S. Department of Housing and
Urban Development for the City of Palm Coast
Community Development Block Grant (CDBG)
Program



October
2012

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CONSOLIDATED ACTION PLAN

EXECUTIVE SUMMARY

The Consolidated Action Plan (CAP) is a five year road map for local jurisdictions that receive federal funds for housing and community development activities. The plan addresses housing, homelessness, community and economic development needs, and develops a strategic plan for the needs. The Consolidated Plan articulates the vision for the City of Palm Coast and a strategy to address the vision. This 5-year Consolidated Action Plan covers the period from October 1, 2012 to September 30, 2017.

The Consolidated Plan was developed using demographic data, information from private and public agencies, and citizen participation. As part of becoming a Community Development Block Grant (CDBG) entitlement community, the City is required to submit a Consolidated Action Plan and an updated plan every five years after. Additionally, as part of the constant monitoring and evaluation required under the CDBG program, an annual action plan, certifications, and performance reports are submitted annually.

As a new entitlement community, this document is the City of Palm Coast's initial CAP. Previously, the City has participated in the Small Cities CDBG program administered by the State of Florida. Funding from this program has been used for infrastructure improvements that created jobs for low-moderate income persons, and currently, a financial assistance program for home repair for low-moderate income households.

In addition to the CDBG Small Cities Program, the City is the recipient of Neighborhood Stabilization Program (NSP) funds. These funds have been used to purchase 23 qualified foreclosed homes with an anticipated 31 additional homes over the coming year (As of March 2012).

The City of Palm Coast will be the lead agency for administering and implementing projects and programs using CDBG funds. The City of Palm Coast has an Interlocal Agreement (ILA) with Flagler County for the administration and implementation of a Joint Housing Program. Thus far, the ILA has enabled the City and County to partner on the administration of projects using funds from the State Housing Initiative Partnership (SHIP), the NSP program, and CDBG Small Cities program.

To meet the statutory program goals of decent housing, a suitable living environment, and expanded economic opportunities to benefit low-moderate income persons and households, the City will rely on the objectives, policies, and actions identified in various City documents such as the ***City Budget, City Capital Improvements Plan (CIP), 2035 Comprehensive Plan, the Recreation and Parks Facilities Master Plan, the Pedestrian and Bicycle Facilities Master Plan***, and the City's Economic Development Plan, ***Prosperity 2021***.

These objectives, policies, and actions include the following:

For Decent Housing:

- **Encourage Home Ownership and Reinvestment** by providing financial assistance programs for home repairs to retain the affordable housing stock.

For Sustainable Living Environment:

- **Invest in Capital Projects** that improve the safety and livability of neighborhoods.

For Expanded Economic Opportunities:

- **Assist Small Businesses** by offering business counseling and technical assistance.
- **Encourage Job Creation** by promoting the expansion of micro-enterprises and small businesses.

GENERAL INFORMATION

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

The City of Palm Coast is located along the east coast of Florida between Daytona Beach and St. Augustine. The City was originally planned as a retirement community by ITT Development Corporation in the late 1960s. Residential development predominate the land uses in the City, but as the City's population grew through the decades, and the population demographics (age, household size) begin to diversify; commercial/retail and service uses have become more prevalent in the community.

The City's current population and median age (Source: 2010 US Census) has shifted dramatically from the 2000 US Census. As the population grew by 130% from 32,732 to 75,180, the median age has declined from 51.2 years to 45.1 years. It is important to note that although the median age has decreased, the percentage of the total population 65 years and over will continue to compose a significant number of the population (30.2% in 2000, 23.0% in 2010) (Source: 2000 and 2010 US Census). Based on projections from the Shimberg Center for Housing Studies and the University of Florida Bureau of Economic and Business Research (BEBR), it is expected that the population over 65 years of age will once again grow as a percentage of the overall population.

Poverty rates for families have remained constant in the City from 5.6% of all families in 2000 to a rate of 6.1% in 2010 (Source: 2010 American Community Survey).

Qualified Low-Moderate Income Census Tracts and Block Groups are identified and graphically presented in the following table and map. Data for this table was obtained from the US HUD website.

(<http://www.hud.gov/offices/cpd/systems/census/fl/index.cfm>).

According to the 2010 US Census, 80% of the population is white with African-Americans composing another 10% of the population. The remainder of the population is composed of Asians and a mix of different races. As a total of the population, Hispanics or Latinos comprise 10% of the total population. Analysis of race distribution in the City does not indicate any significant pockets of minority populations. Minority populations (African-American or Hispanic-American) range from 1% to 15% of the total population within any census tract block group.

The outcome of this Plan is to assist low-moderate income persons and qualified areas through activities that provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity.

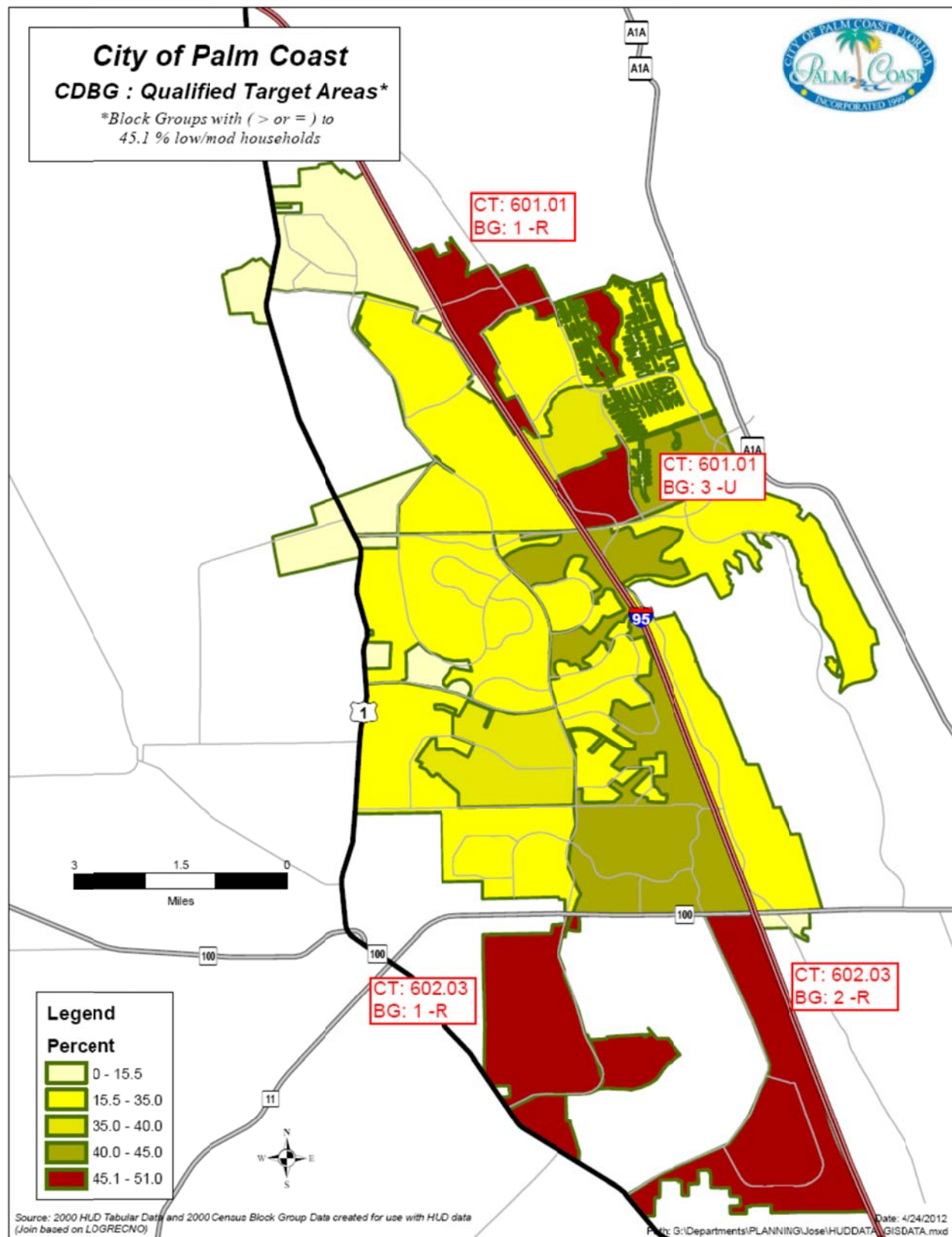
The Plan does not include a Neighborhood Revitalization Strategy Area or Target Area where activities are carried out in a concentrated manner.

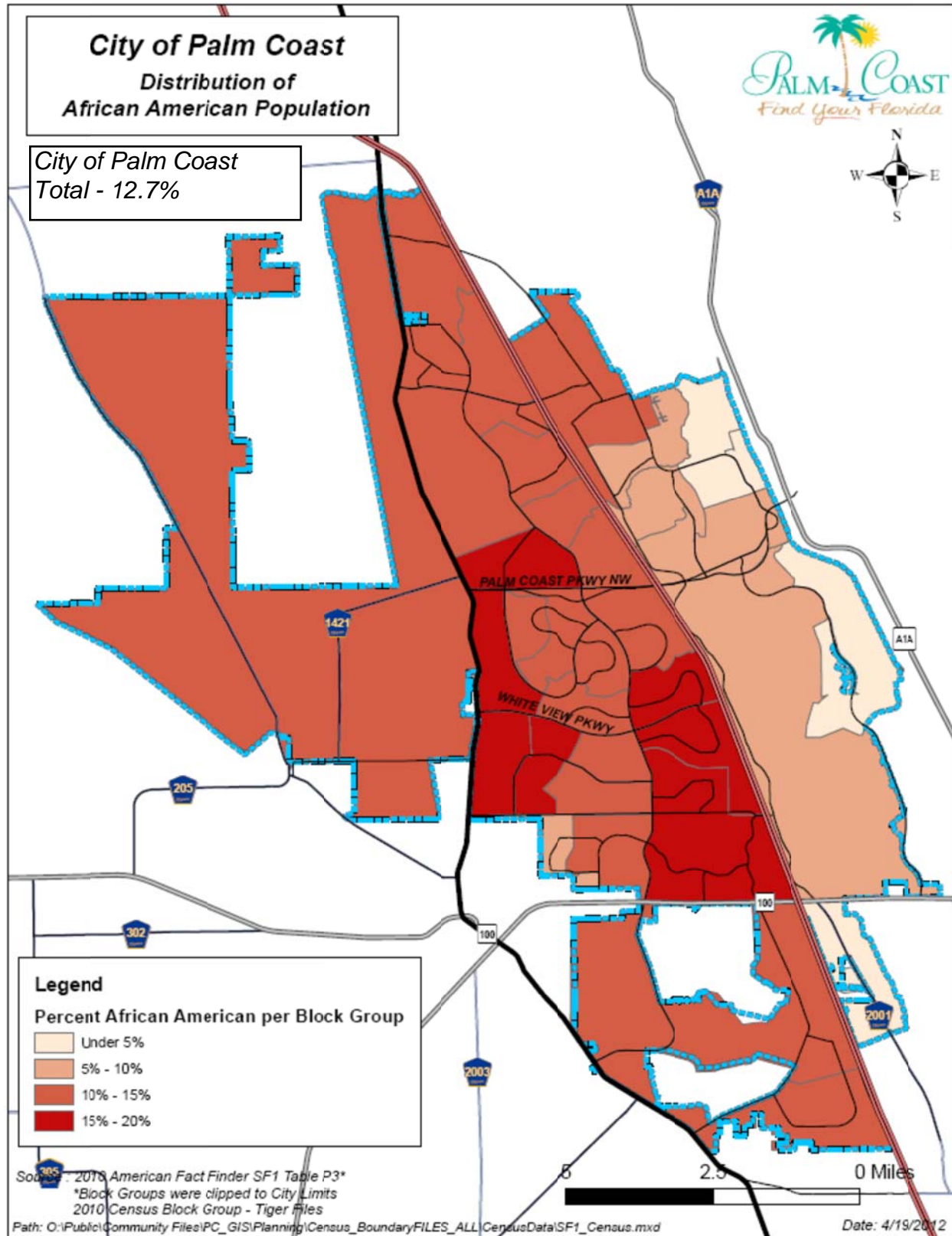
**Qualified Target Areas
(Low-Moderate Income Census Tract/Block Groups)**

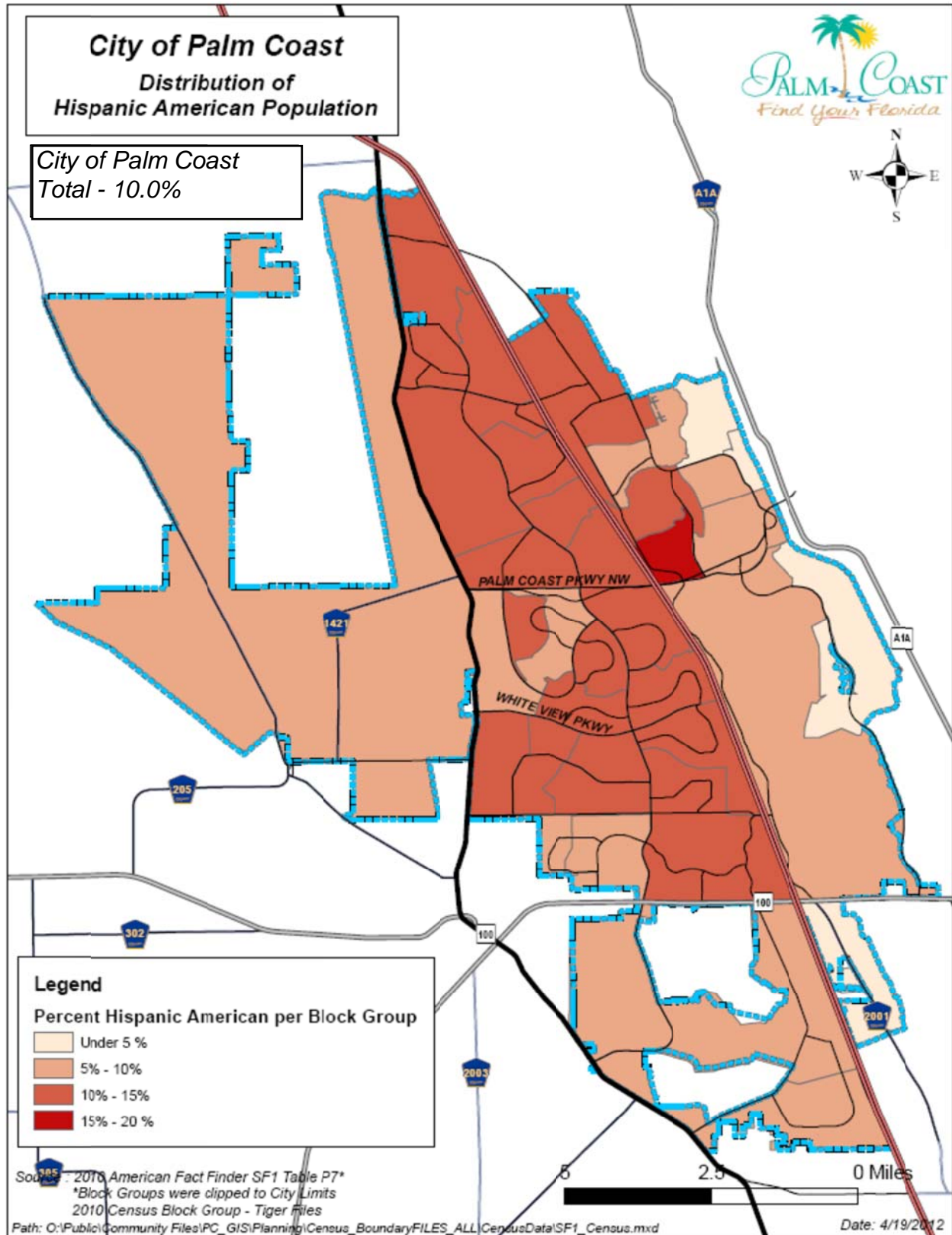
Census Tract Number	Block Group	Urban or Rural	Total Households	Low Moderate Households	
				Number	Percentage
060101	1	R	177	90	50.8%
060203	2	R	1037	519	50.0%
060101	3	U	1607	731	45.5%
060203	1	R	665	300	45.1%
060202	2	R	1125	499	44.4%
060300	2	U	1408	613	43.5%
060102	3	U	1754	708	40.4%
060202	3	U	1027	405	39.4%
060101	2	U	1849	682	36.9%
060201	1	U	6098	1990	32.6%
060202	2	U	2179	688	31.6%
060102	2	U	2785	877	31.5%
060202	1	U	6833	1997	29.2%
060101	1	U	1981	578	29.2%
060202	3	R	1455	418	28.7%
060300	2	R	631	157	24.9%
060201	1	R	601	92	15.3%
060202	1	R	16	0	0.0%
TOTAL			33228	11344	34.1%

 Qualified Target Areas

Source: US HUD Website, 2011







- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

CDBG assistance will be directed to the Qualified Target Areas outlined in the map and table above. CDBG rules require that a census tract block group be composed of more than 51% low-moderate income (LMI) persons in order to qualify under the LMI area benefit category. Due to the lack of any block group in the City being composed of more than 51% LMI households, the City qualifies for an "exception" to the 51% rule. This exception, referred to as the "exception criteria" allows a municipality to use a percentage less than 51% to determine census tract block groups which qualify under the LMI area benefit category. Under the CDBG rules, these are the upper quartile of all Census block groups within the City in terms of the degree of concentration of LMI residents. These areas represented by the dark red color on the map are composed of LMI households ranging from 45.1% to 50.8%.

In addition to projects which provide an LMI area benefit, the City's CDBG funds will also be used to provide financial assistance to LMI households for repair of owner-occupied housing units. Public service/economic development activities such as technical assistance to micro-enterprises will be provided to all qualified participants.

Basis for Assigning Priorities

Priority 1. Provide for Neighborhood Stabilization, Revitalization & Redevelopment

Although Palm Coast is a relatively young community (planned in the 1960s and construction in the early 1970s), the housing stock, nevertheless, is beginning to age. Originally planned as a retirement community, the City continues to have a large segment of elderly population (23% according to the 2010 U.S. Census). A combination of the aging housing stock and fixed income of many elderly households creates a growing need to reinvest in the City's neighborhoods as well as to provide assistance to households, especially elderly households, in order to provide for neighborhood stabilization and to protect the quality of the City's housing stock.

The priority for CDBG funds will be tangible projects that provide long term stabilizing effects and improve the quality of life and livability in low and moderate income neighborhood and for low and moderate income households throughout the city. These programs include:

- **Financial assistance** for home repair and maintenance, and
- **Investment in Capital Projects** such as sidewalks, parks, or other infrastructure.

Priority 2. Expanding Economic Opportunities and Providing Public Service

Originally planned as a retirement community, there has been a traditional imbalance between residential development and job/employment opportunities within the City. This imbalance was highlighted during the economic downturn of the mid to late 2000s as the City's unemployment rate surged to the highest rate in the state of Florida mainly due to a heavy dependence on construction jobs or employment in the housing sector.

Based on this imbalance, one of the City's main objective is to diversify the local economy by promoting the creation of small businesses or microenterprises (as defined under the CDBG program, microenterprise are "a business that has five or fewer employees, one or more of whom owns the enterprise").

The City in partnership with the University of Central Florida started the Palm Coast Business Assistance Center (BAC) to provide technical assistance to small businesses/microenterprises and other entrepreneurs. CDBG funds are expected to be used to expand economic opportunities through the following programs:

- **Assist Small Businesses** by offering business counseling and technical assistance.
- **Encourage Job Creation** by promoting the expansion of microenterprises and small businesses.

3. Identify any obstacles to meeting underserved needs (91.215(1)(3)).

The following are identified as obstacles to meeting underserved needs:

- The primary obstacle to meeting underserved needs is the limited financial resources available to address identified priorities.
- In previous years, the City's economy has been heavily dependent on the construction and housing sector. The recent downturn in this sector of the economy and the ensuing high unemployment rate, highlighted the need for the City to diversify its employment base.
- The City will continue to have a significant population over the age of 65, the need for increased supportive services for the elderly population (especially those on a fixed income) is significantly impacted by a downturn in the economy. Again, the limited resources available to the City place a significant obstacle in providing for the needs of the elderly.



- As the City's housing stock and neighborhoods begin to age, additional resources will be needed to prevent the dilapidation of neighborhoods.

MANAGING THE PROCESS

Consultation 91.200(b)

1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The City of Palm Coast will be the lead agency responsible for overseeing the development of the Consolidated Plan, as well as the implementation of activities covered by the consolidated plan. Technical assistance for plan preparation, program monitoring and administration may be contracted out as needed.

2. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:

- **General** §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.
- **Homeless strategy** §91.100 (a)(2) – Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.
- **Lead lead-based paint hazards** §91.100 (a)(3) – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.
- **Adjacent governments** §91.100 (a)(4) -- Notify adjacent governments regarding priority non-housing community development needs.
- **Metropolitan planning** §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce, etc.
- **HOPWA** §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.
- **Public housing** §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.



The following public and private agencies, groups, and organizations were consulted in various ways during the preparation of the Consolidated Action Plan. Consultation with these entities came in the form of discussion, reviewing specific reports or plans prepared by an agency or service provider.

GENERAL, ADJACENT GOVERNMENTS
City of Palm Coast Departments/Divisions
Capital Improvements
Community Development
Public Works
Recreation and Parks
Stormwater
Utilities
Palm Coast Business Assistance Center
Flagler County Municipalities
Flagler County
Town of Beverly Beach
City of Bunnell
City of Flagler Beach
Town of Marineland
Flagler County Departments/Services
Flagler County Human Services
Flagler County Senior Services
Flagler County Veterans Services
Flagler County Housing
Flagler County Public Transportation
HOMELESS STRATEGY AND OTHER SOCIAL SERVICES
Volusia/Flagler Coalition for the Homeless
Sheltering Tree (Cold Weather Shelter)
Star Shelter
Salvation Army Center
Stewart-Marchman ACT Behavioral Health Center
Children's Advocacy Center
Family Life Center
LEAD BASED PAINT HAZARDS
Flagler County Health Department
METROPOLITAN PLANNING
Volusia Transportation Planning Organization (TPO)
HOPWA
Health Planning Council of Northeast Florida
PUBLIC HOUSING AND HOUSING SERVICES
Flagler County Housing Authority
Mid-Florida Housing Partnership

Citizen Participation 91.200 (b)

3. Based on the jurisdiction's current citizen participation plan, provide a

summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:

- **low- and moderate-income residents where housing and community development funds may be spent;**
- **minorities and non-English speaking persons, as well as persons with disabilities;**
- **local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);**
- **residents of public and assisted housing developments and recipients of tenant- based assistance;**
- **residents of targeted revitalization areas.**

The City Council of City of Palm Coast adopted Resolution # 2005-25 on August 2, 2005, establishing the City's Citizen Participation Plan. This Plan is intended to demonstrate the City's compliance with HUD requirements contained in 24CFR 91.105(b).

The City of Palm Coast encourages participation by all qualified participants in its housing and community development programs. During the preparation of the Consolidated Action Plan, documents, such as annual reports from social service providers were reviewed to gauge need within the City. Communication/coordination with Continuum of Care staff (Flagler/Volusia Coalition for the Homeless), the Flagler County Department of Health, the City's Community Development Department, Engineering Department, Public Works Department, Recreation and Parks Department, as well as staff of the Palm Coast Business Assistance Center provided information that was used to determine needs and priorities in the Consolidated Action Plan.

Additionally, the Consolidated Plan relies on documents which were completed and reviewed with full involvement by the public. These documents include: the City Budget, including the Capital Improvements Plan, the **2035 Comprehensive Plan, the Pedestrian-Bicycle Master Plan, the Recreation and Parks Facilities Master Plan, and Prosperity 2021**, the City's Economic Development Plan.

- 4. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.**

To facilitate the public process and public review of the proposed Consolidated Plan, the City held public hearings, public workshops, and published the Consolidated Plan on the City's website.

The City Council at a workshop on May 29, 2012 reviewed and discussed the proposed Consolidated Plan. Subsequently, the Citizens Advisory Task Force (CATF) conducted a public hearing on June 4, 2012. This public hearing was noticed in the local newspaper on May 26, 2012. The proposed Consolidated Plan was then published for the 30 day comment period from June 6 to July 5, 2012. The plan was made available on the City's website at www.palmcoastgov.com

After the 30 day comment period, the City Council reviewed and discussed the Consolidated Plan including any citizen comments and comments from the CATF during their July 10, workshop. The City Council then held two public hearings on July 17 and August 7 on the consolidated plan, strategic plan, and action plan.

5. Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

***Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.**

There were no citizen comments received on the plan.

HOUSING AND HOMELESS NEEDS

Housing Needs 91.205

**If not using the CPMP Tool: Complete and submit CHAS Table from:*

<http://socds.huduser.org/scripts/odbic.exe/chas/index.htm>

**If using the CPMP Tool: Complete and submit the Needs/Housing Table*

6. In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."

The Shimberg Center for Housing Studies at the University of Florida regularly produces an Affordable Housing Needs Assessment for local jurisdictions throughout Florida and makes the information available to the public via its Florida Housing Data Clearinghouse website. The Shimberg Center updated its estimates of housing need in 2010 based on detailed 2010 Census data and the results of the 2006-2008 American Community Survey, also produced by the Census Bureau. The Shimberg Center then provides 5-year projections for various household categories by tenure, age of householder, income, and cost burden. The following narrative provides a profile of households in the City of Palm Coast as well as a 5-year projection.

Households by Tenure

A majority of households in Palm Coast (85.2%) live in owner-occupied units. Projections for the next 5-years indicate that the ownership pattern in the City will remain the same.

Households by Tenure					
YEAR	Owner	%	Renter	%	Total
2010	26480	85.2	4596	14.8	31,076
2015	33643	85.4	5762	14.6	39,405

Source: Shimberg Center for Housing Studies, 2011

Households by Age of Head of Household

Approximately 50% of households in Palm Coast have a head of household between the ages of 35 and 64. Households with head of household 65 years old and over are approximately 36% of all households in 2010. Households headed by a person

in the 15-34 years of age category compose 14.6% of all households. Projections for the next 5-year period indicate a 2% increase in households headed by a person over the age of 65 with a proportional decrease in the percentage of households headed by a person age 35-64.

Age of Households							
YEAR	15-34	%	35-64	%	65+	%	Total
2010	4527	14.6	15306	49.3	11243	36.2	31,076
2015	5764	14.6	18581	47.2	15060	38.2	39,405

Source: Shimberg Center for Housing Studies, 2011

Households by Income level (Area Median Income)

Households with incomes less than 30% of the HUD-adjusted Area Median Income (AMI) fall into the Federal definition of extremely low income; those households with incomes higher than 30% but less than 50% of the AMI are in the low income category; and households with incomes of greater than 50% but less than 80% of the AMI are defined as moderate income households under Federal guidelines. Extremely low, low, and moderate income households make up approximately 31% of the households in Palm Coast. Projections from the Shimberg Center do not indicate a significant shift in the make-up of households by income level over the next 5-year period.

Households by Income Level HUD Area Median Income (AMI)									
YEAR	<=30% AMI	%	30.1 to 50% AMI	%	50.1 to 80% AMI	%	All Others	%	Total
2010	1,958	6.3	2,623	8.4	5,076	16.3	21,419	68.9	31,076
2015	2,486	6.3	3,356	8.5	6,498	16.5	27,065	68.7	39,405

Source: Shimberg Center for Housing Studies, 2011

Household by Cost Burden

Cost burden is the percentage of household income spent for mortgage costs or gross rent. Based on guidelines for HUD programs, households spending more than 30 percent of income for housing costs are considered to be "cost-burdened". Households spending more than 50 percent are considered to be "severely cost-burdened" while households spending more than 30 percent but less than 50 percent is considered to be "moderately cost-burdened".

Housing is generally considered to be affordable if the household pays less than 30 percent of income. Cost burden is a key component of determining housing need due to the fact that housing burden affects the availability of funds for other necessities such as food, child care, health care and transportation which translates to a household's overall quality of life.

The 2010 data from the Shimberg Center shows that 16.1% of households in Palm Coast are moderately cost burdened and 10.9% of households are severely cost burdened. Projections for the next five years do not indicate a significant change in the number of cost burdened households in Palm Coast.

Households by Cost Burden							
YEAR	<=30%	%	30.1 to 50% (Moderately Cost Burdened)	%	50.1% + (Severely Cost Burdened)	%	Total
2010	22,681	73.0	4,997	16.1	3,398	10.9	31,076
2015	28,711	72.9	6,308	16.0	4,326	11.0	39,405

Source: Shimberg Center for Housing Studies, 2011

Cost Burden by Households Earning Less than 80% of Area Median Income (AMI)

An analysis of households earning less than 80% of AMI indicates that 32.5% moderately cost-burdened households earn 50 to 80% of AMI. An analysis of the severely cost burdened households indicate that households earning less than 30% of AMI compose 35.6% of all households who are severely cost burdened.

Cost Burden by Households earning less than 80% AMI												
	<=30% AMI (Extremely Low Income)				30.1 to 50% AMI (Very Low Income)				50.1 to 80% AMI (Low Income)			
YEAR	Moderately Cost Burdened	%	Severely Cost Burdened	%	Moderately Cost Burdened	%	Severely Cost Burdened	%	Moderately Cost Burdened	%	Severely Cost Burdened	%
2010	223	4.5	1211	35.6	805	16.1	951	28.0	1626	32.5	817	24.0
2015	287	4.6	1533	35.4	1016	16.1	1216	28.1	2064	32.7	1045	24.2

% - As a percentage of all "moderately" or "severely" cost burdened households.

Source: Shimberg Center for Housing Studies, 2011

Cost Burden by Age of Head of Household Earning Less than 80% of Area Median Income (AMI)

In 2010, households 35-64 years of age had the most moderately (23.6%) and severely cost burdened households (39.5%). Projections to 2015 do not indicate any significant changes to the demographics of cost burden by age. The trend does indicate a decrease in the percentage of cost burdened households in the 35-64 year of age category and an increase in the cost burdened households headed by someone 65 and over.

Cost Burden by Age of Head of Household Earning Less than 80% HUD AMI												
	15-34 Years of Age				35-64 Years of Age				65+ Years of Age			
YEAR	Moderately Cost Burdened	%	Severely Cost Burdened	%	Moderately Cost Burdened	%	Severely Cost Burdened	%	Moderately Cost Burdened	%	Severely Cost Burdened	%
2010	625	12.5	390	11.5	1178	23.6	1343	39.5	851	17.0	1246	36.7
2015	797	12.6	495	11.4	1430	22.7	1630	37.7	1140	18.1	1669	38.6

Source: Shimberg Center for Housing Studies, 2011

Cost Burden by Tenure

Of all households earning less than 80% of AMI, 35.5% of households in owner occupied dwellings are moderately cost burdened with 63.9% severely cost

burdened. For renter households, 17.6% are moderately cost burdened with an additional 23.7% severely cost burdened.

Cost Burden By Tenure								
	Owner				Renter			
YEAR	Moderately Cost Burdened	%	Severely Cost Burdened	%	Moderately Cost Burdened	%	Severely Cost Burdened	%
2010	1774	35.5	2173	63.9	880	17.6	806	23.7
2015	2260	35.8	2776	64.2	1107	17.5	1018	23.5

Source: Shimberg Center for Housing Studies, 2011

Cost Burden by Income and Tenure

Projections for the next 5 years do not indicate a significant change in the percentage of cost-burdened households.

Cost-Burdened Households (2010)					
Tenure & Income (% of AMI)	All	30% to 50% of Gross Income		50%+ of Gross Income (Severely Burdened)	
Renters 0-30%	551	62	11%	352	64%
Renters 31-50%	690	176	26%	360	52%
Renters 51-80%	1,103	642	58%	94	9%
Renters >80%	2,252	158	7%	7	0%
Renters Total	4,596	1,038	23%	813	18%
Owners 0-30%	1,407	161	11%	859	61%
Owners 31-50%	1,933	629	33%	591	31%
Owners 51-80%	3,973	984	25%	723	18%
Owners >80%	19,167	2,185	11%	412	2%
Owners Total	26,480	3,959	15%	2,585	10%
TOTAL	31,076	4,997	16%	3,398	11%

Source: Shimberg Center for Housing Studies, 2011

Cost-Burdened Households (2015)					
Tenure & Income (% of AMI)	All	30% to 50% of Gross Income		50%+ of Gross Income (Severely Burdened)	
Renters 0-30%	694	78	11%	442	64%
Renters 31-50%	870	219	25%	456	52%
Renters 51-80%	1,391	810	58%	120	9%
Renters >80%	2,807	197	7%	9	0%
Renters Total	5,762	1,304	23%	1,027	18%
Owners 0-30%	1,792	209	12%	1,091	61%
Owners 31-50%	2,486	797	32%	760	31%
Owners 51-80%	5,107	1,254	25%	925	18%
Owners >80%	24,258	2,744	11%	523	2%
Owners Total	33,643	5,004	15%	3,299	10%
TOTAL	39,405	6,308	16%	4,326	11%

Source: Shimberg Center for Housing Studies, 2011

Population with Disabilities

The Census Bureau reports disability status for non-institutionalized persons age 5 and over. As defined by the Census, disability is a long-lasting physical, mental or emotional condition. According to the 2010 American Community Survey estimates there are 9,896 persons in Palm Coast with a disability. The disabilities include those with a hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty or with an independent living difficulty.

Population with Disabilities		
Age of Population	Population with Disabilities	
5-17 Years	417	3.4%
18-64 Years	4,703	11.3%
65 + Years	4,776	30.0%
Total	9,896	13.4%
Total non-institutionalized Population	73,658	

Source: 2008-2010 American Community Survey 3-Year Estimates

Profile of Cost Burdened Households

This section provides further analysis of the profile of cost burdened households in Palm Coast. Data for the following section uses the 2008 HUD Comprehensive Housing Affordability Study (CHAS) found on the HUD website. This profile will be useful in identifying a particular demographic that may be disproportionately affected.

Cost Burden by Household Type and Income

Renter Households

The 2008 HUD Comprehensive Housing Affordability Study (CHAS) data shows that 87% of all renter households with an income of less than 80% HAMFI (HUD Area Median Family Income) have a cost burden of greater than 30%, of these cost-burdened households, 39.2% are "moderately burdened" (Cost Burden >30% to <50%) and 47.6% are "severely burdened" (Cost Burden >50%).

The CHAS data shows that 73% of elderly households earning less than 80% of the HAMFI are cost-burdened. The percentage of households with a cost burden increase as the household size increase. 96.7% of small related households (2 to 4 members) are cost burdened, and 100% of large related renter households are cost burdened.

Owner Households

For owner-occupied units, 64% of all households with an income less than 80% of HAMFI have a cost burden of greater than 30%, of these cost-burdened households, 20% are "moderately burdened" and 44% are "severely burdened".

The CHAS data shows that 51.5% of elderly households earning less than 80% of the HAMFI are cost-burdened. The percentage of households with a cost burden increase as the household size increase. 76% of small related households (2 to 4



members) are cost burdened, and 96% of large related renter households are cost burdened.

Table: Cost Burden by Household Type, Tenure, and Income

Household by Type, Income & housing cost burden	Renters									
	Elderly (1&2 Members)**		Small Related (2 to 4 Members)		Large Related (5+ members)		All Others*		Total Renters	
Household Income <=30% HAMFI	80	8.1%	385	11.3%	170	27.9%	345	15.9%	980	13.7%
w/ Cost Burden >30% to <50%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
w/ Cost Burden >50%	45	56.3%	370	96.1%	170	100.0%	120	34.8%	705	71.9%
Household Income >30 to <=50% HAMFI	340	34.5%	480	14.1%	75	12.3%	500	23.0%	1395	19.5%
w/ Cost Burden >30% to <50%	0	0.0%	0	0.0%	75	100.0%	115	5.3%	190	13.6%
w/ Cost Burden >50%	240	70.6%	480	100.0%	0	0.0%	325	65.0%	1045	74.9%
Household Income >50 to <=80% HAMFI	240	24.4%	960	28.2%	265	43.4%	320	14.7%	1785	24.9%
w/ Cost Burden >30% to <50%	195	81.3%	865	90.1%	135	50.9%	245	76.6%	1440	80.7%
w/ Cost Burden >50%	0	0.0%	50	5.2%	130	49.1%	50	15.6%	230	12.9%
Sub-total Households <80%	660	67.0%	1825	53.6%	510	83.6%	1165	53.7%	4160	58.0%
w/ Cost Burden >30% to <50%	195	29.5%	865	47.4%	210	41.2%	360	30.9%	1630	39.2%
w/ Cost Burden >50%	285	43.2%	900	49.3%	300	58.8%	495	42.5%	1980	47.6%
Household Income >80% HAMFI	325	33.0%	1580	46.4%	100	16.4%	1005	46.3%	3010	42.0%
w/ Cost Burden >30% to <50%	80	24.6%	145	9.2%	0	0.0%	345	34.3%	570	18.9%
w/ Cost Burden >50%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
All Households with Burden >30%	560	56.9%	1910	56.1%	510	83.6%	1200	55.3%	4180	58.3%
All Household w/ Cost Burden >30% to <50%	275	27.9%	1010	29.7%	210	34.4%	705	32.5%	2200	30.7%
All Household w/ Cost Burden >50%	285	28.9%	900	26.4%	300	49.2%	495	22.8%	1980	27.6%
Total Renter Households	985	13.7%	3405	47.5%	610	8.5%	2170	30.3%	7170	24.6%
Household by Type, Income & housing cost burden	Owners									
	Elderly (1&2 Members)**		Small Related (2 to 4 Members)		Large Related (5+ members)		All Others*		Total Owners	
Household Income <=30% HAMFI	715	7.6%	215	2.4%	130	8.5%	285	12.4%	1345	6.1%
w/ Cost Burden >30% to <50%	75	10.5%	0	0.0%	0	0.0%	0	0.0%	75	5.6%
w/ Cost Burden >50%	530	74.1%	195	90.7%	130	100.0%	120	42.1%	975	72.5%
Household Income >30 to <=50% HAMFI	1105	11.7%	290	3.3%	45	3.0%	345	17.9%	1785	8.1%
w/ Cost Burden >30% to <50%	270	24.4%	50	17.2%	0	0.0%	0	0.0%	320	17.9%
w/ Cost Burden >50%	355	32.1%	180	9.0%	45	100.0%	345	100.0%	925	51.8%
Household Income >50 to <=80% HAMFI	2025	21.4%	1130	12.8%	165	10.8%	405	22.0%	3725	12.8%
w/ Cost Burden >30% to <50%	350	17.3%	310	27.4%	120	72.7%	170	42.0%	950	25.5%
w/ Cost Burden >50%	400	19.8%	510	45.1%	30	18.2%	170	42.0%	1110	29.8%
Sub-total Households <80% HAMFI	3845	40.6%	1635	18.5%	340	22.3%	1035	47.7%	6855	31.2%
w/ Cost Burden >30% to <50%	695	18.1%	360	22.0%	120	35.3%	170	16.4%	1345	19.6%
w/ Cost Burden >50%	1285	33.4%	885	54.1%	205	60.3%	635	61.4%	3010	43.9%
Household Income >80% HAMFI	5620	59.4%	7200	81.5%	1185	77.7%	1135	47.6%	15140	68.8%
w/ Cost Burden >30% to <50%	825	14.7%	2005	27.8%	445	37.6%	420	37.0%	3695	24.4%
w/ Cost Burden >50%	295	5.2%	190	2.6%	60	5.1%	155	13.7%	700	4.6%
All Household with Burden >30%	3100	32.8%	3440	38.9%	830	54.4%	1380	63.6%	8750	39.8%
All Household w/ Cost Burden >30% to <50%	1520	16.1%	2365	26.8%	565	37.0%	590	27.2%	5040	22.9%
All Household w/ Cost Burden >50%	1580	16.7%	1075	12.2%	265	17.4%	790	36.4%	3710	16.9%
Total Owner Households	9465	32.5%	8835	30.3%	1525	5.2%	2170	7.4%	21995	75.4%
TOTAL ALL HOUSEHOLDS	10450	35.8%	12240	42.0%	2135	7.3%	4340	14.9%	29165	100.0%

*All Others are non-elderly, non-family

**Elderly includes elderly non-family

Source: 2008 HUD Comprehensive Housing Affordability Study (CHAS) Data, s10707

Using the 2008-2010 ACS 3-Year Estimate, .9% of occupied housing units lacked complete plumbing and kitchen facilities. Housing units lacking a complete kitchen or plumbing facilities are considered substandard housing.

Housing Conditions		
Occupied Housing Units	26,875	
Lacking Complete plumbing facilities	232	.9%
Lacking complete kitchen facilities	230	.9%

Source: 2008-2010 American Community Survey, 3-year Estimate

"Standard" and "Substandard" Conditions

As required, the City must define the terms "standard condition" and "substandard condition but suitable for rehabilitation." Consistent, with the application of these terms with other housing programs in the City, "standard condition" will mean a condition that meets the Florida Building Code. "Substandard condition but suitable for rehabilitation" will mean a condition that fails to meet the Florida Building Code and the cost of rectifying such condition will not exceed 65% of the replacement cost of the value of the housing unit.

7. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

Housing Problems by Race/Ethnicity, and Income

Based on the 2008 HUD CHAS data, the following types of households have a disproportionate housing need:

- Black Non-Hispanic, and Hispanic Renters in the Very-Low income category (>30 to 50% HAMFI),
- Black Non-Hispanic, and Hispanic Owners in the Very-Low income category (>30% to <=50% HAMFI),
- Other (Asian, Native American, Pacific-Islander, etc.) Owners in the Low income category (>50% to <=80% HAMFI).

Households by Race and Ethnicity and Income with Housing Problem*														
	<30% HAMFI**			>30% to <=50% HAMFI			>50 to <=80% HAMFI			>80% HAMFI			Not Computed	Total households
	With Housing Problem		All Households	with Housing Problem		All Households	with Housing Problem		All Households	with Housing Problem		All Households		
Renters (TOTAL)	710	100.0%	710	1230	88.5%	1390	1670	93.6%	1785	575	19.1%	3010	275	7170

White Non-Hispanic	495	100.0%	495	525	76.6%	685	1345	95.1%	1415	525	21.7%	2420	260	5275
Black Non-Hispanic	110	100.0%	110	435	100.0%	435	60	57.1%	105	35	8.3%	420	0	1070
Hispanic	0	0.0%	0	270	100.0%	270	215	100.0%	215	15	12.5%	120	0	605
Others	105	100.0%	105	0	0.0%	0	50	0.0%	50	0	0.0%	50	15	220
Owners (TOTAL)	1050	94.2%	1115	1245	69.6%	1790	2065	55.4%	3725	4475	29.6%	15135	225	21990
White Non-Hispanic	780	94.5%	825	810	63.8%	1270	1690	54.9%	3080	3595	29.1%	12345	70	17590
Black Non-Hispanic	115	85.2%	135	175	100.0%	175	135	54.0%	250	410	30.0%	1365	155	2080
Hispanic	125	100.0%	125	215	91.5%	235	180	56.3%	320	255	27.7%	920	0	1600
Others	30	100.0%	30	45	40.9%	110	60	80.0%	75	215	0.0%	505	0	720
TOTAL ALL HOUSEHOLDS														29160
*HUD describes housing problem as 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than 1 person/room, 4) cost burden over 30%.														
**HAMFI - HUD Area Median Family Income														
Source: 2008 HUD Comprehensive Housing Affordability Study (CHAS) Data, S10701														

Housing Problems by Household Type and Income

Based on the 2008 HUD CHAS Data, the following types of households have a disproportionate need:

- Small and Large Family Renters Very-Low income category (>30 to 50% HAMFI),
- Large Family Renters, Extremely-Low income category (<30% HAMFI), and
- Small and Large Family Owners in the extremely low, very low, and low-income category.

Housing Problem by Household Type and Income*													
	<30% HAMFI**		>30% to <=50% HAMFI			>50 to <=80% HAMFI			>80% HAMFI			Total households	
	with Housing Problem	All Households	with Housing Problem	All Households		with Housing Problem	All Households		with Housing Problem	All Households			
Renters (TOTAL)	290	29.6%	980	1235	88.5%	1395	1670	93.6%	1785	570	18.9%	3010	7170
Elderly	0	0.0%	80	240	70.6%	340	195	81.3%	240	80	24.6%	325	985
Small	0	0.0%	385	480	100.0%	480	915	95.3%	960	145	9.2%	1580	3405
Large	170	100.0%	170	75	100.0%	75	265	100.0%	265	0	0.0%	100	610
Others	120	34.8%	345	440	0.0%	500	295	0.0%	320	345	0.0%	1005	2170
Owners (TOTAL)	1050	78.1%	1345	1235	69.2%	1785	2060	55.3%	3725	4475	29.6%	15140	21995
Elderly	605	84.6%	715	615	55.7%	1105	755	37.3%	2025	1120	19.9%	5620	9465
Small	195	90.7%	215	230	79.3%	290	820	72.6%	1130	2210	30.7%	7200	8835
Large	130	100.0%	130	45	100.0%	45	145	87.9%	165	570	48.1%	1185	1525
Others	120	42.1%	285	345	100.0%	345	340	84.0%	405	575	50.7%	1135	2170
TOTAL ALL HOUSEHOLDS													29165
Elderly Family - 2 persons with either or both above 62, also includes 1 or 2 person non-family households with either person 62 years or over													
Small Family - 2 persons, neither person 62 years or over, or 3 or 4 persons													
Large Family - 5 or more persons													
Others - non-family, non-elderly													

*HUD describes housing problem as 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than 1 person/room, 4) cost burden over 30%.

**HAMFI - HUD Area Median Family Income

Source: 2008 HUD Comprehensive Housing Affordability Study (CHAS) Data, S10716

Homeless Needs 91.205 (c)

*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

- 8. Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.**

The data and information provided in this section are taken from the following documents:

- *Sheltered Homeless Persons in Daytona Beach/Daytona/Volusia/Flagler County 10/1/2008 - 9/30/2009, Families in Transitional Housing, Individuals in Emergency Shelter, Individuals in Transitional Housing, Data from the Homeless Management Information System* Submitted for the Department of Housing and Urban Development's 2009 Annual Homeless Assessment Report to Congress.
- *2011 Council on Homelessness Report*, Prepared by Council on Homelessness, Department of Children and Families.
- *2011 Point-in-Time Survey*, conducted by Volusia-Flagler County Coalition for the Homeless.
- *HUD's 2011 Continuum of Care (CoC) Homeless Assistance Programs Homeless Populations and Subpopulations*, Reported by Daytona Beach/Daytona/Volusia, Flagler Counties CoC.
- *HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report*, Reported by Daytona Beach/Daytona/Volusia, Flagler Counties CoC.

Extent and Nature of Homeless

The *2011 Council on Homelessness Report*, listed 98 homeless persons in Flagler County along with 246 students defined as homeless by the McKinney-Vento Homeless Assistance Act, Title X, Part C, of the No Child Left Behind Act of 2001

and adopted by the U.S. Department of Education. Other than the Countywide number of homeless persons provided within the 2011 Council report, the best available data and information for homeless persons are available mainly through the Continuum of Care reports provided by the Volusia/Flagler County Coalition for Homeless.

The trends for homelessness for students and the overall population in Flagler County follow the State's trend as shown in the following charts. The only exception is for the years 2010 and 2011 which showed a decline in the overall homeless population in the state, however, Flagler County had an increase in homeless population living on the street or in emergency housing. This increase may potentially be attributed to the continuing high unemployment rate in Flagler County. This highlights the need for Flagler County to diversify its employment base which historically is dependent on the construction and building industry.

	YR 2009/10	YR 2008/09	YR 2007/08
Homeless Students in Flagler County	246	166	71
Homeless Students in State of Florida	49,112	41,286	34,375

	YR 2011	YR 2010	YR 2009
Homeless People* in Flagler County	98	79	39
Homeless People* in State of Florida	56,771	57,643	57,687

*Defined as those living on the street or in emergency housing.

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

The *2011 Point-in-Time Survey* conducted by the Coalition documented 864 unduplicated surveys during the 24 hour period of the survey. Of the 864 surveyed, 4% responded that Palm Coast is the City they mainly stayed. Other results from the survey include the following:

Place to Stay	% Response
Transitional Housing	37
Street	21
Treatment Facility	14
Friend/Relatives House	14

*The balance of responses included shelters, motel, hospital, jail, or a vehicle.

Race	% Response
------	------------

White	70
American Indian	1
Black	20
Hispanic	8
Asian	.01

Education-Highest Level Completed	% Response
Grade School <8 th Grade	10
Some High School	18
High School Diploma or GED	38
Some College	22
College Degree	7
Vocational/Trade School	5

How long since last had a regular place to stay?	% Response
More than a year	43
3 months to a year	25
1-3 months	16
1 month or less	7
1 week or less	8

Do you have a disabling condition?	% Response
YES	56
NO	44

What type of disabling condition?	% Response
Alcohol/Drugs	54
Physical/Medical	21
Mental/emotional	17
HIV/AIDS	3

Are You Employed Now?	% Response
No	77
Yes, full time (not day labor)	9
Yes, part time (not day labor)	9
Yes, day labor	5

HUD Required Table 1A was completed using *HUD's 2011 Continuum of Care (CoC) Homeless Assistance Programs Homeless Populations and Subpopulations and HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report, as Reported by Daytona Beach/Daytona/Volusia, Flagler Counties CoC.*

Although not specific to Flagler County, this report does include the Palm Coast/Flagler County area and represents the best available data for Flagler County. Based on the data provided by the various providers of homeless assistance services, there are currently adequate beds to accommodate "persons in

families with children". However, "individuals and persons in households without children", currently have a gap in service of 37 emergency shelter beds and 102 transitional housing beds. There is also a demand from 1,675 unsheltered "individuals and persons in households without children". (This information is provided in Table 1A Homeless and Special Needs Populations, see Appendix A - HUD Tables).

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

- 9. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.**

Based on the 2011 point-in-time survey conducted by the Volusia-Flagler County Coalition for the Homeless, the breakdown of homelessness by racial group in Flagler-Volusia County is as follows:

Race	% of Population Surveyed
White	70%
American Indian	1%
Black	20%
Hispanic	8%
Asian	.01%

Non-homeless Special Needs 91.205 (d) including HOPWA

*Please also refer to the Non-homeless Special Needs Tables 1A & 1B or, in the CPMP Tool, the Needs.xls workbook.

- 10. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.**

***Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.**

The City to the extent possible searched various databases and interviewed various social service providers to reach an estimate of various subpopulations that are not homeless but may require housing or supportive services. The results of this research are provided below:

Elderly

According to the 2008-2010 3-year American Community Survey, of the 73,889 residents estimated in the City of Palm Coast, approximately 16,036 or 21.7%, are age 65 or older. The survey also estimates that of this total, 7,034 or 9.5% are 75 years of age or older.

Economic data from the same survey shows that 4.8% of all people 65 years or older had income in the previous 12 months that was below the poverty level.

Frail Elderly

Using the available data, persons 65 years and older with a disability are considered as frail elderly with special needs for this estimate. The 2008-2010 American Community Survey 3-Year Estimates that there are approximately 4,776 persons 65 years or older who can be classified as having a disability.

These disabilities include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty or with an independent living difficulty.

Table: Population with Disabilities		
Age of Population	Population with Disabilities	
5-17 Years	417	3.4%
18-64 Years	4,703	11.3%
65 + Years	4,776	30.0%
Total	9,896	13.4%
Total non-institutionalized Population	73,658	

Source: 2008-2010 American Community Survey 3-Year Estimates

In addition to this data, the Florida Department of Elder Affairs website provides a 2009 profile for Flagler County that describes the characteristics of elderly residents for the entire county. According to this profile, in 2009 there were 8,039 persons 65 or older, countywide, that had at least one type of disability, varying from disabilities that limited sensory, physical, mental, self-care and go-outside-home abilities. Of the estimated 8,039 total elderly population, there were 3,709 probable Alzheimer's cases.

The City of Palm Coast estimated, to the extent practical, the number of persons who are not homeless, but require supportive housing and supportive services to

prevent homelessness. The estimates include those for the following population sub-sets:

Elderly; Frail Elderly; Disabled Persons (including mentally, physically and developmentally disabled); Persons with Alcohol/Other Drug Addiction; Farm Worker families, Persons with HIV/AIDS and their families, and victims of domestic violence. The 2008-2010 American Community Survey, as well as statistics from, state and local sources was consulted to compile the estimates. This data was used to estimate future supportive housing needs as documented in HUD required Table 1B (See Appendix A- HUD Tables).

OTHER SPECIAL NEEDS

Disabled Persons

According to the 2008-2010 3-year American Community Survey, 9,896 or 13.4% of an estimated population of 73,658 persons in the City of Palm Coast reported a disability. Of the 9,896 that reported a disability, 9.9% reported an income in the previous 12 months that was below the poverty level.

A comparison of median income for persons with disabilities in this same survey reveals income far below other workers. A male with a disability had a median income of \$22,283 versus a male without a disability, whose median income was \$31,524. A female with a disability had a median income of \$12,377, while without a disability; a female would have had an income of \$25,045. Either way, Palm Coast residents with disabilities can be expected to have significantly lower incomes, and increased housing cost burdens due to that lower income.

Persons with Alcohol or other Drug Addictions

Data for this section is from the State Epidemiology Workgroup (SEW), *Florida's 2009 Annual Data Report Substance Use & Abuse: Consumption & Consequences; Patterns and Trends, October 2009*. The report itself draws from other data sources including: the Florida Youth Substance Abuse Survey (FYSAS); and the National Survey on Drug Use and Health (NSDUH), which are epidemiologic surveys specifically intended to measure substance consumption and substance abuse prevalence.

The report groups counties into regions employing the Department of Children and Families (DCF)\Circuit groupings. Flagler County is part of Circuit 7. Although not specific to Palm Coast\Flagler County, the results are the best available data.

Based on Florida NSDUH survey interviews between 2004 and 2006, between 2.67 to 3.05% of all persons aged 12 and over in Circuit 7 reported a drug dependency. The same survey shows that 2.38 to 2.78% of all persons aged 12 and older in Circuit 7 responded that they needed, but had not received, drug treatment for illicit drug use.

Although the percentages were based on interviews conducted between 2004 and 2006, they are the best data available for determining the magnitude of drug dependency in Flagler County. These percentages were converted to raw numbers using the 2010 U.S. Census. The raw number in the tabulation below includes all population 10 years and above since the Census Bureau does not have a category for 12 years and above. These numbers are intended to be illustrative of the magnitude of potential need for drug treatment in Palm Coast by highlighting the range of the potential population who may need assistance for drug dependency and may potentially need supportive housing.

City of Palm Coast 2010 Population (10 years and above) from 2010 U.S. Census	Drug Dependency (Population over Age 12)		Need but not received treatment for Drug Dependency (Population over Age 12)	
	Range		Range	
	2.67%	3.05%	2.38%	2.78%
66,751	1,782	2,036	1,589	1,856*

A 2001-2002 National Epidemiological Survey on Alcohol and Relation Conditions (NESARC) found that 17.6 million or (8.5%) of the U.S. Population over the age of 18 will fit the definition of standard diagnostic criteria for alcohol use disorder. Using the City's population over the age of 18 of 59,066 this equates to a population of about 5,020.

Another measure of the potential population with alcohol addiction in need of supportive housing is to use the data of alcohol intoxication/poisoning by county. The data for this measure comes from the **Florida Emergency Department Primary Diagnoses of Alcohol Intoxication or Alcohol Poisoning Trends, by Age, County of Residence, Judicial Circuit, and DCF Region (2005-2008)**. This report as prepared by the Florida Department of Children and Families in May 2010 shows that there were 135 diagnoses of alcohol intoxication/poisoning in Flagler County in 2008, this is a rate of approximately 141.3 per 100,000 persons.

Persons with HIV/AIDS and their families

The **Monthly Surveillance Report (Hepatitis, HIV/AIDS, STD and TB)** released by the Florida Department of Health, Division of Disease Control on January 2012 indicates that there are 96 persons who are presumed to be living with HIV/AIDS in Flagler County. The number of new HIV cases in Flagler County for 2011 totaled 10, with an additional 6 AIDS cases. The number of HIV/AIDS cases is double from the previous year's totals, 5 HIV cases and 3 AIDS case. During the 2011 Point-In-Time Survey conducted by the Volusia-Flagler Coalition

for the Homeless, 3% of the 864 respondents or 26 persons reported having HIV/AIDS.

In Flagler County, supportive services for persons with HIV/AIDS are provided by the Health Planning Council of Northeast Florida, who administers the Housing Opportunities for Persons with Aids (HOPWA) grant for the Flagler-Volusia County service area. There are currently no permanent supportive residential beds in Flagler County, the Stewart Marchman-Act Behavioral Center and Serenity House in Volusia County currently have 22 permanent supportive residential beds that are designated for persons with HIV/AIDS and their families.

Victims of Domestic Violence

In Flagler County, assistance for victims of domestic violence is provided by the Family Life Center. According to the *2010-2011 Domestic Violence Data Report* as compiled by the Florida Coalition Against Domestic Violence, the Family Life Center provided emergency shelter services to 259 victims, for a total of 7,326 shelter nights between July 1, 2010 and June 30, 2011. Of the 289 victims assisted, 109 left the shelter after 72 hours. During this same period of time, there was one unmet request for shelter during the month of August, 2010.

Farm Worker Households

Flagler County's agricultural industry, is located in the western portions of the County beyond the boundaries of the City of Palm Coast. Research conducted by the Shimberg Center in 2008 shows the following needs for farm worker households in all Flagler County:

Unaccompanied Migrant & Seasonal Households Supply	DOH Permitted Camps	Need for Single Person Beds
226	66	160
Accompanied Migrant & Seasonal Households	Supply: Section 514/516 and Florida Housing-Assisted Multifamily Units	Need for Multifamily Units
129	0	129

Lead-based Paint 91.205 (e)

11. Estimate the number of housing units* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

**If using the CPMP Tool, this number can be provided on the Housing Needs Table in the Needs.xls file.*

Lead based paint was banned for residential use in 1978. Therefore, the number of housing units that may contain lead could be assumed to be confined to those units built prior to 1978. The table below provides a breakdown of age of housing units in Palm Coast based on the 2010 1-Year American Community Survey.

Based on estimates from the Shimberg Center, approximately 31% of households in Palm Coast are considered as low-moderate income. Based on the percentage of low-moderate income households and the number of housing units built before 1978. It can be extrapolated that approximately 864 units (31% of 2,787 units built before 1979) are occupied by low-moderate income households.

YEAR STRUCTURE BUILT	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
Total housing units	34,483	+/-1,335	100%	(X)
Built 2005 or later	6,376	+/-1,386	18.5%	+/-4.0
Built 2000 to 2004	10,825	+/-1,858	31.4%	+/-5.4
Built 1990 to 1999	8,610	+/-1,576	25.0%	+/-4.3
Built 1980 to 1989	5,885	+/-1,078	17.1%	+/-3.0
Built 1970 to 1979	1,863	+/-882	5.4%	+/-2.5
Built 1960 to 1969	339	+/-335	1.0%	+/-1.0
Built 1950 to 1959	0	+/-310	0.0%	+/-0.6
Built 1940 to 1949	435	+/-477	1.3%	+/-1.4
Built 1939 or earlier	150	+/-196	0.4%	+/-0.6

HOUSING MARKET ANALYSIS

Housing Market Analysis 91.210

Refer to the Housing Market Analysis Table in the Needs.xls workbook

12. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

The U.S. Census, Selected Housing Characteristics **2006-2010 American Community Survey** 5-Year Estimates for the City of Palm Coast shows that approximately 81% of the estimated housing units in the City are occupied. Of the occupied housing units, 80% are owner-occupied with a majority (94.7%) being single-family attached or detached units. The majority of the housing units were built after 2000 (50.8%). A majority of housing units have three bedrooms (66.9%), housing units with 4 or more bedroom units accounting for another 20.5%.

The value of 21.6% of the owner-occupied housing units is below \$150,000, with 58% between \$150,000 and \$300,000. An estimated 72% of all owner occupied units have a mortgage. Of the housing units with a mortgage, 43.5% exceed 30% of monthly household income. The median mortgage is \$1,430. The median rent is \$1,056.

The majority of housing units in the City are single-family detached units and are available to serve persons with disabilities and persons with HIV/AIDS and their families. The City strives to ensure that Fair Housing practices are followed in the and that City staff involved with housing programs are informed of Fair Housing practices.

Number of Housing Units			
	Estimate	Percent	% Margin of Error
Total Housing Units	33,415	100.0	
Occupied Housing Units	27,184	81.4	+/- 1.8
Vacant Housing Units	6,231	18.6	+/- 1.8
Homeowner vacancy rate	5.1%	--	
Rental vacancy rate	3.8%	--	

Housing Tenure			
	Estimate	Percent	% Margin of Error
Occupied Housing Units	27,184	100.0	--
Owner-Occupied	21,639	79.6	+/- 1.6
Renter Occupied	5,545	20.4	+/- 1.6
Average household size of owner-occupied unit	2.49	--	--
Average household size of renter-occupied unit	3.05	--	--

Units in Structure			
	Estimate	Percent	% Margin of Error
Total Housing Units	33,415	100.0	--
1-unit detached	29,981	89.7	+/- 1.0
1 unit attached	1,666	5.0	+/- 1.0
2 units	304	0.9	+/- 0.3
3 or 4 units	422	1.3	+/- 0.4
5 to 9 units	218	0.7	+/- 0.4
10 to 19 units	349	1.0	+/- 0.5
20 or more units	383	1.1	+/- 0.4
Mobile Home	69	0.2	+/- 0.2
Boat, RV, van, etc.	23	0.1	+/- 0.1

YEAR STRUCTURE BUILT			
	Estimate	Percent	% Margin of Error
Total Housing Units	33,415	100.0	--
Built 2005 or later	4,486	13.4	+/- 1.7
Built 2000 to 2004	12,508	37.4	+/- 2.3
Built 1990 to 1999	7,990	23.9	+/- 1.8
Built 1980 to 1989	5,931	17.7	+/- 1.5
Built 1970 to 1979	2,125	6.4	+/- 0.9
Built 1960 to 1969	104	0.3	+/- 0.2
Built 1950 to 1959	104	0.3	+/- 0.2
Built 1940 to 1949	120	0.4	+/- 0.3
Built 1939 or earlier	47	0.1	+/- 0.1

NUMBER OF BEDROOMS			
	Estimate	Percent	% Margin of Error
Total housing units	33,415	100	(X)
No bedroom	80	0.2	+/-0.2
1 bedroom	202	0.6	+/-0.3

2 bedrooms	3,956	11.8	+/-1.3
3 bedrooms	22,343	66.9	+/-2.1
4 bedrooms	6,401	19.2	+/-1.6
5 or more bedrooms	433	1.3	+/-0.4

VALUE OF OWNER OCCUPIED UNITS			
	Estimate	Percent	% Margin of Error
Owner-Occupied Units	21,639	100	(X)
Less than \$50,000	358	1.7	+/-0.6
\$50,000 to \$99,999	822	3.8	+/-0.8
\$100,000 to \$149,999	3,476	16.1	+/-2.1
\$150,000 to \$199,999	4,778	22.1	+/-2.1
\$200,000 to \$299,999	7,775	35.9	+/-2.5
\$300,000 to \$499,999	3,186	14.7	+/-1.4
\$500,000 to \$999,999	1,164	5.4	+/-1.0
\$1,000,000 or more	80	0.4	+/-0.2
Median (dollars)	213,800	--	--

MORTGAGE STATUS OF OWNER OCCUPIED UNITS			
	Estimate	Percent	% Margin of Error
Owner-Occupied Units	21,639	100.0	(X)
Housing Units with a mortgage	15,576	72.0	+/-1.8
Housing Units without a mortgage	6,063	28.0	+/-1.8

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)*			
	Estimate	Percent	% Margin of Error
Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	15,448	100.0	(X)
Less than 20.0 percent	3,363	21.8	+/-2.1
20.0 to 24.9 percent	2,372	15.4	+/-2.2
25.0 to 29.9 percent	1,608	10.4	+/-1.5
30.0 to 34.9 percent	1,346	8.7	+/-1.4
35.0 percent or more	6,759	43.8	+/-2.6
Not computed	128	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAP cannot be	5,961	100.0	(X)

computed			
Less than 10.0 percent	1,984	33.3	+/-3.8
10.0 to 14.9 percent	1,606	26.9	+/-3.8
15.0 to 19.9 percent	699	11.7	+/-2.7
20.0 to 24.9 percent	718	12.0	+/-2.5
25.0 to 29.9 percent	284	4.8	+/-2.2
30.0 to 34.9 percent	250	4.2	+/-1.9
35.0 percent or more	420	7.0	+/-1.8
Not computed	102	(X)	(X)

***SMOCAPI includes mortgage, insurance, real estate taxes, utility and condominium fees.**

GROSS RENT			
	Estimate	Percent	% Margin of Error
Occupied units paying rent	5,334	100.0	(X)
Less than \$200	3	0.1	+/-0.1
\$200 to \$299	0	0.0	+/-0.8
\$300 to \$499	27	0.5	+/-0.6
\$500 to \$749	326	6.1	+/-2.6
\$750 to \$999	1,812	34.0	+/-4.8
\$1,000 to \$1,499	2,952	55.3	+/-5.1
\$1,500 or more	214	4.0	+/-1.8
Median (dollars)	1,056	(X)	(X)
No rent paid	211	(X)	(X)

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)			
	Estimate	Percent	% Margin of Error
Occupied units paying rent (excluding units where GRAPI cannot be computed)	5,002	100.0	(X)
Less than 15.0 percent	251	5.0	+/-2.3
15.0 to 19.9 percent	448	9.0	+/-3.0
20.0 to 24.9 percent	698	14.0	+/-3.4
25.0 to 29.9 percent	452	9.0	+/-3.8
30.0 to 34.9 percent	590	11.8	+/-3.8
35.0 percent or more	2,563	51.2	+/-6.1
Not computed	543	(X)	(X)

13. Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

There are a limited number of vacant or abandoned buildings in the City. With 90% of the City housing stock as single-family detached units, a majority of the vacant residential units in the City are single-family homes. The City has a young housing stock (75% built after 1990), a majority of these vacant homes are suitable for rehabilitation. The multi-family units available in the City are concentrated in a few developments and are in good condition and available for rent at market rates.

Public and Assisted Housing 91.210 (b)

14. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including

- the number of public housing units in the jurisdiction,
- the physical condition of such units,
- the restoration and revitalization needs of public housing projects within the jurisdiction,
- the number of families on public housing and tenant-based waiting lists and
- results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

The jurisdiction can use the optional Priority Public Housing Needs Table of the Consolidated Plan to identify priority public housing needs to assist in this process.

Not applicable. There is no Housing Authority or Public Housing Agency within the City's boundaries.

15. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

There is currently no public housing agency in the City of Palm Coast. A review of data from the Shimberg Center Affordable Housing lists the developments below as assisted housing, based on information provided in the Shimberg Center inventory, these units are not expected to be lost from the housing inventory in the short-term.

City of Palm Coast – Assisted Housing Inventory						
Development Name	Total Units	Assisted Units	Housing Program(s)	Population Served	Yr. Built/ Yr. of Funding	Expiration of Gov't Program
Beach Village at Palm Coast	106	100	Housing Credits 9%; Local Bonds; State HOME; Tax Credit Assistance Program	Family	2009	2061
Madison Green	128	128	Housing Credits 9%	Family	2003	2055

Homeless Inventory 91.210 (c)

16. The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

The City of Palm Coast is part of the Daytona Beach/Daytona/Volusia, Flagler Counties Continuum of Care. This organization serves as the umbrella organization that provides program support, planning, assessment, and technical assistance to the homeless service community. Currently, there are limited support services available for the homeless population in Flagler County. There is a cold weather shelter available in the County that serves as a shelter when temperature gets below 40 degrees.

Other shelters available within Palm Coast/Flagler County include: Daughters of Grace, Inc. which provides 4 beds for short-term transitional housing for young women 18+ who are aging out of foster care, homeless, or escaping a domestic

violence situation, and the Family Life Center, a 32 bed facility which provides emergency shelter for women and children who are victims of domestic violence.

It is important to note however that in the Flagler-Volusia County region there are a host of supportive service programs that provide emergency shelters and services, transitional housing, and other services to homeless persons and homeless families. (See Appendix B – Continuum of Care Reports)

Special Need Facilities and Services 91.210 (d)

17. Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

See Appendix B – Continuum of Care Reports.

Barriers to Affordable Housing 91.210 (e)

18. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The City of Palm Coast Comprehensive Plan includes policies to promote adequate and affordable housing opportunities in the City. The City and Flagler County has an interlocal agreement that provides for the cooperation of both jurisdictions in implementing housing programs in Flagler County. This interlocal agreement allows either entity to provide support service in implementing housing programs. As an example, the interlocal agreement enabled Flagler County staff to provide intake services as part of the City's Neighborhood Stabilization Program. The interlocal agreement has also allowed SHIP dollars intended for the City to be used on a Countywide basis under the administration of Flagler County SHIP program. This collaboration between the City and County has resulted in more efficient use of funding for programs.

Finally, the Comprehensive Plan and City Land Development Code allow the use of Master Planned Development agreements to encourage flexibility in development. This flexibility is designed to encourage maximum use of available density on parcels through design techniques such as clustering of units, smaller lot sizes, and additional height.

STRATEGIC PLAN

The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.

General Priority Needs Analysis and Strategies 91.215 (a)

19. In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)

**If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.*

**If using the CPMP Tool: Complete and submit the Needs Table file: Needs.xls*

The identification of housing and community development needs and priorities in the City of Palm Coast will come from an analysis of data from the following sources:

- US Census Bureau (Decennial Census and American Community Survey), and the Shimberg Center for Affordable Housing. The data from these sources allows the city to quantify the numbers and a geographic location of households with housing needs resulting from affordability issues and/or overcrowding.
- Information obtained from meetings and conversations with housing and social service providers to help identify homeless, housing, and community development needs.
- City Budget, City CIP, 2035 City of Palm Coast Comprehensive Plan, the Bicycle-Pedestrian Master Plan, the Recreation and Parks Facilities Master Plan, and Prosperity 2021, the City's economic development strategy. These two documents provide goals, objectives, policies, and action items that will assist the City in accomplishing its vision for the community.

In order to spend CDBG dollars effectively, the City will prioritize projects and activities as high, medium, or low priorities based on the information obtained from the above resources.

- High (H) Priority: High priority projects and activities are generally recognized as addressing a direct need identified by data and/or City objective. The available funding sources (CDBG, City funding, and other

federal or state programs, etc.) are such that they are adequate to complete a particular task for qualified beneficiaries (households or individuals).

- Medium (M) Priority: Projects and activities with a medium priority are considered important enough to address, if appropriate funding is available during the planning period.
- Low (L) Priority: To the extent that funds are available, the City will look to implement activities with a "Low" priority. The city recognizes the importance of addressing all housing and community development needs, but understands that limited funding should target activities or priorities which may affect the most qualified beneficiaries.

It is the City's intent to implement and prioritize activities that will circulate the available funding most efficiently and in a timely manner. It is therefore viewed that the potential pool of beneficiaries or potential participants for funding will be an important factor in determining how activities or projects will be prioritized.

20. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

21. If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

22. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

23. If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

24. Identify any obstacles to meeting underserved needs.

The following is the City of Palm Coast's response to questions 20-24. All housing activities will be offered citywide to qualified participants. Households assisted under these programs must live in the City of Palm Coast or if the City chooses to implement a homeownership assistance program, be in the process of purchasing a home within the City limits. Households must also meet the low and moderate-income eligibility criteria.

Due to the lack of any block group with a low-moderate population of greater than 51%, the City qualifies as an "Exception Grantee". As an Exception Grantee, HUD permits census block groups with less than 51% low-moderate population to be eligible as a qualified area. HUD has determined that for the City of Palm Coast,

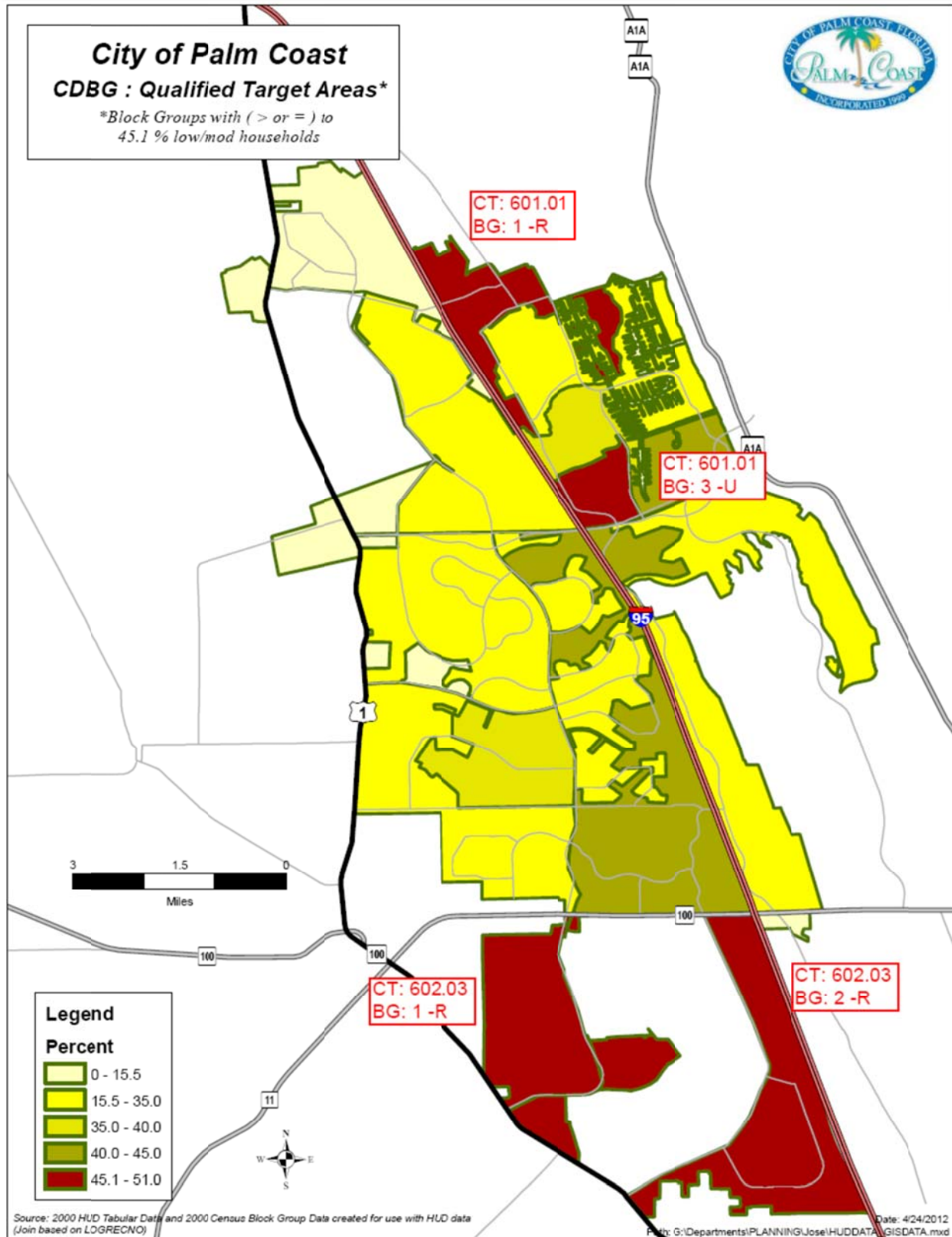
block groups with a low-moderate income concentration of greater than 45.1% will qualify as a target area.

Additionally, the City's State Road 100 Community Redevelopment Area (CRA) has been declared a slum/blight area based upon Chapter 163 of the Florida Statutes and qualifies as a target area. Although no specific programs or projects are currently identified for use of CDBG funds in the SR 100 CRA, it is a qualified target area under CDBG guidelines.

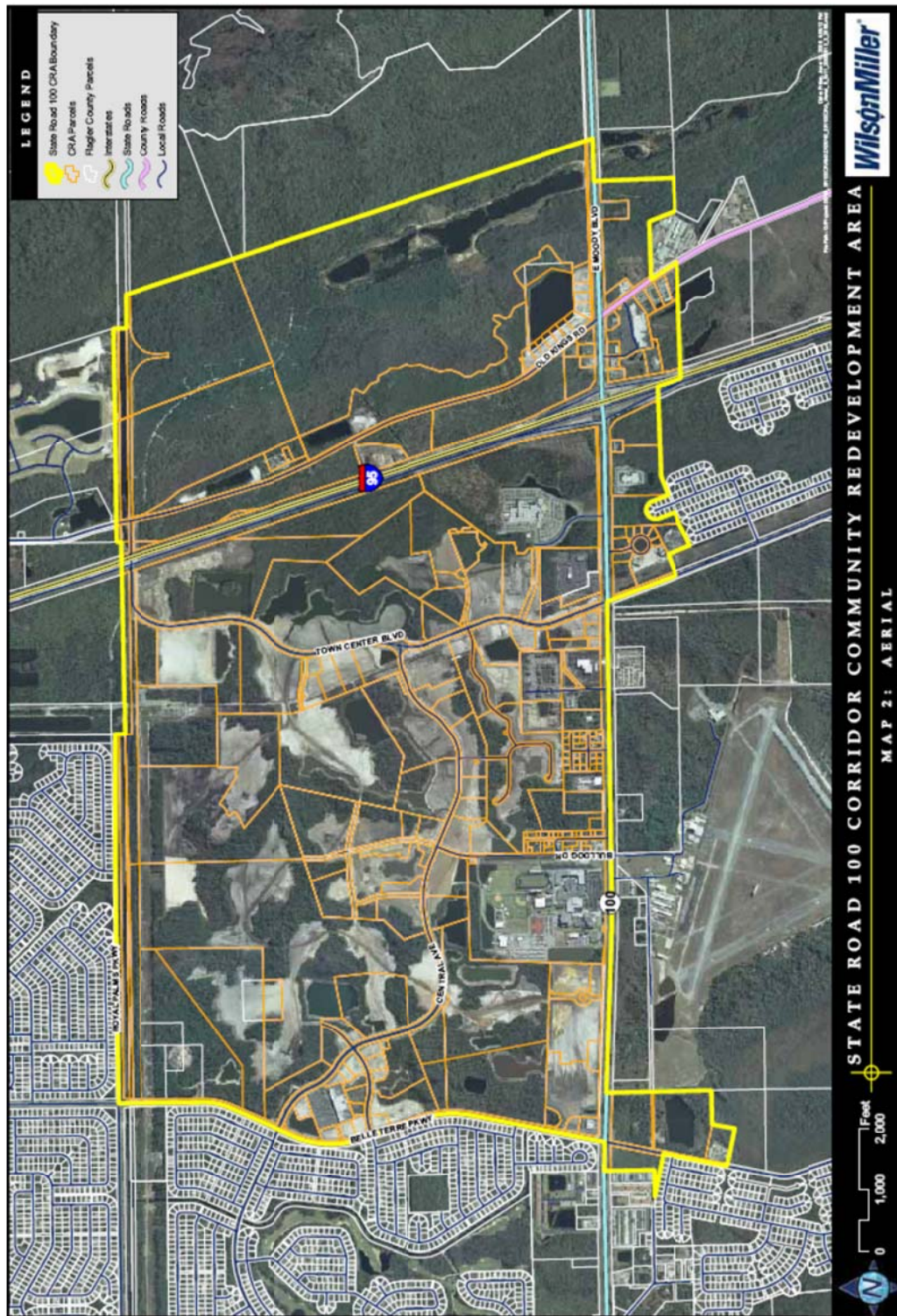
Housing programs, such as rehabilitation and first-time homebuyers assistance, while available citywide, may be focused within a Target Area to maximize neighborhood stabilization and promote community reinvestment into the area. Census data does not indicate the City has specific pockets of minority population within the City boundaries. Approximately 65% to 85% of the CDBG budget may be allocated to housing program projects and/or public facility/infrastructure projects and economic development projects. However, the amount allocated for these projects may increase with an equivalent amount of reduction in the amount allocated for public services or program administration. Under program rules, City will not allocate more than 15% of funding to public services, and no more than 20% for program administration.

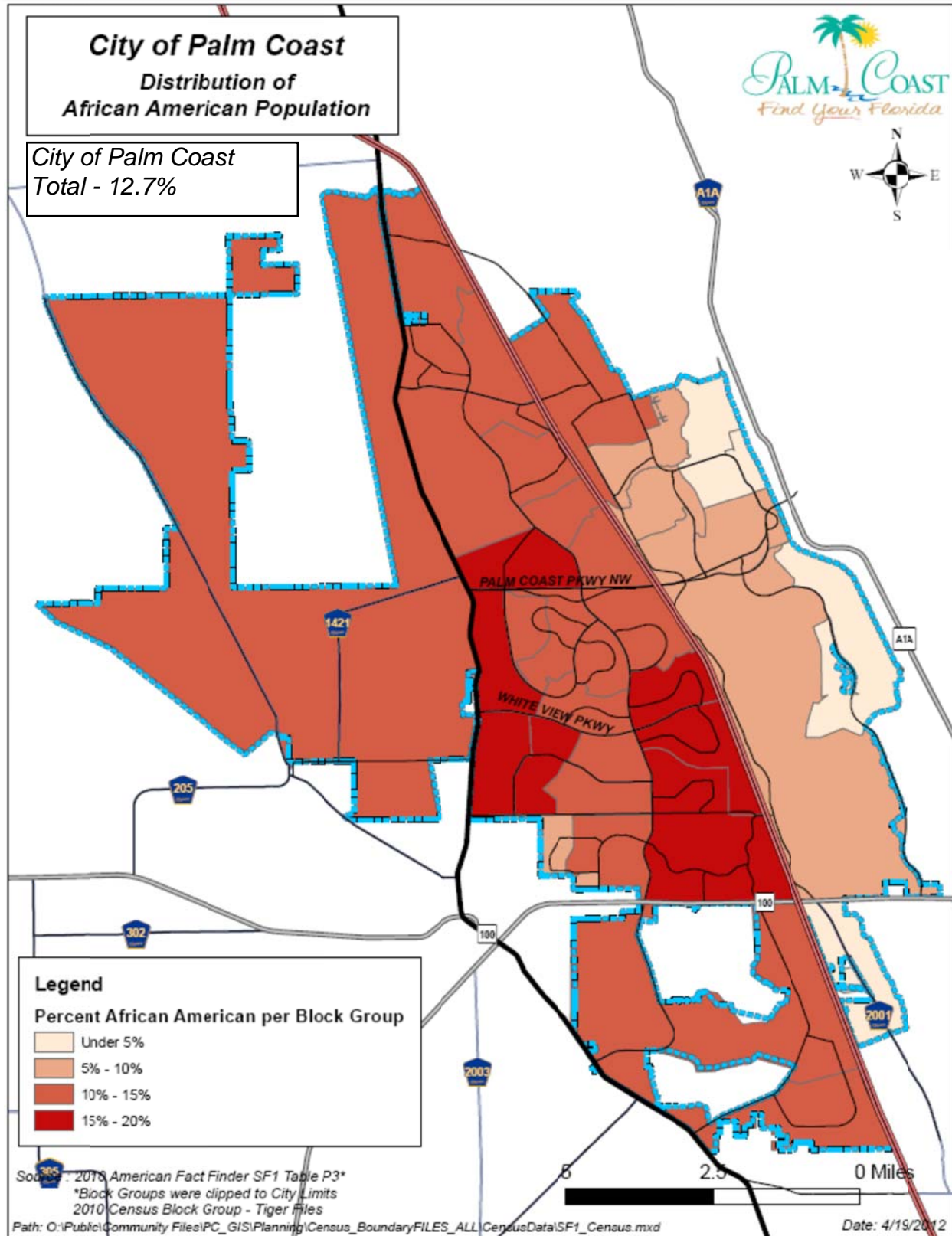
As required, the City identified areas of low-income or minority concentrations in the City. As provided in the following map series, the City does not have any areas of low income or minority concentrations.

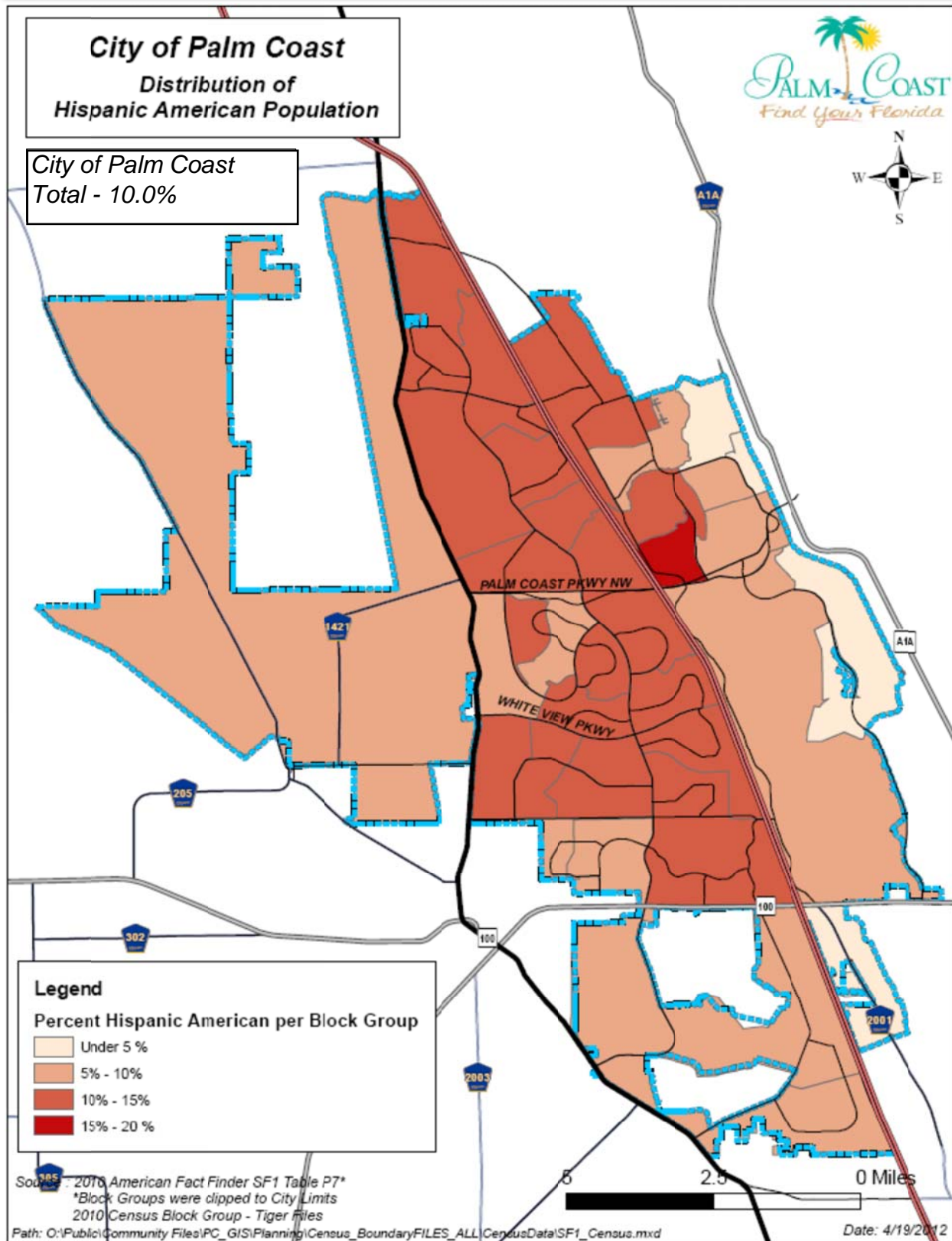
The City's "qualified target areas" are presented in the following maps.

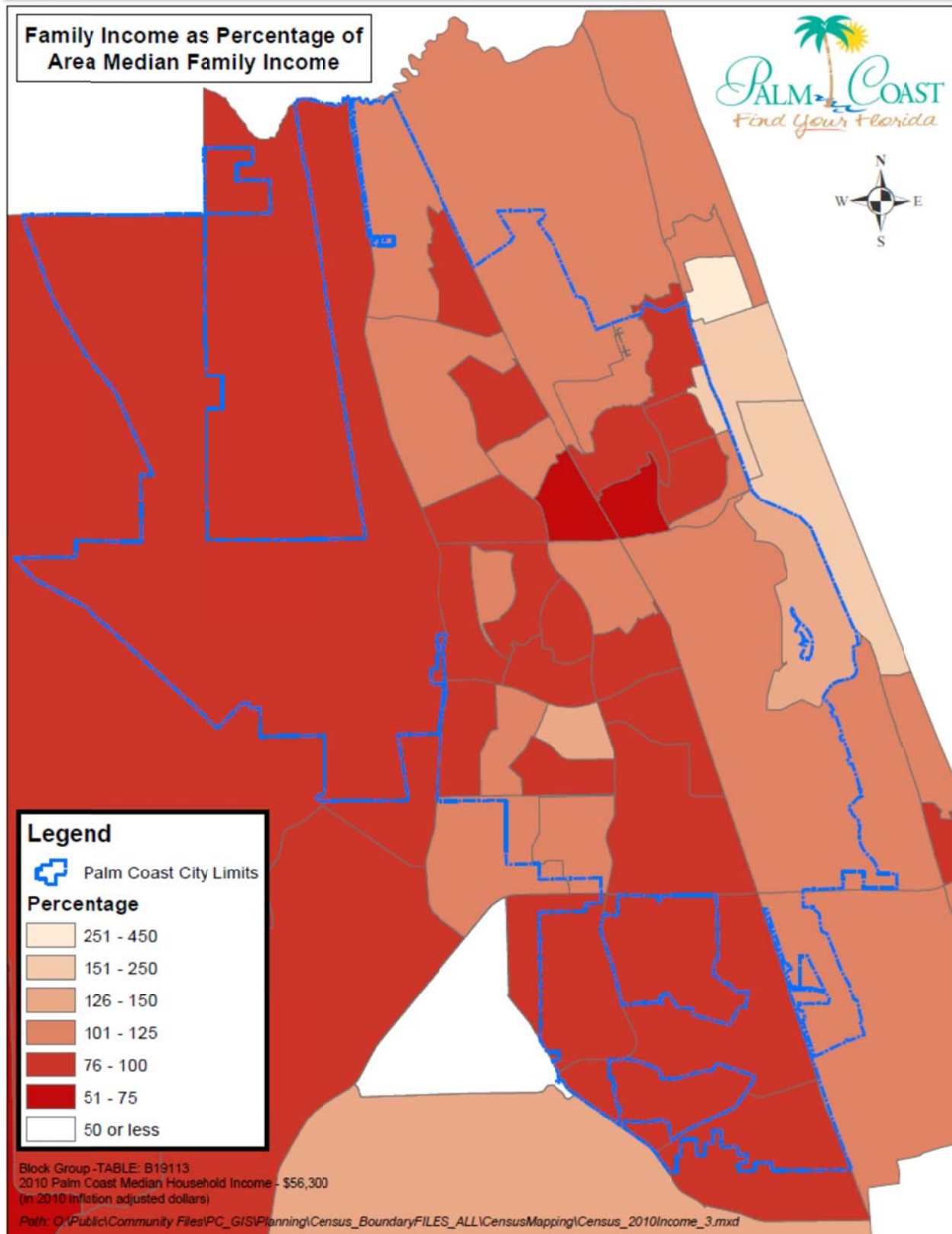


City of Palm Coast Qualified Target Area State Road 100 Community Redevelopment Area









Specific Objectives 91.215 (a) (4)

25. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/> Objective Category Decent Housing	<input checked="" type="checkbox"/> Objective Category: Suitable Living Environment	<input checked="" type="checkbox"/> Objective Category: Expanded Economic Opportunities
Which includes:	Which includes:	Which includes:
<input type="checkbox"/> assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/> improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/> job creation and retention
<input type="checkbox"/> assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/> eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/> establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/> retaining the affordable housing stock	<input checked="" type="checkbox"/> increasing the access to quality public and private facilities	<input checked="" type="checkbox"/> the provision of public services concerned with employment
<input checked="" type="checkbox"/> increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/> reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/> the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/> increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/> restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/> availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/> providing affordable housing that is accessible to job opportunities	<input type="checkbox"/> conserving energy resources and use of renewable energy sources	<input type="checkbox"/> access to capital and credit for development activities that promote the long-term economic social viability of the community

Identify Specific Objectives and Proposed Outcomes by completing Table 1C or 2C – Summary of Specific Objectives

HOUSING

Priority Housing Needs 91.215 (b)

26. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

The City of Palm Coast will give high priority to the income eligible owner-occupied households. Since 80% of all housing units in the City are owner-occupied and 43.8% of all owner-occupied units have a "SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME" (SMOCAPI) of greater than 35%. The housing burden for households in this income category will likely have a challenge in having available resources to afford home repair. To ensure the quality and viability of the occupied housing stock, it is important to invest in providing resources to income qualified households to maintain their homes in safe and decent condition.

27. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

Using the 2008 HUD CHAS Data for the City of Palm Coast, by percentage of renter or owner households, there are more cost-burdened renter households (86.8% of all renter households <80%) than cost-burdened owner occupied households (63.5% of all owner-occupied households <80%). However, due to the significant number of single-family dwellings compared to multi-family dwelling units in the City it can be deduced that single-family dwellings provide the most significant supply of housing for households with incomes below 80%.

To address the issues associated with renter and minority households. The City strives to ensure that Fair housing practices are followed in the City. Additionally, the City includes areas for multi-family areas and as part of the overall long-range planning process, the City has policies within the Comprehensive Plan to promote diversity in the available housing stock.

Additionally, since there are no concentrations of minority or low-income areas in the City (see maps on page 44-47), targeting one census tract or block group for housing programs would not likely address the problem. Relying on the City's objectives for prioritizing neighborhood stability and the preservation of single-family dwelling units, targeted actions to preserve the livability of neighborhoods

and housing units is a key to ensuring that there is an inventory of affordable and safe housing units available for low-moderate income families and households.

28. Identify any obstacles to meeting underserved needs.

The greatest obstacle to meeting underserved needs is the funding available to the City of Palm Coast for housing programs. In recent years, the City has received approximately \$4.1 million dollars to purchase foreclosed homes through the Neighborhood Stabilization Program (NSP). To date, the NSP program has allowed the City to assist 23 families through purchase assistance or purchase of a home for rental to a very-low income household. It is expected that an additional 31 families will be assisted through the NSP program. To a limited extent, program income from NSP 1 will allow the City to assist additional households for ownership and rent, however these funds will diminish with the purchase and repair of every additional foreclosed home.

In partnership with Flagler County, SHIP funds have been used mainly for the repair of dilapidated housing in Flagler County. The most recent SHIP allocation to Flagler County (FY 2011/2012) was \$350,000. This amount was only recently allocated since there was no money allocated for FY 2010/2011. For this fiscal year, 15 families have received assistance through the program.

The potential CDBG allocation for the City this year is approximately \$381,338. As a growing community, the City of Palm Coast also encounters a growing demand for community development projects in the City. As previously stated, it is incumbent upon the City to prioritize activities that will provide the greatest impact on neighborhoods while balanced with individual housing needs in the community.

Specific Objectives/Affordable Housing 91.215 (b)

Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

29. Identify each specific housing objective by number (DH-1, DH-2, DH-3), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.

DH-1 Availability/Accessibility of Decent Housing:

DH-1 (Outcome): Retaining the affordable housing stock.

DH-1 (Outcome): Provide assistance for home repair to keep a stable housing stock.

SL-1 Availability/Accessibility of Suitable Living Environment

SL-1 (Outcome): Eliminate blighting influences and the deterioration of property and facilities.

SL-1 (Outcome): Improve the safety and livability of neighborhoods

Create/preserve up to 10 affordable owner-occupied housing units over 5-years.

30. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

During the five year period covered by this strategic plan, the expected CDBG funds may be used to fund the following activities:

- financial assistance for rehabilitation of owner-occupied housing units,
- infrastructure/public facilities projects in qualified target areas,
- public service such a technical assistance for small businesses, as well as day-care services for children from low-moderate income households,
- SHIP funds administered by Flagler County through an Interlocal Agreement with the City are used for the following programs: purchase assistance, replacement housing, housing rehabilitation, disaster repair, and foreclosure prevention,
- Income and funds from the Neighborhood Stabilization Program (NSP) will continue to be used for the purchase of qualified foreclosed homes in targeted areas, and
- Additional resources made available to the City will be used to fund identified projects after analysis and prioritization of the City's needs and objectives.

31. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

Several factors will combine to determine how the City will invest the federal funding that will be available during the term of this Consolidated Plan. The factors include availability (amount of funding), affordability (sale price of homes) and conditions of the existing supply of housing.

As projected by the Shimberg Center for Affordable Housing, Palm Coast will continue to have a significant elderly population within owner-occupied housing units, ensuring that these units remain in good condition will be of significant influence in the City's housing program.

As a significant part of the available rental market in the City of Palm Coast, ensuring the livability and maintaining the quality of public facilities in single-family neighborhoods is a key to ensure that neighborhoods do not fall into disrepair and therefore protects the availability of decent and safe housing for all income levels including low-moderate income households.

32. If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

Not Applicable. The City does not intend to use HOME funds.

Public Housing Strategy 91.215 (c)

33. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).

Not Applicable. There is no public housing agency in the City of Palm Coast.

34. Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.

N/A. There is no public housing agency in the City of Palm Coast.

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

N/A. There is no public housing agency in the City of Palm Coast.

36. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

N/A. There is no public housing agency in the City of Palm Coast.

37. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

N/A. There is no public housing agency in the City of Palm Coast.

HOMELESS

Priority Homeless Needs

*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

38. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.

The Volusia/Flagler County Coalition for the Homeless (The Coalition) has the primary responsibility for providing leadership in the Continuum of Care planning process to identify homeless and homeless prevention priorities for the Flagler-Volusia County area. In 2006-2007, the Coalition completed ***Come Home: A Roadmap to End Homelessness in Volusia and Flagler Counties.*** This document which serves as a roadmap to ending homelessness in the Volusia-Flagler County areas establishes goals and outcomes as a "means to effect change and end homelessness".

The City recognizes the conclusions and recommendations provided in the report and will identify actions to complement the allocation priorities established within this Consolidated Action Plan. The City's plan to address homeless needs through other priorities is necessitated by recognition of the following: limited funds are available to the City through the CDBG program to address all the needs in the City, the City's limited capacity to provide social services, however, the City recognizes that there are local agencies and services available, which will be used as a resource to address homeless needs, and finally, a recognition that there are limited homeless persons in the City and that the most effective way to address homelessness in the City is to assist households from becoming homeless.

Prevention or assisting households from becoming homeless is consistent with strategies and programs addressed in this Consolidated Action Plan such as funding to assist low-moderate income households with home repair, expanding public services such as the City's existing business counseling program to promote the creation of employment opportunities (especially microenterprises), and providing for public facilities and infrastructure that assists whole neighborhoods to maintain a desirability and livability condition that encourages additional new investment from the community.

39. Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.

The 2011 Point-in-Time Survey, reveals that a majority of the persons who cite "Employment or Financial Reasons" for being homeless attribute job loss or the lack of available jobs as the specific reason for being homeless.

Other major reasons cited for being homeless include eviction, alcohol/drug problems, break-up, divorce or separation. A summary of the responses is provided below:

Question	Detail	% response
What caused you to become homeless?		
Employment or financial reasons	Unemployed/lost job	45
	No jobs	20
Housing	Evicted for not paying rent	34
	Temp. arrangement ended	27
Medical/Disability	Alcohol/drug problems	67
	Mental health/emotional problems	19
Family	Break-up, divorce, separation	56
	Moved out to escape abuse	19

The Point-in-Time survey additionally, asked the question “Are you employed now”? The majority response to this question, not surprisingly, is “No”. This response indicates that providing opportunities for a job or work may address a portion of the homeless problem.

Question: Are you employed now?	
Answer	% Response
No	77
Yes, full time (not day labor)	9
Yes, part time (not day labor)	9
Yes, day labor	5

40. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

The 2011 Continuum of Care Homeless Assistance Program report to HUD on Homeless Populations and Subpopulations identified 3 sheltered and 199 unsheltered chronically homeless. These numbers represent point-in-time information provided by the Daytona Beach/Daytona/Volusia, Flagler Counties Continuum of Care. The CoC report included an inventory of 64 individual beds in emergency shelters and 173 individual beds in transitional housing.

Homeless Strategy 91.215 (d)

Homelessness

41. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

See Response Below.

42. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

See Response Below.

Chronic Homelessness

43. Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

See Response Below.

44. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless. (91.215(I))

The following is a response to questions 41 to 44.

As stated previously, the Volusia/Flagler County Coalition for the Homeless (The Coalition) has the primary responsibility for providing leadership in the Continuum of Care planning process to identify homeless and homeless prevention priorities for the Flagler-Volusia County area. In 2006-2007, the Coalition completed ***Come Home: A Roadmap to End Homelessness in Volusia and Flagler Counties.*** This document which serves as a roadmap to ending homelessness in the Volusia-Flagler County areas establishes goals and outcomes as a "means to effect change and end homelessness".

Findings and conclusions of the study parallel the fundamental components in homeless services. These are Prevention, Emergency Shelter, Transitional Services/Housing, and Permanent Housing. The following is reported in the study:

PREVENTION

Findings:

In Volusia and Flagler Counties, prevention activities consisting of access to mainstream social service programs, payment of one-month of rent and/or utilities and food-bags, fall into three categories:

1. State-coordinated mainstream benefits include Temporary Assistance for Needy Families (TANF); Food Stamps; Medicaid; Emergency Food and Housing Assistance Program (EFAHP);
2. County-funded and lead community services, for which Emergency Shelter Grant funds are expended; and
3. Faith-based activities, which may be funded by County Emergency Shelter Grant Funds or by United Way, and donations from individuals.

Conclusions:

1. Funding is inadequate to meet the need.
2. Enhanced coordination/collaboration between agencies is paramount.
3. Negligible keeping or sharing of data, and therefore, no concerted effort to eliminate duplication of effort/service.
4. Limited tracking to determine effectiveness of assistance given; limited consolidation of outcomes to share information about what works and what does not.

Recommendations:

1. Identify all sources of funding now available and provided to all Volusia and Flagler County agencies for prevention services.
2. Review funding entities and criteria for allocations; work collaboratively to establish unified criteria and tie funding to client outcomes.
3. Allocate funding for case managers.
4. Use the HMIS database for all client records and for all available services.
5. Expand the 211 First Call for Help capacity for accessing HMIS data and using the data to refer clients to existing services.
6. Establish consistent policy for all agencies, regarding allocation of funds for rent and utility assistance.
7. Eliminate duplication of services.

EMERGENCY SHELTER

Findings:

1. There is adequate emergency shelter for victims of domestic violence who are single women or women with children in both counties.
2. Emergency shelter for housing families intact is nonexistent.

3. Emergency shelter for single men and women is nonexistent in Flagler; West Volusia and Southeast Volusia.
4. There are a total of 36 beds in East Volusia, all at the Salvation Army in Daytona Beach, an immediate shortfall of 151 beds. The facilities at the Salvation Army are inadequate to address need – there are no handicapped accessible facilities; no means of sheltering families intact; the maximum stay is seven nights per month, only one night is provided free and the cost for the remaining six nights is \$60.
5. Case management is not available to single men and women in the emergency shelter system, so the opportunity for connections to service providers and resources to end homelessness is often missed by clients who then remain homeless longer.
6. Outreach is a preventative measure that can close the front door. It is also a first-line intervention methodology for opening back doors for people quickly, once they become homeless, getting them off the street and into a program that will get them “home”.

Conclusions:

1. Accessible 24/7 point-of-entry is needed for those seeking emergency shelter.
2. Outreach teams are needed to assess, refer and place homeless people with service providers.
3. A centralized assessment process to coordinate the needs of the outreach team with the resources of the service providers.
4. HMIS use must become mandatory – not just for HUD-funded providers, but for all providers who deliver services to the homeless. HMIS gives us the perfect conduit for making a seamless cross-over from the street to services. With the consent of the client, the homeless client’s HMIS data will be accessible to all providers, who will have a much deeper insight into the client’s overall needs as the client travels through the system toward his or her goal of self sufficiency.
5. Create sufficient emergency shelter for single men and women and for families with children so that they are off the street immediately.
6. Shelter must be available in the four quadrants of the Continuum’s region – Flagler, West Volusia; Southeast Volusia and East Volusia.
7. Access to Case Management must be available at the emergency shelter level, to allow clients to begin the process of accessing mainstream benefits.

Recommendations:

1. Identify all sources of funding now available and provided to all Volusia and Flagler County agencies for emergency services.
2. Review funding entities and criteria for allocations; work collaboratively to establish unified criteria and tie funding to client outcomes.
3. Allocate funding for outreach workers and case managers.
4. Use the HMIS database for all client records and for all available services.

5. Expand the 211 First Call for Help capacity for accessing HMIS data and using the data to refer clients to existing services.
6. Relocate the Salvation Army emergency shelter from Ballough Road or rehab existing facility.
7. Create emergency shelter capacity in West Volusia first; then Flagler; followed by Southeast Volusia.
8. Establish policy to ensure that clients remain in emergency shelter until they are connected to transitional or permanent shelter.

TRANSITIONAL SERVICES/HOUSING

Findings:

1. Maximum effort has been applied by agency service providers in this arena but it has been primarily focused on 5 sub-sets of homeless clients:
 - Those fleeing Domestic Violence
 - Substance Abuse
 - Families with Children
 - Veterans
 - Those with jobs
2. Nothing exists in the way of transitional services for single men and women who do not fall into one of the five categories above.
3. Data is not recorded in HMIS for clients who are not in HUD funded beds, so much data regarding services to those who are homeless is not recorded or tracked and is unavailable for analysis.
4. Minimal sharing of data on homeless clients has been occurring between agencies which has been allowing potential duplication of services and certainly duplication of effort.
5. Inadequate planning for discharge is occurring, with clients frequently leaving transitional facilities without mainstream benefits, income or permanent housing identified.
6. Follow up is not being done consistently at all levels by all agencies for discharged clients to track outcomes.
7. Agency rules for participation in programs are sometimes inflexible and lead to early discharge from programs for clients who have no options or alternatives.
8. Some agency programs are so narrowly designed that additional service needs of clients are not addressed and clients are discharged without resolution of all needs, which places them at extreme risk of repeated homeless episodes.
9. Case management skills vary widely, with many agencies having case managers who are not skilled in accessing mainstream benefits for clients. The result has been low rates of approval on applications, significantly delaying receipt of benefits, or leaving clients without benefits that they may be entitled or eligible to receive.

Conclusions:

1. Priority must be given to establishing transitional services for single men and women.
2. All data must be recorded in HMIS for all homeless clients, whether HUD funded services are provided to them or not.
3. All data must be shared – with client permission.
4. Discharge planning, starting with admission, is essential, so that people who leave jails, hospitals and foster care, or any homeless service provider's care, do not exit to the street.
5. Follow up and tracking of outcomes is essential. No evaluation of effectiveness of service is possible without tracking.
6. Every effort should be made to ensure that all agencies provide sufficient support to clients to assist them to succeed in completing programs, and accessing the full array of services necessary to resolve issues that have lead them to homelessness.
7. Every effort should be made to ensure that all agency rules for program participation are as flexible as possible, to allow maximum opportunity to benefit from the services and permit them to exit to permanent housing.

Recommendations

1. Review funding entities and criteria for allocations; work collaboratively to establish unified criteria and tie funding to client outcomes.
2. Funding prioritization should be services for single men and women to reduce the large numbers of street homeless.
3. All funding should be contingent on full utilization of HMIS.
4. All funding should require sharing of data.
5. All funding should require discharge planning that includes jails, hospitals and foster care agencies.
6. All funding should require post-release tracking and evaluation of service outcomes.
7. Agencies should review policies and supportive services to maximize opportunities for clients to succeed.

PERMANENT HOUSING

Findings

1. There are a total of 66 beds of Permanent Supportive Housing, half (32 beds) being earmarked for those who meet HUD's definition of Chronically Homeless and the remaining 34 beds being earmarked for families with children. All the beds are provided by Serenity House or Stewart Marchman.
2. There is extremely limited affordable housing in the commercial market and little community planning to fund or coordinate it.
3. There is no connection at all to any housing through the Public Housing Authority which has elected not to participate in the Continuum of Care, despite repeated efforts to engage them.

4. Use of County, City and State CHDO funds has been the principle vehicle for adding small numbers of permanent housing beds over a period of years, with HUD's bonus funds providing the sole opportunity for new permanent beds for Chronically Homeless.
5. There is an immediate shortfall of 125 beds of permanent housing for chronically homeless individuals.

Conclusions

1. Chronic homelessness cannot be resolved without the addition of large numbers of permanent housing.
2. Aggressive community efforts are needed to plan and coordinate and incentivize the construction of affordable permanent housing.
3. The Public Housing Authority must become engaged in the process.
4. Additional funding must be identified and earmarked for permanent housing including local match funds to meet the HUD 50% match requirement for PH bonuses.

Recommendations

1. City and County should collaborate to establish goals for numbers of affordable housing units, and if necessary, use regional inclusionary zoning as a method to ensure that the units are constructed.
2. Mandate set-asides of 30% of Public Housing units for those exiting homeless shelters with 30% or less of median income.
3. Determine and establish regional funding stream earmarked for the generation of homeless services.
4. Identify a single allocation body for all funding allocations.
5. Use the HMIS database for all client records and for all available services

As stated previously, the City recognizes the importance of these findings and recommendations and will identify complementary activities within this Consolidated Action Plan to prevent homelessness. The City has identified homelessness prevention and providing permanent housing as two strategies that complement the social services available to the homeless in the Flagler-Volusia region.

Homelessness Prevention

45. Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Based on the 2010 Shimberg Center for Housing Studies Data, 41% of all renter households in the City of Palm Coast were cost-burdened (spending >30% of income on housing). The same data shows that 25% of owner-occupied households were cost-burdened. These groups have the highest potential of becoming homeless. The City will address the imminent risk to such households by expanding

the economic opportunity (jobs) within the City. Expenditure of funds for housing rehabilitation, business counseling, or infrastructure all serve to expand the economy by providing job opportunities in construction, or the creation of new businesses and employment opportunities within the City.

Tenure & Income (% of AMI)	All	Cost-Burdened Households (2010)			
		30% to 50% of Gross Income		50%+ of Gross Income (Severely Burdened)	
Renters 0-30%	551	62	11%	352	64%
Renters 31-50%	690	176	26%	360	52%
Renters 51-80%	1,103	642	58%	94	9%
Renters >80%	2,252	158	7%	7	0%
Renters Total	4,596	1,038	23%	813	18%
Owners 0-30%	1,407	161	11%	859	61%
Owners 31-50%	1,933	629	33%	591	31%
Owners 51-80%	3,973	984	25%	723	18%
Owners >80%	19,167	2,185	11%	412	2%
Owners Total	26,480	3,959	15%	2,585	10%
TOTAL	31,076	4,997	16%	3,398	11%

Source: Shimberg Center for Housing Studies, 2011

Institutional Structure

46. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

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

Discharge Coordination Policy

47. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The

jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

The City does not receive McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds.

Specific Objectives/Homeless (91.215)

48. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

DH-3: Sustainability of Decent Housing

DH-3 (Outcome): Retaining the affordable housing stock

Create/preserve up to 10 affordable owner-occupied housing units over the next 5 years.

EO-1: Availability/Accessibility of Expanded Economic Opportunities

EO-1 (Outcome): Job creation and retention

EO-2 (Outcome): Establish, stabilization, and expansion of small businesses (including micro-businesses)

Provide up to 1,300 consulting sessions for small businesses (including micro-enterprises) over a 5-year period. These sessions target the creation of new employment opportunities as well as the diversification of the job market in the City of Palm Coast.

NON-HOMELESS SPECIAL NEEDS

*Refer to Table 1B Non-Homeless Special Needs or the CPMP Tool's Needs.xls workbook

Priority Non-Homeless Needs 91.215 (e)

49. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

The following table includes estimates of non-homeless needs using the best available data, therefore the data provided may include estimates for a population at the County level or at a regional level (if data is provided by a region-wide or multi-jurisdictional provider). Unmet need assumes the maximum number of population within the subpopulation.

Table 1B: Non-homeless Special Needs Population and Supportive Housing Needs and Priorities					
SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
Elderly	M	16,036	0	0	0
Frail Elderly	L	4,776	0	0	0
Severe Mental Illness	L	1706	0	0	0
Developmentally Disabled	L	1706	0	0	0
Physically Disabled	L	1707	0	0	0
Persons w/ Alcohol/Other Drug Addictions	L	6802-7056	0	0	0
Persons w/HIV/AIDS	L	96	0	0	0
Victims of Domestic Violence* (All Flagler County)	L	259	0	0	0
Other (Farmworkers)	N	0	0	0	0
TOTAL		33,088-33,342			

Source: See Narrative below.

Elderly Population. (Population over 65)

Based on the 2008-2010 3-year American Community Survey, there are an estimated 16,036 persons 65 and above in the City of Palm Coast.

Frail Elderly. (Population over 65 with a disability)

Based on the 2008-2010 3-year American Community Survey, there are an estimated 4,776 frail elderly in the City of Palm Coast.

Severe Mental Illness, Developmentally Disabled, Physically Disabled (Population under 65 with a disability).

Based on the 2008-2010 American Community Survey, there are an estimated 5,120 persons under the age of 65 with a disability. The total population of disabled was then distributed equally to each category, due to lack of further information or data regarding the occurrence of disability type for the population group.

Persons with Alcohol/Other Drug Addictions

As previously reported in this Plan, a 2001-2002 National Epidemiological Survey on Alcohol and Relation Conditions (NESARC) found that 17.6 million or (8.5%) of the U.S. Population over the age of 18 will fit the definition of standard diagnostic criteria for alcohol use disorder. Using the City's population for persons over the age of 18 of 59,066, there are about 5,020 persons in the City of Palm Coast who fit the definition of a person with an alcohol use disorder.

Using the 2010 population of persons over the age of 10 and the range of addiction reported in the document *Florida's 2009 Annual Data Report Substance Use & Abuse: Consumption & Consequences; Patterns and Trends, October 2009.* There is a range between 1782 and 2036 persons with drug dependency in Palm Coast. This number is based on population over 10 and therefore may be higher than the actual number for all persons over the age of 12.

Persons w HIV/AIDS.

As reported by the Florida Department of Health, Division of Disease Control, January 2012. There are 96 persons who are presumed to be living with HIV/AIDS in Flagler County.

Victims of Domestic Violence.

From the *2010-2011 Domestic Violence Data Report* as compiled by the Florida Coalition Against Domestic Violence. Emergency shelter services were provided to 259 victims in Flagler County.

Other (Farmworkers).

From the Shimberg Center 2008 data, there was need to accommodate 289 farmworkers in a combination of single person beds or multi-family units in Flagler County. The farming industry in Flagler County is found outside of the City limits in western Flagler County.

50.Describe the basis for assigning the priority given to each category of priority needs.

The City of Palm Coast places a relatively low priority on City funded initiatives to address non-homeless special needs. As previously stated in this CAP, the City recognizes that there are local agencies and services available that provide assistance to non-homeless special needs subpopulation. The City will employ the

strategy of providing assistance for special needs population by providing programs to assist persons or households from becoming homeless. These programs include: loans for home repair, technical assistance to microenterprises to promote job market diversity and job creation, and infrastructure improvements to promote investment in neighborhoods and create healthier neighborhoods.

51. Identify any obstacles to meeting underserved needs.

The following reasons are cited as obstacles to meeting underserved needs:

- As experienced by all service providers, the financial resources available over the past few years have continued to decline,
- The cost of providing services such as medical care, transportation, food, continue to increase, and
- National economic conditions tend to increase the demand for public service, therefore putting an additional strain on the available resources to provide services.

52. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Based on the 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report as reported by the Daytona Beach/Daytona/Volusia, Flagler Counties Continuum of Care, the two largest providers of permanent supportive housing in the region is the Haven Recovery Center and the Stewart-Marchman Act Behavioral Healthcare.

As provided on their website the Haven Recovery Center provides "screening services for individuals who are seeking services in order to identify the complexity, severity and duration of their addiction and/or mental health disorders". Haven Recovery Center can provide screening services via face to face or telephone contact. Those in immediate crisis are provided a brief intervention and may result in a referral to other community resources. Individuals not in a crisis mode are provided an appointment for a comprehensive assessment.

The assessment services provided include a "comprehensive evaluation that identifies the strengths, needs, abilities, and preferences of the person seeking services. The evaluator then presents the evaluation and necessary paperwork and a treatment recommendation to a multi-disciplinary team of clinical professionals. Treatment recommendations are based upon ASAM criteria for each potential level of care".

As stated on their website "screening and assessment services are available at multiple locations, though as Haven Recovery Center believes in a 'no wrong door' approach to services, screening and assessment services may be conducted off-site

in correctional facilities, hospital emergency rooms, or other locations depending upon the specific situation of the individual seeking services”.

The other provider of supportive services in the Flagler-Volusia County is the Stewart-Marchman Act Behavioral Healthcare. In addition to facilities in Volusia County, Stewart-Marchman operates the **Vince Carter Sanctuary** in Flagler County. The Vince Carter Sanctuary is a residential treatment center for distressed patients suffering from the combination of substance abuse and a co-occurring emotional or mental illness.

After a client has been detoxed and stabilized, assessments are performed to ensure the correct combination of therapies. These therapies are then used as part of the treatment process for that particular client. At the end of treatment, a clinical team works with individual clients to develop a comprehensive exit plan in order to receive ongoing support.

Other Services provided by Stewart-Marchman Act, as listed on their website, include:

- **Emergency Services.** A 24/7 Access Center, this serves as a suicide hotline, as well as the central point of access to all services.
- **Adult Residential Services.** Comprehensive services for adults in residential settings. The Stewart-Marchman-Act Behavioral Healthcare provides supportive housing for people requiring long-term sober housing to support recovery, and transitional housing for adults with a severe or persistent mental illness.
- **Adult Outpatient Services.** Outpatient treatment is offered at various locations throughout Volusia and Flagler Counties.
- **Comprehensive Community Support Team.** This team provides mental health services to individuals with a mental illness or co-occurring disorder (mental illness / substance abuse). These services include psychiatric evaluation and medication management, nursing services, therapy and case management.
- **Substance Abuse Services.** Includes walk-in screenings, substance abuse counseling and drug court for adults and adolescents.
- **The Enrichment Program.** This program helps individuals enhance their independent living skills, obtain meaningful employment, and achieve their maximum potential. Services offered include psychosocial rehabilitation, supported employment and employment through contract services.
- **Anti-Drug Initiative Program.** This program is an outpatient court diversion program for drug or drug-related arrestees. Participants may have

their charges diverted from the court system upon successful completion of the program.

- **Online ADI Program.** This program offers participants access to complete the Level I ADI program online rather than attending groups at an agency location. This program may accommodate individuals who reside outside of the area or prefer online to outpatient services.
- **Residential Adolescent Program (RAP).** A voluntary or involuntary residential program for alcohol or other drug addicted youth.
- **The Oaks Program.** A moderate risk, residential, delinquency rehabilitation program for boys under contract with the Department of Juvenile Justice. Stewart-Marchman-Act Behavioral Healthcare also operates other outpatient addiction services conveniently located around the area which provides counseling for adolescents as well as adults.
- **The Keep Kids Drug Free Regional Prevention Center.** A Resource Center that is open to serve all of Volusia and Flagler Counties. The facility houses free substance and alcohol abuse prevention materials and includes a lending library providing curriculums and videos. The Regional Prevention Center's goals and objectives are to educate, network, link, and assist community members to learn about the issues related to prevention and recovery and then motivate community members to plan and conduct prevention and recovery services to the community.
- **Keep Kids Drug Free Prevention Center.** This program provides educational classes for parents, drug and alcohol awareness information, and provides speakers for schools and information fairs. It is funded through the purchase of the Keep Kids Drug Free License plate.

Specialty Services

- **Prevention on the Move.** A mobile unit covering high risk areas in the community, provides HIV and Hepatitis screening and testing. The staff link participants to information and referral based on their personal needs. The staff also makes referrals for those who test positive for HIV or hepatitis, or have other unmet needs to Stewart-Marchman-Act services, the County Health Department and other related community resources. This program has been federally funded by the Substance Abuse and Mental Health Services Administration (SAMHSA) since 2005.
- **Closing the Gap.** Reduces racial and ethnic disparities in maternal and infant mortality rates by increasing the delivery of health services to minority women within the Daytona Beach Central City Front Porch Community.

- **HIV Program Specialist.** Provides HIV/AIDS and HEP C education, screening, risk reduction information and testing services to adults and adolescents clients of Stewart-Marchman-Act.
- **Family Intervention Specialists.** Works with substance involved families of children who are in the child welfare system (DCF). The FIS work in collaboration with the clients to link them with the services that they need to gain and maintain a healthy, drug-free lifestyle.
- **Healthy Start.** This program is designed to reduce infant mortality and to improve maternal and child health outcomes. Healthy Start provides developmental assessments and home environment safety assessments; referral to a medical provider and assistance with tracking immunizations and well-baby checks; education related to child developmental milestones and development of positive parent-child relationships; referral to community resources which may include mental health or substance abuse services.
- **Outreach and Prevention Center.** Provides educational classes for parents, drug and alcohol awareness information, and provides speakers for schools and information fairs. It is funded through the purchase of the Keep Kids Drug Free License plate.

53.If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

Not applicable. The City does not intend to use HOME or other tenant based rental assistance to assist one or more of the subpopulations.

Specific Special Needs Objectives 91.215 (e)

54.Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

The jurisdiction may satisfy this requirement by using Table 1C or, if using the CPMP Tool, the Projects.xls worksheets

Special needs/non-homeless populations need supportive housing and supportive services to enable them to live independently and thereby avoid homelessness or institutionalization. This is particularly true for the elderly and frail elderly, persons with severe mental illness, the developmentally and physically disabled, persons with substance abuse issues, persons with HIV/AIDS, victims of domestic violence, parolees, veterans, children leaving group homes or aging out of foster care, people transitioning from welfare to work, and public housing residents.

As previously stated in this CAP, the City recognizes that there are local agencies and services available that provide assistance to non-homeless special needs subpopulation. The City will provide assistance for special needs population through the following programs: financial assistance for home repair, business counseling to promote job creation, and infrastructure improvements to promote investment in neighborhoods and create healthier neighborhoods.

DH-3: Sustainability of Decent Housing

DH-3 (Outcome): Retaining the affordable housing stock

Create/preserve up to 10 affordable owner-occupied housing units over the next 5 years.

SL-1: Availability of Suitable Living Environment

SL-1 (Outcome): Improving the safety and livability of neighborhoods

Complete bicycle/pedestrian facilities for identified target areas.

EO-1: Availability/Accessibility of Expanded Economic Opportunities

EO-1 (Outcome): Job creation and retention

EO-2 (Outcome): Establish, stabilization, and expansion of small businesses (including micro-businesses)

Provide up to 1,300 consulting sessions for small businesses (including micro-enterprises) over a 5-year period. These sessions target the creation of new employment opportunities as well as the diversification of the job market in the City of Palm Coast.

55. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The City will use CDBG funds to provide expansion/rehabilitation of facilities that provide services to people with special needs based on the priorities established in the Consolidated Action Plan.

COMMUNITY DEVELOPMENT

Priority Community Development Needs 91.215 (f)

*Refers to Table 2B or to the Community Development Table in the Needs.xls workbook

56. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.

The City places a high priority on public improvements that serve qualified areas in the City. These improvements may include recreational facilities, or infrastructure facilities such as stormwater facilities, roads, or bicycle/pedestrian facilities. The high priority given to implementation of these improvements reflects the City's goals and objectives to improve quality of life and to provide amenities to make neighborhoods attractive and desirable places to live.

Additionally, in order to address the City's economic strategy of increasing economic opportunities for low-moderate income persons and promote microenterprises. The City also will budget the maximum amount allowed for public services each year. Funds will be made available to provide business counseling for microenterprises.

57. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.

The basis for assigning the priority given to each category of priority needs are based on the established objectives and strategies established by the City's on-going planning programs and expressed in documents such as: The City Budget, City CIP, the City's 2035 Comprehensive Plan, and Economic Development Plan Prosperity 2021.

58. Identify any obstacles to meeting underserved needs.

The biggest obstacle to meeting the underserved needs in the City is the availability of funding. The decline in revenue from ad valorem taxes, impact fees, along with the decrease in available state and federal funding for capital improvements have made implementation of public improvements a challenge.

Additionally, the City's reliance on the housing market (construction and sales) produced a real challenge for the City when the housing market began its downturn. To address this issue, the City recognizes the need to create a more diverse economy. The City has embarked on a program to provide assistance to businesses in partnership with the University of Central Florida Small Business Development Center (SBDC). The creation of the Palm Coast Business Assistance Center (BAC) is designed to assist and be a resource for local entrepreneurs.

Through available CDBG funds, the BAC's role can be expanded to provide specialized technical assistance targeted to microenterprise businesses. Identifying these small businesses and assisting to promote their success is a key strategy in diversifying the local economy and creates employment opportunities for low-moderate income persons.

Specific Community Development Objectives

59. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Complete and submit Table 2C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4)

DH-3: Sustainability of Decent Housing

DH-3 (Outcome): Retaining the affordable housing stock

Create/preserve up to 10 affordable owner-occupied housing units over the next 5 years.

SL-1: Availability of Suitable Living Environment

SL-1 (Outcome): Improving the safety and livability of neighborhoods

Complete bicycle/pedestrian facilities for identified target areas.

EO-1: Availability/Accessibility of Expanded Economic Opportunities

EO-1 (Outcome): Job creation and retention

EO-2 (Outcome): Establish, stabilization, and expansion of small businesses (including micro-businesses)

Provide up to 1,300 consulting sessions for small businesses (including micro-enterprises) over a 5-year period. These sessions target the creation of new employment opportunities as well as the diversification of the job market in the City of Palm Coast.

Neighborhood Revitalization Strategy Areas 91.215(g)

60. If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the

submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

Not applicable. The City does not have any identified Neighborhood Revitalization Strategy Areas.

Barriers to Affordable Housing 91.215 (h)

61. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

As part of the city's State-mandated **2035 Comprehensive Plan**, the City has adopted the following goals, objectives and policies to promote affordable housing within the City.

GOAL 3.1: PROVISION OF AFFORDABLE HOUSING - *Citizens of all income levels shall have the opportunity to obtain quality housing at a reasonable cost.*

Objective 3.1.1: Adequate and Affordable Housing Opportunities - *Provide adequate and affordable housing opportunities to accommodate the needs of existing and future residents of households classified as very low, low, and moderate income through a variety of mechanisms, including financial assistance and development incentives.*

Policy 3.1.1.1 – *Through its participation as an advisory member on the Flagler County Affordable Housing Task Force, the City shall support Flagler County in its efforts to assist very low, low, and moderate-income residents to purchase single-family residences within the City using funding from the SHIP program.*

Policy 3.1.1.2 – *The City shall provide local support to developers seeking tax credits administered by the Florida Housing Finance Corporation to construct affordable multi-family projects at appropriate locations. This can be provided through a variety of mechanisms, including, but not limited to financial contributions, expedited plan review and permitting, and density bonuses.*

Policy 3.1.1.3 – *The City shall request that the County consider amending its housing assistance plan to allow the use of SHIP monies to support the development of affordable multi-family units in the City.*

Policy 3.1.1.4 – *The City shall include innovative land development regulations in the LDC to promote affordable housing in the community. Potential actions may include, but are not limited to, the following:*

- A. Density bonuses;*
- B. Expedited site plan review and permitting;*
- C. Innovative land development regulations established through zoning districts or through Planned Unit Developments (PUDs); and*
- D. Other regulations intended to reduce building and development costs.*

Policy 3.1.2.3 – *In addition to CDBG and SHIP, the City shall evaluate other potential sources of affordable housing funding.*

Policy 3.1.2.4 – *The City shall participate with the County and neighboring cities to pursue joint affordable housing funding if the opportunity arises.*

Objective 3.1.3: Sites for Very Low, Low, and Moderate Income Housing - *Provide adequate sites for very low, low, and moderate income households.*

Policy 3.1.3.1 – *The City shall ensure that the Residential land use designation, the associated zoning districts, and land development regulations permit a variety of housing types and densities throughout the City*

Policy 3.1.3.2 – *The City shall seek to disperse affordable housing throughout the City and avoid over-concentration in any single area.*

Policy 3.1.3.3 – *The City shall provide assistance to housing developers in identifying sites for affordable housing for very low, low, and moderate-income households. Potential sites shall be evaluated based on the following criteria:*

- A. Availability of existing or planned roads and central utilities;*
- B. Proximity of existing or planned schools, parks, and other public facilities;*
- C. Proximity of existing or planned employment centers; and*
- D. Proximity to grocery stores and medical facilities.*

Policy 3.1.3.4 – *The City shall provide in-kind services, time permitting and where appropriate, to assist non-profit organizations in their efforts to construct homes for very low, low, and moderate-income households.*

Policy 3.1.3.5 – *The City shall collaborate with architects, designers and other housing providers to encourage the innovative design of affordable housing.*

Objective 7.5.1: Coordinated Provision of Housing - *Coordinate with the public and private sectors to ensure that a wide variety of dwelling units are available through and beyond the planning horizon to ensure housing for all residents.*

Policy 7.5.1.1 – *The City shall collaborate with Flagler County to encourage the provision of affordable housing in the City through the following actions:*

- A. *The City representative on the County Housing Task Force shall act as a conduit between the City and the County to help expedite permitting for residential dwellings developed in the City.*
- B. *The City representative shall assist with research to identify and evaluate other potential affordable housing fund sources.*
- C. *The City representative shall assist in the review and revision of the Flagler County Housing Assistance Plan to provide the opportunity to offer affordable attached- and multiple-family housing options in the City.*

Policy 7.5.1.2 – *The City shall coordinate with the Volusia-Flagler Homeless Coalition, religious institutions, and other non-profit agencies to develop of transitional housing for the homeless to the extent practicable and consistent with the legitimate needs of the City.*

Policy 7.5.1.3 – *The City shall interact with the Flagler County Homebuilders Association and others in the private sector to maintain a balanced approach to the provision of housing types and price ranges.*

Policy 7.5.1.4 – *The City shall work with the County and adjacent cities to jointly promote the funding and development of affordable housing.*

Policy 7.5.1.5 – *Through the City's representative on the Flagler County Housing Task Force, the City shall work with the County in its efforts to assist very low, low-, and moderate- income residents to*

purchase single-family residences within the City by using funds and programs offered through SHIP, and State and Federal agencies

Policy 7.5.1.6 – *The City shall collaborate with the private sector and non-profit providers in the placement of housing for special needs persons.*

In addition to the state-mandated Comprehensive Plan, the City has prepared an Affordable Housing Incentives Report as part of the Local Housing Assistance Plan. This assessment of incentives for affordable housing was completed as part of an Interlocal Agreement (ILA) with Flagler County for the Joint Local Housing Assistance Plan. The ILA states that "incentive strategies applicable to the City shall be included in the LHAP by May 2, 2010." The analysis of requirements with the recommended actions from the report is provided below:

Analysis of Incentives

A. The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

Analysis: *Development Orders and Permits for affordable housing projects will be expedited to a greater degree than other projects by standard custom and practice. All rehabilitation and replacement home construction projects will be processed through the expedited permit strategy. The Community Development Director or designee will shepherd applications through each level of review that are considered an affordable housing project. For the purpose of the expedited permit process, affordable housing projects will be identified as those projects assisted with state or federal housing funds as confirmed by the Flagler County SHIP Administrator.*

Specifically, Policy 3.1.1.4 notes that expedited site plan review and permitting should be considered as an action to promote affordable housing.

Recommendation(s): *Expedite development orders and permits for affordable housing projects as described above.*

B. The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Analysis: *Impact fees are one-time charges applied towards new construction to obtain revenues necessary to make capital improvements. Overall, these impact fees increase the cost of*

housing. Legally, impact fees must be applied to all activities that create a demand for capital facilities. Consequently, impact fees cannot be waived or reduced.

Waiving impact fees does not eliminate the cost of the infrastructure that the impact fees are designed to pay for. Either new development or existing residents must pay the cost of needed infrastructure improvements. If new development, which puts additional demand on county facilities and services, does not pay its fair share of infrastructure cost through impact fees, then existing residents will have to pay those costs through higher fees or taxes. To lessen the impact on affordable housing projects, the cost of impact fees may be paid by other funding sources.

Staff notes that the Educational Facilities Impact Fee Ordinance (adopted Countywide, including the City of Palm Coast) includes an exemption for low-income housing from educational facilities impact fees, when certain conditions are met.

Recommendation(s): *Changes to fully implement this incentive are not recommended at this time because any reductions to impact fees for affordable housing units would result in higher taxes and housing costs for the rest of the City's residents in order to provide the necessary infrastructure.*

C. The allowance of flexibility in densities for affordable housing.

Analysis: *The future land use map and zoning district designations establish a maximum density or intensity for all properties. Overall, density is an important factor in forming the character of a community and the preferred lifestyle of its residents. While higher densities may result in lower housing costs, higher across the board densities do not always translate into lower housing prices. Consequently, the preferred method for reducing housing costs through increased density is to provide affordable housing density bonuses associated with affordable housing projects.*

The City of Palm Coast Unified Land Development Code (ULDC) allows opportunities for flexible densities for affordable housing. One mechanism available to a potential developer is the use of the Master Planned Development (MPD) zoning district. This zoning district provides developers the flexibility to establish specific develop standards (such as lot sizes, setbacks, lot coverage, etc.) for specific projects.

Recommendation(s): *Continue to encourage developers of affordable housing projects to utilize the MPD zoning district in order*

to allow for flexible densities. At the recommendation of the Flagler County Affordable Housing Advisory Committee, staff will draft specific language for consideration during the comprehensive plan update and subsequent update of the Land Development Code to assist affordable/workforce housing developers and staff in reviewing eligibility of projects for affordable/workforce housing density bonuses.

D. The reservation of infrastructure capacity for housing for very low income persons, low income persons, and moderate income persons.

Analysis: Consistent with state law, the City's Comprehensive Plan provides that no development, including housing development, shall be approved unless there is sufficient infrastructure capacity available to serve the development. These requirements are also contained in Chapter 7, Concurrency Management System, of the City's ULDC. This concurrency management requirement serves as the principal mechanism for ensuring that growth is managed in a manner consistent with the provisions of the comprehensive plan.

Reserving infrastructure capacity upfront for a project is important if there are deficiencies in concurrency-related facilities. Like waiving impact fees, allowing reservation of capacities without payment for affordable housing projects is unfair to other development.

Recommendation(s): Changes to implement this incentive are not recommended at this time, since implementation would result in inequities.

E. The allowance of affordable accessory residential units in residential zoning districts.

Analysis: The City of Palm Coast Unified Land Development Code (ULDC) does not permit the construction of accessory residential units in any residential zoning district.

Recommendation(s): Changes to implement this incentive are not recommended at this time.

F. The reduction of parking and setback requirements for affordable housing.

Analysis: The City's Unified Land Development Code (ULDC) establishes minimum setback and lot size requirements for both single family residential zoning districts and multiple family residential zoning districts. Each zoning district's setback varies from another; these variations depend on the minimum lot width and

minimum lots size for that zoning district. Affordable housing projects should identify those specific zoning districts to identify the most favorable setback requirements for a particular project. Developers of affordable housing also have the option to rezone and utilize the Master Planned Development (MPD) zoning district. This zoning district allows great flexibility in customizing setback and parking requirements.

For residential uses, the City requires two parking spaces for each single-family dwelling, duplex, and townhouse unit. For multifamily dwellings, the ULDC requires the following:

- 1 space per efficiency unit,*
- 1.5 spaces per 1 bedroom,*
- 2 spaces per 2 bedrooms and over, and*
- 1 space per 4 units for guest parking.*

Affordable housing developers also have the option of utilizing the Master Planned Development (MPD) zoning district. This zoning district provides flexibility in the required number of minimum parking based on evidence that other standards would be more reasonable.

Recommendation(s): *Continue to encourage developers of affordable housing projects to utilize the MPD zoning district in order to reduce parking and setback requirements.*

G. The allowance of flexible lot configuration, including zero lot line configurations for affordable housing.

Analysis: *The City of Palm Coast Unified Land Development Code (ULDC) allows opportunities for an affordable housing developer to provide zero lot line configurations for affordable housing. One mechanism available to a potential developer is the use of the Master Planned Development (MPD) zoning district. This zoning district provides developers the flexibility to establish specific develop standards (such as lot sizes, setbacks, lot coverage, etc.) for specific projects.*

Additionally, the ULDC permits townhouse residential development. This type of development allows a developer to construct a minimum of three (3) attached units and a maximum of eight (8) attached units per building.

Recommendation(s): *Continue to encourage developers of affordable housing projects to utilize the MPD zoning district in order to allow for flexible lot configurations.*

H. The modification of street requirements for affordable housing.

Analysis: The City of Palm Coast Unified Land Development Code (ULDC) allows opportunities for an affordable housing developer to modify street requirements for affordable housing. One mechanism available to a potential developer is the use of the Master Planned Development (MPD) zoning district. This zoning district provides developers the flexibility to establish specific develop standards (such as lot sizes, setbacks, lot coverage, etc.) for specific projects.

Recommendation(s): Continue to encourage developers of affordable housing projects to utilize the MPD zoning district in order to modify street requirements.

I. The establishment of a process by which local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Analysis: Each year, before the adoption of any new ordinances, local governments are to determine the amount of increase in the cost of affordable housing by adopting any new ordinance or updating an existing ordinance that may impact the provision of housing. Then the local government is to report annually to the State regarding how much the cost of housing had increased through these actions. Before adopting a new ordinance to increase impact fees, the local government is to advise the amount of additional cost of housing within their jurisdiction.

Before the adoption of any new regulations or policies, the City will determine the impacts of adopting such ordinance on the cost of housing. When applicable, staff will include an analysis of the impact of any policy, procedure, ordinance, regulation, or plan provision upon the cost of housing in the City.

Recommendation(s): Consider costs to housing when the City considers policies, procedures, ordinance, regulations, or plan provisions as described above.

J. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Analysis: In 2006, the Florida State Legislature passed HB 1363 relating to affordable housing. One provision of that bill was that each local government must prepare an inventory of all real

property that it owns within its jurisdiction that is appropriate for use as affordable housing. The City of Palm Coast will compile a list of all real property within its jurisdiction to which the city holds fee simple title and is appropriate for use as affordable housing.

Recommendation(s): *Prepare an inventory of all city-owned property for analysis and determination of its appropriateness for affordable housing.*

K. The support of development near transportation hubs and major employment centers and mixed use developments.

Analysis: *The City of Palm Coast does not have any identifiable transportation hub. However, the City's Comprehensive Plan and Future Land Use Map (FLUM) identify areas appropriate for mixed use development and appropriate for Village Center development. These village center areas are appropriate for developments with higher densities and intensities.*

The purpose of the Mixed Use development designation is to provide opportunities for residents to work, shop, engage in recreational activities, attend school and religious services in reasonably close proximity to residential dwellings. Typically, affordable housing projects should be located strategically within proximity of services and employment opportunities. Development of affordable housing as part of a mixed use project or within proximity of available services and employment opportunities is encouraged and promoted by the comprehensive plan.

Recommendation(s): *No changes recommended at this time.*

Lead-based Paint 91.215 (i)

62. Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

The use of lead based paint was banned for residential use in 1978. It can therefore be assumed that the risk from lead-based poisoning in housing units would be from housing units built prior to 1978. The table below provides a breakdown of the age of housing stock in Palm Coast. The ACS estimate includes a small percentage (2.7%) of homes that were built before 1969. The City notes that this is likely an error since the development of Palm Coast did not begin until the early 1970s.

Age of Housing Units				
YEAR STRUCTURE BUILT	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
Total housing units	34,483	+/-1,335	100%	(X)
Built 2005 or later	6,376	+/-1,386	18.5%	+/-4.0
Built 2000 to 2004	10,825	+/-1,858	31.4%	+/-5.4
Built 1990 to 1999	8,610	+/-1,576	25.0%	+/-4.3
Built 1980 to 1989	5,885	+/-1,078	17.1%	+/-3.0
Built 1970 to 1979	1,863	+/-882	5.4%	+/-2.5
Built 1960 to 1969	339	+/-335	1.0%	+/-1.0
Built 1950 to 1959	0	+/-310	0.0%	+/-0.6
Built 1940 to 1949	435	+/-477	1.3%	+/-1.4
Built 1939 or earlier	150	+/-196	0.4%	+/-0.6

Source: 2010 1-Year American Community Survey

Housing units proposed for rehabilitation through the CDBG programs will be screened to determine possible lead based poisoning. During the primary inspection, to determine eligibility for the City's CDBG program, testing will be undertaken to determine the presence of lead. The City will incorporate the current procedures for hazard reduction as defined in 24 CFR Part 35.

Antipoverty Strategy 91.215 (j)

63. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually)

The City will use a strategy of creating job opportunities to reduce the number of poverty level families in the City. Creating opportunity not only means opportunities for employment but also opportunities for advancement and/or skill improvement which inherently brings with it higher wages, salaries, and/or better benefits.

The City in partnership with the University of Central Florida operates the Palm Coast Business Assistance Center (BAC). The Business Assistance Center serves Flagler County and provides FREE personalized consulting services to assist entrepreneurs "Grow" their business. BAC offers multiple services including the following:

- What it takes to own a business,
- Business plans & accounting templates,
- Record keeping options,
- Business expansion strategies,
- Market research,
- Assistance with access to capital,
- Production, inventory control, lean methodologies for service industries,
- Competitive analysis,
- Guiding you through City licensing, permitting and regulation,
- Training programs and one-on-one coaching,

- Assisting with registration as a City Vendor,
- Notary services & fingerprinting, and
- Connecting business with valuable resource partners.

Through the services provided by the BAC, it is the intent that small businesses are able to expand and create employment opportunities in the City of Palm Coast. As part of the available CDBG funding, the BAC in coordination with the City will expand services to target micro-enterprises through specialized training and seminars.

In addition to expanding economic opportunity, the City will also use the strategy of providing financial assistance to qualified homeowners to repair and rehabilitate their primary dwelling units. This strategy becomes more important as the City's housing stock begins to age and as the elderly population of the City continues to grow. Providing financial assistance for housing rehabilitation ensures that the City continues to have decent, and safe affordable housing and that qualified households do not become overburdened with housing costs for repair and maintenance.

64. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

The antipoverty strategy will strive to reduce poverty by increasing employment opportunities through the creation of small businesses and by reducing the potential financial burden of home repairs

Institutional Structure 91.215 (k)

65. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

The City will rely predominantly on communication and opportunities for partnerships with private industry, non-profit organizations, community and faith-based organizations and public institutions to carry out the strategies called out in the consolidated plan.

66. Provide an assessment of the strengths and gaps in the delivery system.

As a new entitlement community, the City in the past had limited involvement coordinating with providers of social services in the City, Flagler County, and the region. However, in terms of housing programs, the City has an Interlocal Agreement with Flagler County for a Joint Housing Program. Under the ILA, the City foregoes receiving SHIP funds and identifies Flagler County as the recipient and administrator of SHIP funds for Palm Coast/Flagler County. The ILA has also provided the opportunity for the City-County to coordinate the administration of other available housing funds from programs such as NSP and CDBG Small Cities.

67. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(I))

As the City moves to CDBG entitlement status, opportunities for coordination with social service providers will be enhanced. The City will regularly coordinate with social service providers during the update of the Consolidated Plan and annual Action Plan. In addition, the City will continue to coordinate with local economic development/business groups on strategies to improve the local economy and job opportunities within the City.

Coordination 91.215 (I)

68. Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.

As a matter of providing the most efficient service and most efficient use of funds, the City will continue to enhance coordination with public and assisted housing providers and governmental health, mental health, and service agencies. This enhanced coordination will come in the form of requesting the most up-to-date data and statistics, as well as the latest information on programs and services provided, as well as avoiding duplication of services.

69. Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.

The City will rely on homeless service providers to gather the most current data available on the homeless. Creating a profile of the homeless will assist the City in identifying strategies or activities that may be appropriate for implementation. Additionally this coordination will ensure that the City does not provide a duplication of services.

70. Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.

The City will be responsible for the implementation of activities identified in the plan. The City as a regular practice coordinates with surrounding jurisdictions on projects which may have an effect outside the City's boundaries. This is especially true for public facilities or infrastructure improvement. The City and County will typically send copies of proposed site plans or improvements along common boundaries to ensure that all potential impacts are taken into account.

71. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with

regard to the development of the jurisdiction's economic development strategy.

As the City moves to CDBG entitlement status, opportunities for coordination with social service providers will be enhanced. The City will continue to coordinate with local economic development/business groups on strategies to improve the local economy and job opportunities within the City.

72. Describe the jurisdiction's efforts to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

Currently, Palm Coast/Flagler County does not have fixed transit service. The public transportation service available in Palm Coast\Flagler County is door-to-door paratransit service provided by Flagler County Public Transportation Department. As a matter of long-range planning, it is important to note that the City's state-mandated Comprehensive Plan includes a policy that identifies criteria for potential sites for affordable housing. The Policy reads:

Policy 3.1.3.3 – *The City shall provide assistance to housing developers in identifying sites for affordable housing for very low, low, and moderate-income households. Potential sites shall be evaluated based on the following criteria:*

- A. Availability of existing or planned roads and central utilities;*
- B. Proximity of existing or planned schools, parks, and other public facilities;*
- C. Proximity of existing or planned employment centers; and*
- D. Proximity to grocery stores and medical facilities.*

Monitoring 91.230

73. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

The City intends to be the lead agency in implementing the redevelopment activities and projects identified in the Consolidated Action Plan. The City will retain a consultant to serve as the Grant Administrator for the administration of the program. The grant administrator will be responsible for items such as: ensuring all necessary documentations such as income verification are on file; confirming project eligibility; and ensuring that all appropriate procurement procedures including the promotion of minority and women owned businesses are followed. The Grant Administrator will also check that federal regulations such as Davis-Bacon wage are followed.

Housing Opportunities for People with AIDS (HOPWA)

*Refers to the HOPWA Table in the Needs.xls workbook.

74. Describe the activities to be undertaken with HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living.

Not applicable. The City of Palm Coast does not receive HOPWA funding.

75. Identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

Not applicable. The City of Palm Coast does not receive HOPWA funding.

76. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

Not applicable. The City of Palm Coast does not receive HOPWA funding.

77. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

Not applicable. The City of Palm Coast does not receive HOPWA funding.

78. Provide an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

Not applicable. The City of Palm Coast does not receive HOPWA funding.

79. Describe the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

Not applicable. The City of Palm Coast does not receive HOPWA funding.

Specific HOPWA Objectives

80. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

Not applicable. The City of Palm Coast does not receive HOPWA funding.

81. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Not applicable. The City of Palm Coast does not receive HOPWA funding.

OTHER NARRATIVES AND ATTACHMENTS

82. Include any Strategic Plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Not Applicable.

83. Attach copy of CHAS Housing Needs Data Tables from:
<http://socds.huduser.org/scripts/odbic.exe/chas/index.htm>

See Appendix C: CHAS Housing Needs Data Tables.

84. Section 108 Loan Guarantee

If the jurisdiction has an open Section 108 project, provide a summary of the project. The summary should include the Project Name, a short description of the project and the current status of the project, the amount of the Section 108 loan, whether you have an EDI or BEDI grant and the amount of this grant, the total amount of CDBG assistance provided for the project, the national objective(s) codes for the project, the Matrix Codes, if the activity is complete, if the national objective has been met, the most current number of beneficiaries (jobs created/retained, number of FTE jobs held by/made available to LMI persons, number of housing units assisted, number of units occupied by LMI households, etc.)

Not Applicable.

85. Regional Connections

Describe how the jurisdiction's strategic plan connects its actions to the larger economic strategies for the metropolitan region. Does the plan reference the plans of other agencies that have responsibilities for metropolitan economic development, transportation, and workforce investment?

Information provided within the strategic plan relies on the best available data. The plan references documents produced by various agencies such as the Volusia/Flagler County Coalition for the Homeless (the regional Continuum of Care coordinating agency). The City of Palm Coast closely coordinates with Flagler County and other municipalities within Flagler County on economic development issues. The City currently funds the Palm Coast Business Assistance Center which is available to provide business counseling and technical assistance to all businesses within Flagler County. The City's decision to focus on business assistance for small enterprises is a recognition of the need to avoid duplication of activities with Flagler County, which takes responsibility in attracting the larger, out-of-town businesses



wanting to relocate or locate to the Flagler County area. Finally, the City is currently not part of a Metropolitan Planning Organization (MPO), or a Transportation Planning Organization (TPO), however, with the recent designation of the City as part of the Palm Coast-Daytona Beach-Port Orange urbanized area, the City will begin the process of eventual membership in an MPO or TPO. Joining an MPO or TPO will require coordination of the City's community development goals with the long-range transportation plan for the City and the region at large.

ANNUAL ACTION PLAN

Annual Action Plan includes the [SF 424](#) and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Executive Summary 91.220(b)

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

As a CDBG entitlement community, the City of Palm Coast is required to submit an Annual Action Plan to direct use of CDBG funds. As a new entitlement community, this is the City's first Action Plan. Previously, the City has participated in the Small Cities CDBG program administered by the State of Florida. Funding from this program has been used for infrastructure improvements that created jobs for low-moderate income persons, and currently, a financial assistance program for home repair for low-moderate income households.

In addition to the CDBG Small Cities Program, the City is the recipient of Neighborhood Stabilization Program (NSP) funds. These funds have been used by to purchase 23 qualified foreclosed homes with an anticipated 31 additional homes over the coming year.

To meet the statutory program goals of decent housing, a suitable living environment, and expanded economic opportunities to benefit low-moderate income persons and households, the City relies on the objectives, policies, and actions identified in various City documents such as: the ***City Budget***, the ***City Capital Improvements Plan (CIP)***, the ***2035 Comprehensive Plan***, the ***Recreation and Parks Facilities Master Plan***, the ***Pedestrian and Bicycle Facilities Master Plan***, and the City's Economic Development Plan, ***Prosperity 2021***.

These objectives, policies, and actions include the following:

For Decent Housing:

- **Encourage Home Ownership and Reinvestment** by providing financial assistance programs for home repairs to retain the affordable housing stock.

For Sustainable Living Environment:

- **Invest in Capital Projects** that improve the safety and livability of neighborhoods.

For Expanded Economic Opportunities:

- **Assist Small Businesses** by offering business counseling and technical assistance.
- **Encourage Job Creation** by promoting the expansion of micro-enterprises and small businesses.

Based on the existing objectives, policies, and actions identified above, the proposed activities in the Action Plan (2012/2013) correspond to priority needs and local specific objectives.

The City of Palm Coast has been advised that it will be eligible to receive an appropriation of approximately \$381,338 in FY 2012/13. These funds will be spent primarily on public infrastructure in low to moderate income neighborhoods. A portion of the allocated funding may be allocated for financial assistance for home repair, public service through technical assistance for small businesses and for planning and administration costs.

Proposed CDBG Program Budget – Action Plan (2012/2013)

Activity (% of total funding)	Measure	# of Units	Allocation
Home Repair Financial Assistance for Owner-Occupied Unit (33%)	# of housing units	Est. 2	\$126,338
Technical Assistance- Micro-enterprise development (10%)	# of sessions	266	\$38,000
Construction of pedestrian-bicycle facilities (42%)	# of miles	Est. 1.5	\$160,000
Planning and Administration (15%)			\$57,000
TOTAL ALLOCATION FOR FY 2012/13			\$381,338

Citizen Participation and Consultation 91.200 and 91.220(b)

2. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.

a. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:

1. low- and moderate-income residents where housing and community development funds may be spent;
2. minorities and non-English speaking persons, as well as persons with

- disabilities;
3. local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);
 4. residents of public and assisted housing developments and recipients of tenant- based assistance;
 5. residents of targeted revitalization areas.

The City Council of City of Palm Coast adopted Resolution # 2005-25 on August 2, 2005, establishing the City's Citizen Participation Plan. This Plan is intended to demonstrate the City's compliance with HUD requirements contained in 24CFR 91.105(b).

The City of Palm Coast encourages participation by all qualified participants in its housing and community development programs. During the preparation of the Consolidated Action Plan, documents, such as annual reports from social service providers were reviewed to gauge need within the City. Communication/coordination with Continuum of Care staff (Flagler/Volusia Coalition for the Homeless), the Flagler County Department of Health, the City's Community Development Department, Engineering Department, Public Works Department, Recreation and Parks Department, as well as staff of the Palm Coast Business Assistance Center provided information that was used to determine needs and priorities in the Consolidated Action Plan.

Additionally, the Consolidated Plan relies on documents which were completed and reviewed with full involvement by the public. These documents include: the **City Budget**, the **City CIP**, the **City's 2035 Comprehensive Plan**, the **Pedestrian-Bicycle Master Plan**, the **Recreation and Parks Facilities Master Plan**, and **Prosperity 2021**, the City's Economic Development Plan.

b. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:

1. **General §91.100 (a)(1)** - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.
2. **Homeless strategy §91.100 (a)(2)** – Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.
3. **Metropolitan planning §91.100 (a)(5)** -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.
4. **HOPWA §91.100 (b)**-- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.

5. Public housing \$91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

The following public and private agencies, groups, and organizations were consulted in various ways during the preparation of the Consolidated Action Plan. Consultation with these entities came in the form of discussion, reviewing specific reports or plans prepared by an agency or service provider.

GENERAL, ADJACENT GOVERNMENTS
City of Palm Coast Departments/Divisions
Capital Improvements
Community Development
Public Works
Recreation and Parks
Stormwater
Utilities
Palm Coast Business Assistance Center
Flagler County Municipalities
Flagler County
Town of Beverly Beach
City of Bunnell
City of Flagler Beach
Town of Marineland
Flagler County Departments/Services
Flagler County Human Services
Flagler County Senior Services
Flagler County Veterans Services
Flagler County Housing
Flagler County Public Transportation
HOMELESS STRATEGY AND OTHER SOCIAL SERVICES
Volusia/Flagler Coalition for the Homeless
Sheltering Tree (Cold Weather Shelter)
Star Shelter
Salvation Army Center
Stewart-Marchman ACT Behavioral Health Center
Children's Advocacy Center
Family Life Center
LEAD BASED PAINT HAZARDS
Flagler County Health Department
METROPOLITAN PLANNING
Volusia Transportation Planning Organization (TPO)
HOPWA
Health Planning Council of Northeast Florida
PUBLIC HOUSING AND HOUSING SERVICES
Flagler County Housing Authority
Mid-Florida Housing Partnership

3. Provide a summary of citizen comments or views on the plan.

There were no citizen comments on the plan.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

There were no citizen comments on the plan.

Resources 91.220(c)(1)) and (c)(2)

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

The City expects to have approximately \$381,338 allocated through the CDBG program.

6. Identify federal resources the jurisdiction expects to receive from the Housing and Economic Recovery Act and the American Recovery and Reinvestment Act that will be used to address priority needs and specific objectives identified in the plan.

Identify whether Neighborhood Stabilization Program funding is being used to address priority needs.

Identify whether CPD funding will be coordinated with Department of Energy's Energy Efficiency and Conservation Block Grants, and the Department of Labor's Workforce Investment Act programs to provide opportunities for unemployed, lower-skilled, and low-income women and men to advance along a middle class career track of increasing skills and wages.

The City has received approximately \$4.1 million through the NSP 1 and NSP 3 program. NSP funds have been used to address priority needs identified in the City's Consolidated Action Plan. These needs include retaining the affordable housing stock, increasing the availability of affordable permanent housing, improving the safety and livability of neighborhoods, eliminating blighting influences and the deterioration of property and facilities to promote a suitable living environment. Through the purchase of foreclosed homes and eliminating their blighting effects on neighborhoods, the City's needs are met.

In addition to acquisition, NSP funds are also used to repair qualified housing units, and provide purchase assistance (down payment, mortgage buy-down, closing costs) to qualified participants.

As required by NSP rules, 25% of funds were set-aside to assist very-low income households. The City of Palm Coast allocated these funds to a non-profit housing provider to purchase housing units for rent to very-low income households.

7. Explain how federal funds will leverage resources from private and non-federal public sources.

Annual Objectives 91.220(c)(3)

**If not using the CPMP Tool: Complete and submit Table 3A.*

**If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

As appropriate CDBG funds will be leveraged by resources from private and non-federal public sources. To the extent possible, City intends to use available staff and resources to stretch the CDBG dollars. City staff may be used for construction, administrative, planning, or design/engineering activities related to CDBG projects.

8. Provide a summary of specific objectives that will be addressed during the program year.

Description of Activities 91.220(d) and (e)

**If not using the CPMP Tool: Complete and submit Table 3C*

**If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

9. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

The following is a summary of specific objectives and eligible programs and activities that will be addressed during the program year.

DH-3: Sustainability of Decent Housing

DH-3 (Outcome): Retaining the affordable housing stock

Create/preserve up to 2 affordable owner-occupied housing units.

SL-1: Availability of Suitable Living Environment

SL-1 (Outcome): Improving the safety and livability of neighborhoods

Complete 1.5 miles of bicycle/pedestrian facilities for identified target areas.

EO-1: Availability/Accessibility of Expanded Economic Opportunities

EO-1 (Outcome): Job creation and retention

EO-2 (Outcome): Establish, stabilization, and expansion of small businesses (including micro-businesses)

Provide up to 266 consulting sessions for small businesses (including microenterprises) over the next year. These sessions target the creation of new employment opportunities as well as the diversification of the job market in the City of Palm Coast.

EMERGENCY OBJECTIVES

Emergency Objectives Outcome: Address Community Needs before, during, and after an emergency from life threatening conditions.

Utilizing available funding, the City will be prepared to address community needs before, during and after an emergency, if the need arises.

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

10. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Housing assistance and public service programs (business technical assistance) offered under this program will be available to all qualified residents Citywide. Infrastructure improvements to be funded under this program will be focused on qualified areas with the infrastructure needs identified in the City's Consolidated Action Plan.

As stated in the Consolidated Action Plan, there are no areas of minority population concentrations in the City of Palm Coast. However, the areas which qualify under the "Area Benefit" criteria has been identified for implementation of public infrastructure projects (for FY 2012/2013, bicycle-pedestrian facility). For FY 2012/13, approximately 42% of the available funds will be directed to a qualified area. The area for infrastructure improvement was identified and prioritized due to the lack of bicycle-pedestrian facilities within the neighborhood.

11. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

The target area includes a portion of the City in need of bicycle/pedestrian facilities. While most major arterials and roadways in the City have a bicycle facility, the main roadway (Seminole Woods Parkway) through the target area (Seminole Woods) still lacks any type of pedestrian/bicycle amenity. An obstacle to providing this underserved need has been the lack of available funding for bicycle/pedestrian projects from the City, State, or Federal government.

The rationale for targeting housing and public service assistance citywide is a recognition that the City has needs for maintaining housing stock and economic development citywide. The obstacle for providing underserved needs is again the lack of adequate funding for the demand in financial assistance for housing improvements.

Annual Affordable Housing Goals 91.220(g)

**If not using the CPMP Tool: Complete and submit Table 3B Annual Housing Completion Goals.*

**If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.*

12. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

The City will allocate approximately \$126,000 for financial assistance for repair of owner-occupied housing units. This allocation is consistent with objectives to protect the City's affordable housing stock.

Public Housing 91.220(h)

13. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

Not Applicable.

14. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Not Applicable.

Homeless and Special Needs 91.220(i)

15. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.

The Homeless Strategic Plan for Volusia/Flagler County is contained in the Volusia/Flagler County Coalition for the Homeless Ten-year Plan. The City will conduct no direct activities in this area but supports the efforts of the Coalition.

In recognition of the following limitations for the City: limited funds are available through the CDBG program to address all the needs in the City, and limited capacity to provide social services. The City will focus on prevention or assisting households from becoming homeless as a step to eliminating chronic homelessness.

Strategies and programs in the Consolidated Action Plan such as funding to assist low-moderate income households with home repair, or the expansion of public services such as the City's existing business counseling program to promote the creation of employment opportunities (especially microenterprises) aims to assist low-moderate income household financially and prevent them from falling into the homeless category.

16. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).

The City will provide assistance for special needs population through the following programs: financial assistance for home repair, business counseling to promote job creation and infrastructure improvements to promote investment in neighborhoods and create healthier neighborhoods.

DH-3: Sustainability of Decent Housing

DH-3 (Outcome): Retaining the affordable housing stock

Preserve up to 2 affordable owner-occupied housing units.

SL-1: Availability of Suitable Living Environment

SL-1 (Outcome): Improving the safety and livability of neighborhoods

Complete 1.5 miles of bicycle/pedestrian facilities in identified target areas.

EO-1: Availability/Accessibility of Expanded Economic Opportunities

EO-1 (Outcome): Job creation and retention

EO-2 (Outcome): Establish, stabilization, and expansion of small businesses (including micro-businesses)

Provide up to 266 counseling sessions (1 hour/session) for small businesses (including micro-enterprises) over the next year. These sessions target the creation of new employment opportunities as well as the diversification of the job market in the City of Palm Coast.

17. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The City will take the following steps over the next year to address the individual and families with children at imminent risk of becoming homeless:

- Provide financial assistance for home repair to assist low-moderate income households from becoming overburdened with home repair costs,
- Provide business counseling to promote job creation, and to expand and diversify the job market in the City of Palm Coast, and
- Infrastructure improvements to promote investment in neighborhoods and create healthier neighborhoods.

Barriers to Affordable Housing 91.220(j)

18. Describe the actions that will take place during the next year to remove barriers to affordable housing.

The City will continue to coordinate with Flagler County consistent with the existing Interlocal Agreement for Joint Local Housing Assistance Program. This agreement allows the City and County to partner in the delivery of housing programs to qualified participants in Palm Coast/Flagler County. Currently, this interlocal agreement enables Flagler County staff to provide intake services as part of the City's Neighborhood Stabilization Program. The interlocal agreement has also allowed SHIP dollars intended for the City to be used on a Countywide basis under the administration of Flagler County SHIP program. This collaboration between the City and County has resulted in more efficient use of program funding.

Finally, the Comprehensive Plan and City Land development regulations allow the use of Master Planned Development agreements to encourage flexibility in development. This flexibility is designed to encourage maximum use of available density on parcels through design techniques such as clustering of units, smaller lot sizes, and additional height.

Other Actions 91.220(k)

19. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

Meeting Underserved Needs: Funds from CDBG will dedicated to further implement the City's goals and objectives targeting the following:

- For Decent Housing:
 - Encourage Home Ownership and Reinvestment by providing financial assistance programs for home repairs to retain the affordable housing stock.
- For Sustainable Living Environment:
 - Invest in Capital Projects that improve the safety and livability of neighborhoods.

- For Expanded Economic Opportunities:
 - Assist Small Businesses by offering business counseling and technical assistance.
 - Encourage Job Creation by promoting the expansion of micro-enterprises and small businesses.

Foster & Maintain Affordable Housing: The City will dedicate CDBG funding to provide financial assistance for repair of owner-occupied housing units.

Lead-Based Paint Hazards: During the primary inspection, to determine eligibility for the City's CDBG program, testing will be undertaken to determine the presence of lead. The City will incorporate the current procedures for hazard reduction as defined in 24 CFR Part 35.

Reduce the Number of Poverty-Level Families: The City will dedicate CDBG funding to assist the Palm Coast Business Assistance Center (BAC) target business counseling for small businesses or micro-enterprises. The objective of promoting, and providing assistance is to create employment opportunities, and diversify the job market in the City of Palm Coast.

Institutional Structure & Enhance Coordination between Public and Agencies: The City's strategy to improve institutional structures occurs predominantly through communication and partnership with private, public, and nonprofit organizations. Due to the City's NSP program, there is close coordination between the City, County, and non-profit organizations providing housing services such as housing counseling, and rental management. This coordination will probably be strengthened as the City continues to expand services using CDBG funds.

20. Describe the actions to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

Currently, Palm Coast/Flagler County does not have fixed transit service. The public transportation service available in the County is door-to-door paratransit service provided by Flagler County Public Transportation. It is important to note that the City's state-mandated Comprehensive Plan includes a policy that identifies criteria for potential sites for affordable housing. The Policy reads:

Policy 3.1.3.3 – The City shall provide assistance to housing developers in identifying sites for affordable housing for very low, low, and moderate-income households. Potential sites shall be evaluated based on the following criteria:

A. Availability of existing or planned roads and central utilities;

- B. Proximity of existing or planned schools, parks, and other public facilities;*
- C. Proximity of existing or planned employment centers; and*
- D. Proximity to grocery stores and medical facilities.*

The City intends to continue to follow and implement this policy in the coming year.

Additionally, over the next year, the City will be analyzing and considering joining a Transportation Planning Organization (TPO). Joining a TPO may likely open avenues for additional transit service in Palm Coast/Flagler County.

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(I)(1)

- 1. Identify program income expected to be received during the program year, including:**
 - amount expected to be generated by and deposited to revolving loan funds;
 - total amount expected to be received from each new float-funded activity included in this plan; and
 - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

The City will not receive any program income during the program year since this is the City's initial year as an Entitlement Community.

- 2. Program income received in the preceding program year that has not been included in a statement or plan.**

Not Applicable. See response to Question 1, above.

- 3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.**

Not Applicable. See response to Question 1, above.

- 4. Surplus funds from any urban renewal settlement for community development and housing activities.**

Not Applicable. City does not have any such funds.

- 5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.**

Not Applicable. See response to Question 1, above.

- 6. Income from float-funded activities.**

Not Applicable. See response to Question 1, above.

7. Urgent need activities, only if the jurisdiction certifies.

Not Applicable. See response to Question 1, above.

8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.

Approximately 85% of the total funding allocated (\$381,338) or \$324,137 will be used for activities that benefit persons of low and moderate income. The balance will be used for planning and program administration.

HOME 91.220(I)(1)

1. Describe other forms of investment. (See Section 92.205)

If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.

Not applicable.

2. If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).

Not applicable.

3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).

Not applicable.

4. HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of a HOME funds for tenant based rental assistance program.

If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

Not applicable.

5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.

Not applicable.

6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.

Not applicable.

7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

Not applicable.

8. If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).

Not Applicable.

HOPWA 91.220(I)(3)

1. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

Not Applicable.

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

MONITORING 91.230

The City intends to be the lead agency in implementing the activities and projects identified in the Consolidated Action Plan. The City will retain a consultant to serve as the Grant Administrator for the administration of the program. The grant administrator will be responsible for items such as: documentation regarding income verification; confirming project eligibility; and ensuring that all appropriate procurement procedures including the promotion of minority and women owned businesses are followed. The Grant Administrator will also check that federal regulations such as Davis-Bacon wage are followed and that sub-recipients are operating within program rules (including any sub-recipient agreements).

Ultimately, the City will be responsible to ensure that activities and procedures are properly monitored. The City as the lead implementation agency will be responsible



for the timely expenditure of funds and that the activities in the Action Plan are completed in a timely manner. Furthermore, as the lead agency in the implementation of the housing activities, the city will use City staff to ensure long-term compliance with housing codes, including any necessary on-site inspections.

APPENDIX A

HUD TABLES

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	64	-	37
	Transitional Housing	173	-	102
	Permanent Supportive Housing	154	-	-
	Total	391	-	139

Persons in Families With Children				
Beds	Emergency Shelter	31	-	-
	Transitional Housing	343	-	-
	Permanent Supportive Housing	54	-	-
	Total	428	-	-

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	4	57	0	61
1. Number of Persons in Families with Children	10	185	0	195
2. Number of Single Individuals and Persons in Households without children	101	239	1675	2015
(Add Lines Numbered 1 & 2 Total Persons)				
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	3		199	202
b. Seriously Mentally Ill	34			
c. Chronic Substance Abuse	50			
d. Veterans	59			
e. Persons with HIV/AIDS	0			
f. Victims of Domestic Violence	48			
g. Unaccompanied Youth (Under 18)	0			

Source:

HUD's 2011 Continuum of Care (CoC) Homeless Assistance Programs Homeless Populations and Subpopulations
 HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report
 CoC Number: FL-504,
 CoC Name: Daytona Beach/Daytona/Volusia, Flagler Counties CoC

Table 1B
Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	M	16,036	0	0	0
Frail Elderly	L	4,776	0	0	0
Severe Mental Illness	L	1,706	0	0	0
Developmentally Disabled	L	1,706	0	0	0
Physically Disabled	L	1,707	0	0	0
Persons w/ Alcohol/Other Drug Addictions	L	6,802- 7,056	0	0	0
Persons w/HIV/AIDS	L	96	0	0	0
Victims of Domestic Violence	L	259	0	0	0
Other (Farmworkers)	N	0	0	0	0
TOTAL		33,088- 33,342			

Table 1C: Summary of Specific Objectives

Grantee Name: City of Palm Coast

Decent Housing with Purpose of New or Improved Availability/Accessibility (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				%
Decent Housing with Purpose of New or Improved Affordability (DH-2)							
DH 2.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				%
Decent Housing with Purpose of New or Improved Sustainability (DH-3)							
DH 3.1	Provide financial assistance for home repair to owner-occupied housing units.		2012	Number of homes repaired.	2		%
			2013		2		%
			2014		2		%
			2015		2		%
			2016		2		%
			MULTI-YEAR GOAL		10		%
Suitable Living Environment with Purpose of New or Improved Availability/Accessibility (SL-1)							
SL 1.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				%
Suitable Living Environment with Purpose of New or Improved Affordability (SL-2)							
SL 2.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				%
Suitable Living Environment with Purpose of New or Improved Sustainability (SL-3)							
SL 3.1	Provide new or improved public facilities in Low/Mod income neighborhoods.		2012	Feet or miles of bicycle/pedestrian facilities constructed.	1.5		%
			2013		1.5		%
			2014		1.5		%
			2015		1.5		%
			2016		1.5		%
			MULTI-YEAR GOAL		7.5		%

Table 1C: Summary of Specific Objectives

Grantee Name: City of Palm Coast

Economic Opportunity with Purpose of New or Improved Availability/Accessibility (EO-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				
Economic Opportunity with Purpose of New or Improved Affordability (EO-2)							
EO 2.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				
Economic Opportunity with Purpose of New or Improved Sustainability (EO-3)							
EO 3.1	Provide assistance to small businesses (micro-enterprises)	CDBG	2012	Number of counseling sessions.	266		%
			2013		266		%
			2014		266		%
			2015		266		%
			2016		266		%
			MULTI-YEAR GOAL		1,330		
Neighborhood Revitalization (NR-1)							
NR 1.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				
Other (O-1)							
O 1.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				
Other (O-2)							
O 2.1			2012				%
			2013				%
			2014				%
			2015				%
			2016				%
			MULTI-YEAR GOAL				

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	L	Reference to Table Cost
		31-50%	L	Burden by
		51-80%	L	Household Type,
	Large Related	0-30%	L	Tenure,
		31-50%	L	Income
		51-80%	L	
	Elderly	0-30%	L	
		31-50%	L	
		51-80%	L	
	All Other	0-30%	L	
		31-50%	L	
		51-80%	L	
Owner	Small Related	0-30%	M	
		31-50%	M	
		51-80%	H	
	Large Related	0-30%	M	
		31-50%	M	
		51-80%	H	
	Elderly	0-30%	M	
		31-50%	M	
		51-80%	H	
	All Other	0-30%	M	
		31-50%	M	
		51-80%	H	
Non-Homeless Special Needs	Elderly	0-80%	M	
	Frail Elderly	0-80%	L	
	Severe Mental Illness	0-80%	L	
	Physical Disability	0-80%	L	
	Developmental Disability	0-80%	L	
	Alcohol/Drug Abuse	0-80%	L	
	HIV/AIDS	0-80%	L	
	Victims of Domestic Violence	0-80%	L	

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<u>Renters</u>						
0 - 30 of MFI	0	0	0	0	0	0
31 - 50% of MFI	0	0	0	0	0	0
51 - 80% of MFI	0	0	0	0	0	0
<u>Owners</u>						
0 - 30 of MFI	0	0	0	0	0	0
31 - 50 of MFI	0	0	0	0	0	0
51 - 80% of MFI	10	2	2	2	2	2
Homeless*						
Individuals	0	0	0	0	0	0
Families	0	0	0	0	0	0
Non-Homeless Special Needs						
Elderly	0	0	0	0	0	0
Frail Elderly	0	0	0	0	0	0
Severe Mental Illness	0	0	0	0	0	0
Physical Disability	0	0	0	0	0	0
Developmental Disability	0	0	0	0	0	0
Alcohol/Drug Abuse	0	0	0	0	0	0
HIV/AIDS	0	0	0	0	0	0
Victims of Domestic Violence	0	0	0	0	0	0
<u>Total</u>	0	0	0	0	0	0
<u>Total Section 215</u>						
<u>215 Renter</u>	0	0	0	0	0	0
<u>215 Owner</u>	0	0	0	0	0	0

* Homeless individuals and families assisted with transitional and permanent housing

Table 2A
Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	0	0	0	0	0	0
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	10	2	2	2	2	2
Homeownership assistance	0	0	0	0	0	0
HOME*						
Acquisition of existing rental units	N/A	N/A	N/A	N/A	N/A	N/A
Production of new rental units	N/A	N/A	N/A	N/A	N/A	N/A
Rehabilitation of existing rental units	N/A	N/A	N/A	N/A	N/A	N/A
Rental assistance	N/A	N/A	N/A	N/A	N/A	N/A
Acquisition of existing owner units	N/A	N/A	N/A	N/A	N/A	N/A
Production of new owner units	N/A	N/A	N/A	N/A	N/A	N/A
Rehabilitation of existing owner units	N/A	N/A	N/A	N/A	N/A	N/A
Homeownership assistance	N/A	N/A	N/A	N/A	N/A	N/A
HOPWA*						
Rental assistance	N/A	N/A	N/A	N/A	N/A	N/A
Short term rent/mortgage utility payments	N/A	N/A	N/A	N/A	N/A	N/A
Facility based housing development	N/A	N/A	N/A	N/A	N/A	N/A
Facility based housing operations	N/A	N/A	N/A	N/A	N/A	N/A
Supportive services	N/A	N/A	N/A	N/A	N/A	N/A
Other						

*City of Palm Coast is not expected to receive HOME or HOPWA funds.

Table 2B
Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property						
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement						
Public Facility (General)						
Senior Centers						
Handicapped Centers						
Homeless Facilities						
Youth Centers						
Neighborhood Facilities						
Child Care Centers						
Health Facilities						
Mental Health Facilities						
Parks and/or Recreation Facilities						
Parking Facilities						
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs						
Infrastructure (General)						
Water/Sewer Improvements						
Street Improvements						
Sidewalks						
Solid Waste Disposal Improvements						
Flood Drainage Improvements						
Other Infrastructure (Multi-use Paths)	H		CDBG			
Public Services (General)						
Senior Services						
Handicapped Services						
Legal Services						
Youth Services						
Child Care Services						
Transportation Services						
Substance Abuse Services						
Employment/Training Services						
Health Services						
Lead Hazard Screening						
Crime Awareness						
Fair Housing Activities						
Tenant Landlord Counseling						
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I						
ED Assistance to For-Profit						
ED Technical Assistance						
Micro-enterprise Assistance	H		CDBG			
Other						
Transit Oriented Development						
Urban Agriculture						

Table 2C
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing Objectives					
	Owner Housing Objectives					
	Financial Assistance for Home Repair	CDBG	# of Homes Repaired	2		DH-3
	Homeless Objectives					
	Special Needs Objectives					
	Community Development Objectives					
	Infrastructure Objectives					
	Public Facilities Objectives					
	Construct bicycle/pedestrian facility	CDBG	Feet or miles of facility constructed	1.5 miles		SL-3
	Public Services Objectives					
	Economic Development Objectives					
	Technical Assistance for Small Businesses	CDBG	# of counseling sessions	266		EO-3
	Other Objectives					

Outcome/Objective Code

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3A
Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing Objectives					
	Owner Housing Objectives					
	Financial Assistance for Home Repair	CDBG	# of Homes Repaired	2		DH-3
	Homeless Objectives					
	Special Needs Objectives					
	Community Development Objectives					
	Infrastructure Objectives					
	Public Facilities Objectives					
	Construct bicycle/pedestrian facility	CDBG	Feet or miles of facility constructed	1.5 miles		SL-3
	Public Services Objectives					
	Economic Development Objectives					
	Technical Assistance for Small Businesses	CDBG	# of counseling sessions	266		EO-3
	Other Objectives					

Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3B

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: City of Palm Coast Program Year: 2012/2013	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Palm Coast, FL

Priority Need

Encourage home ownership and reinvestment.

Project Title

Financial Assistance for Owner-Occupied Home Repair

Description

Program will provide financial assistance to qualified households in owner-occupied units to bring homes back to minimum standards.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

This program is available Citywide to income qualified households.

Street Address:

City, State, Zipcode:

Objective Number DH-3	Project ID
HUD Matrix Code 14A	CDBG Citation 24 CFR 570.202
Type of Recipient LMH	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator Number of units assisted	Annual Units Est. 2
Local ID	Units Upon Completion 2

Funding Sources:

CDBG	\$126,338
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$126,338

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Palm Coast, FL

Priority Need

Invest in Capital Projects that improve the safety and livability of neighborhoods.

Project Title

Pedestrian-Bicycle Facilities Construction

Description

Construction of pedestrian-bicycle facilities in qualified target area to promote safety and livability.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Seminole Woods neighborhood.

Street Address:

City, State, Zipcode:

Objective Number SL-1	Project ID
HUD Matrix Code 03L	CDBG Citation 24 CFR 570.201(C)
Type of Recipient LMA	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator # of miles	Annual Units Est. 1.5
Local ID	Units Upon Completion 1.5

Funding Sources:

CDBG	\$160,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$160,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C Consolidated Plan Listing of Projects

Jurisdiction's Name City of Palm Coast

Priority Need

Assist small businesses by offering business counseling and technical assistance.
Encourage Job Creation by promoting the development of micro-enterprises.

Project Title

Technical Assistance for Microenterprises

Description

Program will provide technical assistance/training to micro-enterprises to promote job diversity and increase employment opportunities in the City.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

This program is available to all micro-enterprises and/or person developing a micro-enterprise.

Street Address:

City, State, Zipcode:

Objective Number EO-1	Project ID
HUD Matrix Code 18C	CDBG Citation 24 CFR 570.201(o)
Type of Recipient LMCMC	CDBG National Objective 570.208(a)(2)(iii)
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator # of Counseling Sessions	Annual Units Est. 266
Local ID	Units Upon Completion 266

Funding Sources:

CDBG	\$38,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$38,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C Consolidated Plan Listing of Projects

Jurisdiction's Name City of Palm Coast

Priority Need

Encourage home ownership and reinvestment.

Invest in Capital Projects that improve the safety and livability of neighborhoods.

Assist small businesses by offering business counseling and technical assistance.

Encourage Job Creation by promoting the development of micro-enterprises.

Project Title

Planning and Administration for CDBG Entitlement Community

Description

Activity will include planning, grant administration/monitoring to ensure compliance with CDBG requirements

Objective category: ☒ Suitable Living Environment ☒ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Planning, administration, and monitoring will be provided for all CDBG activities city-wide and qualified areas.

Street Address:

City, State, Zipcode:

Objective Number N/A	Project ID
HUD Matrix Code 21A	CDBG Citation 24 CFR 570.206
Type of Recipient N/A	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator	Annual Units Est.
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$57,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$57,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 4
Priority Public Housing Needs
Local Jurisdiction

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address
Restoration and Revitalization	No Such Need (NSN) (City of Palm Coast does not have Public Housing)	
Capital Improvements		
Modernization		
Rehabilitation		
Other (Specify)		
Management and Operations	NSN	
Improved Living Environment	NSN	
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination		
Other (Specify)		
Economic Opportunity	NSN	
Resident Services/ Family Self Sufficiency		
Other (Specify)		
Total	NSN	

APPENDIX B

Continuum of Care Reports



HUD's 2011 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) in the 2011 application for CoC Homeless Assistance Programs. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's two guides to Counting Sheltered and Unsheltered Homeless People at http://www.hudhre.info/documents/counting_unsheltered.pdf).

HUD has not independently verified the information. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

CoC Number: FL-504

CoC Name: Daytona Beach/Daytona/Volusia, Flagler Counties CoC

Point-in Time Date: 1/25/2011

Summary by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Households with only Individuals	101	239	1,541	1,881
Households with Adults and Children	4	57	0	61
Total Households	105	296	1,541	1,942

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Persons in Households with only Individuals	101	239	1,675	2,015
Persons in Households with Adults and Children	10	185	0	195
Total Homeless Persons in Households	111	424	1,675	2,210

Summary of homeless persons by subpopulations reported:

	Sheltered	Unsheltered	Total
Chronically Homeless	3	199	202
Severely Mentally Ill	34	35	69
Chronic Substance Abuse	50	62	112
Veterans	59	94	153
Persons with HIV/AIDS	0	4	4
Victims of Domestic Violence	48	8	56
Unaccompanied Youth (Under 18)	0	0	0



HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report

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CoC Number: FL-504

CoC Name: Daytona Beach/Daytona/Volusia, Flagler Counties CoC

Summary of all beds reported by Continuum of Care:

	Family Units	Family Beds	Indiv. Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher
Emergency, Safe Haven and Transitional Housing	87	374	237	611	33	33
Emergency Shelter	9	31	64	95	33	33
Transitional Housing	78	343	173	516	n/a	n/a
HPRP - Rapid Rehousing	21	88	11	99	n/a	n/a
Permanent Supportive Housing*	18	54	154	208	n/a	n/a
Grand Total	126	516	402	918	33	33

CoC beds reported by Program Type:

Emergency Shelter for Mixed Populations

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Domestic Abuse Council	DAC - Emergency	5	15	10	25	0	0
Family Life Center	FLC - Emergency	4	16	16	32	0	0
Total		9	31	26	57	0	0

*HUD's point-in-time count does not include persons or beds in permanent supportive housing as currently homeless.



HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report

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Emergency Shelter for Single Individuals

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Salvation Army	Red Shield Lodge	0	0	28	28	33	33
The Neighborhood Center	Main House - ES	0	0	10	10	0	0
Total		0	0	38	38	33	33

Transitional Housing for Families

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Domestic Abuse Council	Second Choice IV	1	20	0	20	n/a	n/a
Domestic Abuse Council	Second Choice III	10	30	0	30	n/a	n/a
Family Renew Community	Holly Hill	14	42	0	42	n/a	n/a
Family Renew Community	Deland	7	37	0	37	n/a	n/a
Family Renew Community	Daytona	11	46	0	46	n/a	n/a
The Neighborhood Center	Family House	1	6	0	6	n/a	n/a
Total		44	181	0	181	n/a	n/a

*HUD's point-in-time count does not include persons or beds in permanent supportive housing as currently homeless.

Thursday, December 08, 2011



HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report

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Transitional Housing for Mixed Populations

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Domestic Abuse Council	Second Choice I	4	16	0	16	n/a	n/a
Family Life Center	First Step	5	25	0	25	n/a	n/a
Haven Recovery Center	Women with Dependent Children/	0	0	11	11	n/a	n/a
Mid-Florida Housing Partnership	Palmetto Place	12	28	44	72	n/a	n/a
Star Family Center	Star Shelter	10	85	9	94	n/a	n/a
The Neighborhood Center	Lacey TH	3	8	0	8	n/a	n/a
Total		34	162	64	226	n/a	n/a

Transitional Housing for Single Individuals

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Haven Recovery Center	High Street - Daytona Bch	0	0	12	12	n/a	n/a
Haven Recovery Center	Kensington	0	0	5	5	n/a	n/a
Haven Recovery Center	HRC West TH and Treatment	0	0	8	8	n/a	n/a
Haven Recovery Center	Passageways	0	0	10	10	n/a	n/a
Haven Recovery Center	VET Trans Housing	0	0	16	16	n/a	n/a
Haven Recovery Center	San Souci	0	0	6	6	n/a	n/a
Haven Recovery Center	Stone Street	0	0	25	25	n/a	n/a
Salvation Army	VET SHP	0	0	7	7	n/a	n/a
Salvation Army	SHP Daytona Beach	0	0	7	7	n/a	n/a
The Neighborhood Center	Warehouse TH	0	0	6	6	n/a	n/a
The Neighborhood Center	Euclid TH	0	0	7	7	n/a	n/a
Total		0	0	109	109	n/a	n/a

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Thursday, December 08, 2011



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HPRP - Rapid Rehousing for Mixed Populations

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
HPRP Flagler	HPRP Rapid Rehousing	4	10	3	13	n/a	n/a
HPRP Volusia	HPRP Rapid Rehousing	17	78	8	86	n/a	n/a
Total		21	88	11	99	n/a	n/a

Permanent Supportive Housing for Families

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Haven Recovery Center	CHDO Cedar Point 104	1	4	0	4	n/a	n/a
Haven Recovery Center	CHDO Orange City	1	6	0	6	n/a	n/a
Haven Recovery Center	CHDO LPGA	2	2	0	2	n/a	n/a
Haven Recovery Center	CHDO Cedar Point 946-201	1	4	0	4	n/a	n/a
Haven Recovery Center	CHDO Cedar Point 940-103	1	2	0	2	n/a	n/a
Stewart Marchman Act	917 Gibbons Street DB	1	5	0	5	n/a	n/a
Stewart Marchman Act	713 Hartley Cir Deltona	1	3	0	3	n/a	n/a
Total		8	26	0	26	n/a	n/a

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Thursday, December 08, 2011



HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report

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Permanent Supportive Housing for Mixed Populations

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Haven Recovery Center	CHDO Alabama 909-911	1	2	2	4	n/a	n/a
Haven Recovery Center	CHDO Megan Bay	2	8	0	8	n/a	n/a
Haven Recovery Center	CHDO VA Ave 202B	1	2	0	2	n/a	n/a
Haven Recovery Center	CHDO Cedar Point 102	1	2	0	2	n/a	n/a
Haven Recovery Center	CHDO Cedar Point 202	0	0	2	2	n/a	n/a
Haven Recovery Center	Reva Street DB	2	6	0	6	n/a	n/a
Haven Recovery Center	CHDO VA Ave 203B	0	0	2	2	n/a	n/a
Haven Recovery Center	PSH 09	1	2	4	6	n/a	n/a
Haven Recovery Center	Our House West (Spring Garden)	1	3	3	6	n/a	n/a
Haven Recovery Center	Our House East (Golfview)	1	3	4	7	n/a	n/a
Total		10	28	17	45	n/a	n/a

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Thursday, December 08, 2011



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Permanent Supportive Housing for Single Individuals

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Daytona Beach Housing Authority	VASH-DB PSH HA	0	0	60	60	n/a	n/a
Haven Recovery Center	PSH 08	0	0	5	5	n/a	n/a
Haven Recovery Center	CHDO Kingston	0	0	6	6	n/a	n/a
Haven Recovery Center	My Place Apts.	0	0	24	24	n/a	n/a
Haven Recovery Center	SUN Apartments	0	0	5	5	n/a	n/a
Haven Recovery Center	Kensington	0	0	5	5	n/a	n/a
Ormond Beach Housing Authority	VASH-OB PSH HA	0	0	25	25	n/a	n/a
Stewart Marchman Act	186 Lee Street DB	0	0	2	2	n/a	n/a
Stewart Marchman Act	1322 Hiawatha Ave. HH	0	0	3	3	n/a	n/a
Stewart Marchman Act	634 Virginia Ave HH	0	0	2	2	n/a	n/a
Total		0	0	137	137	n/a	n/a

*HUD's point-in-time count does not include persons or beds in permanent supportive housing as currently homeless.

Thursday, December 08, 2011



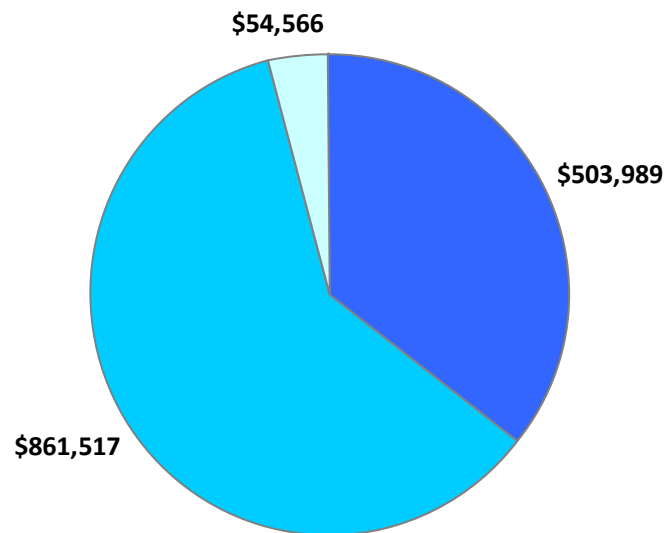
Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2010 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2010. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the hudhre.info web site (<http://www.hudhre.info/index.cfm?do=viewCoCMapsAndReports>). In some cases, a community may have listed a program in the Housing Inventory Chart but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

CoC Name: Daytona Beach/Daytona/Volusia, Flagler Counties CoC

CoC Number: FL-504

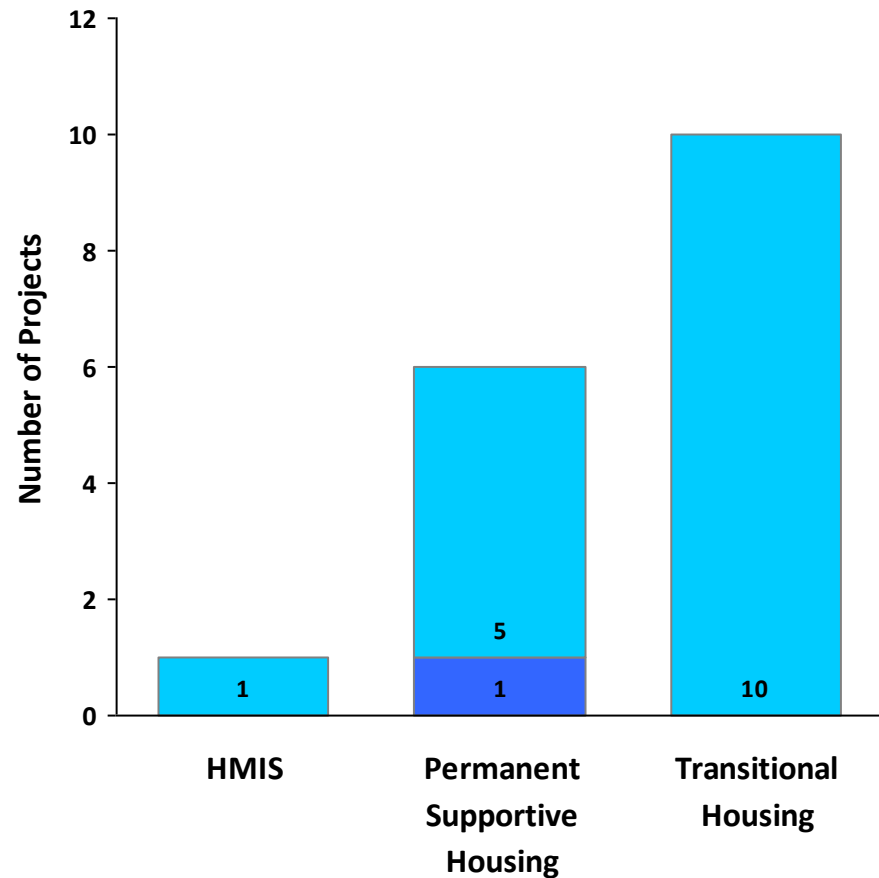
2010 Awards by Program and Renewal Type

Total Award Amount: \$1,420,072.00



■ Permanent Supportive Housing
■ Transitional Housing
■ HMIS

■ New Projects ■ Renewal Projects



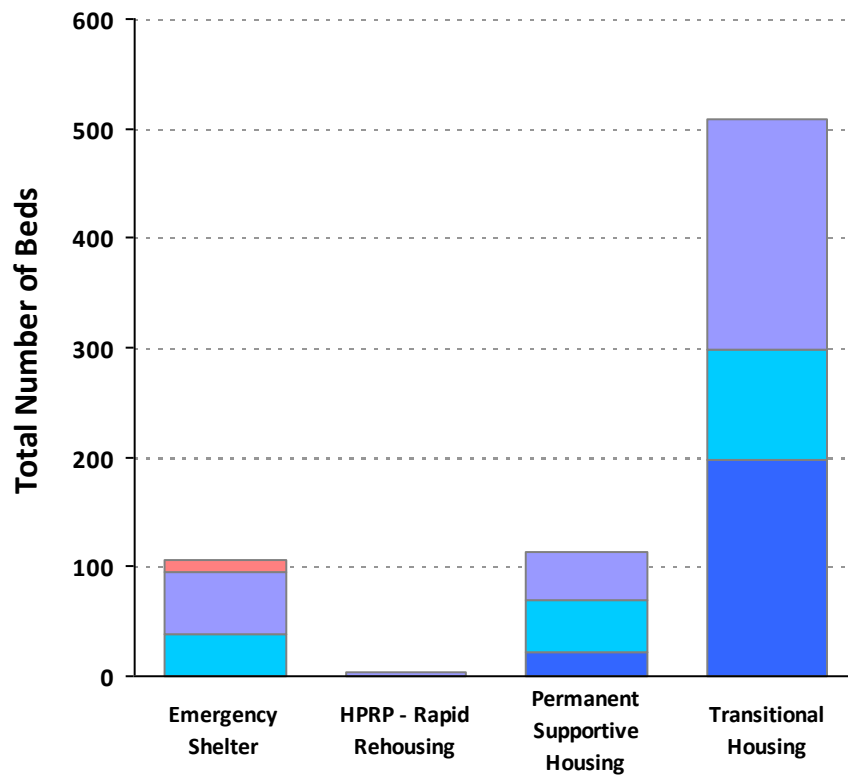


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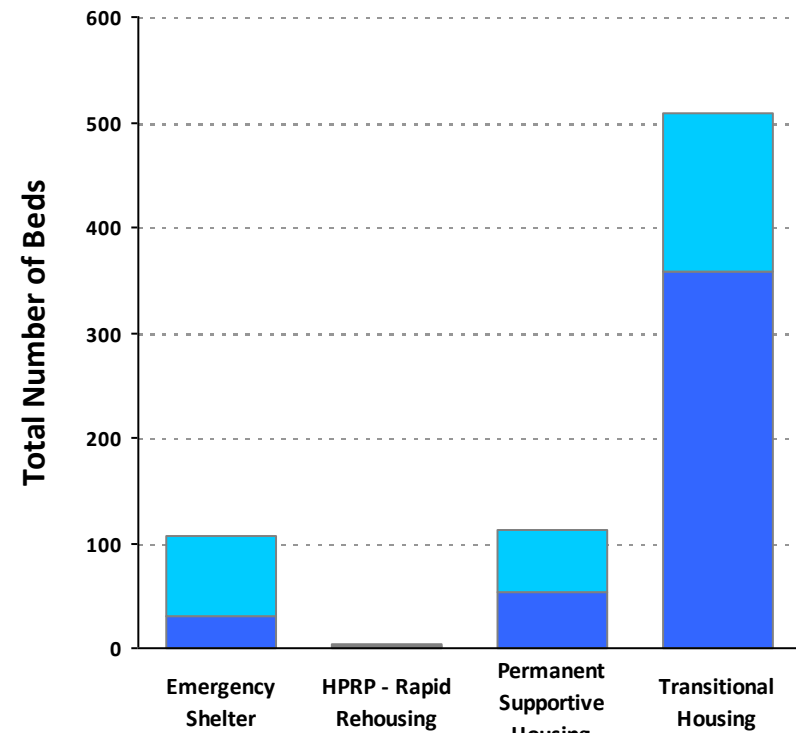
2010 Housing Inventory Summarized by Target Population and Bed Type



Youth	12			
Mixed*	57	4	44	211
Individuals	38		47	100
Households**			22	198

* Mixed beds may serve any target population

** Households and Household Beds refer to Households with Children



Individual Beds	76	2	59	151
Household Beds**	31	2	54	358



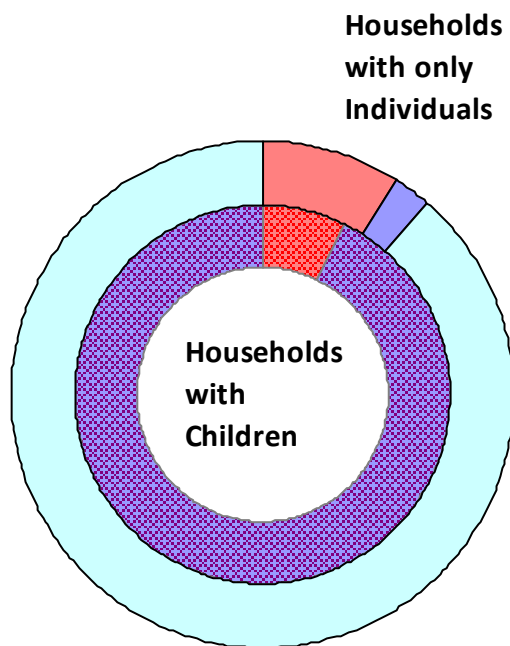
Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2010 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2010. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the hudhre.info web site (<http://www.hudhre.info/index.cfm?do=viewCoCMapsAndReports>). In some cases, a community may have listed a program in the Housing Inventory Chart but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

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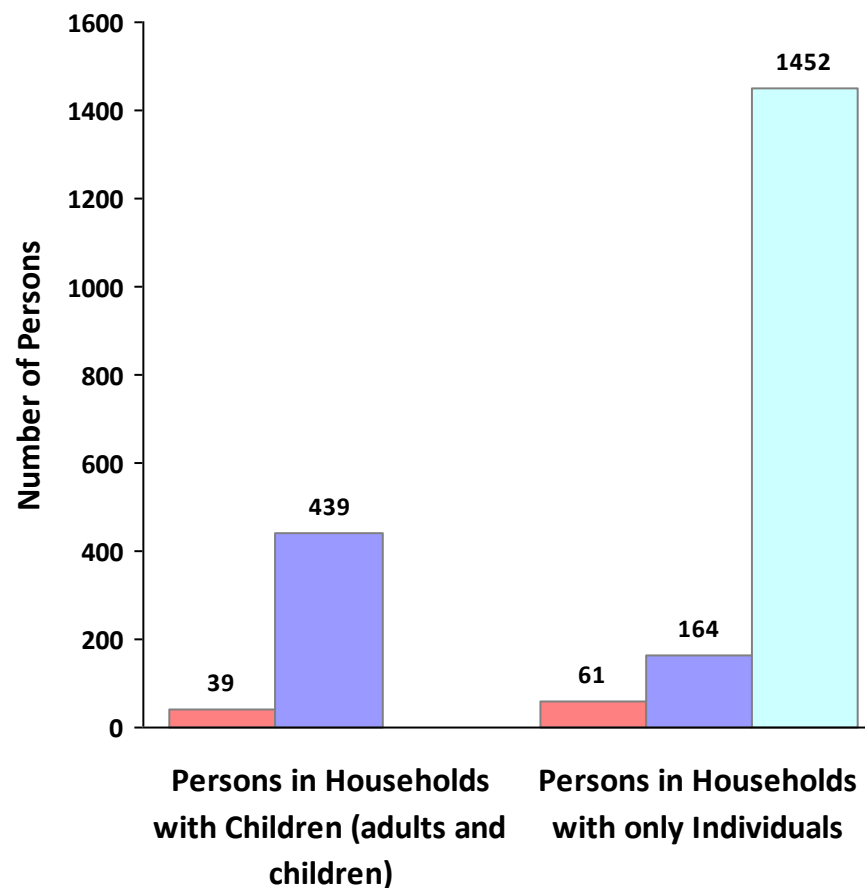
2010 Point in Time Count Summarized by Household Type

Proportion of Households Served by Program Type



Emergency Transitional Unsheltered

Emergency Transitional Unsheltered



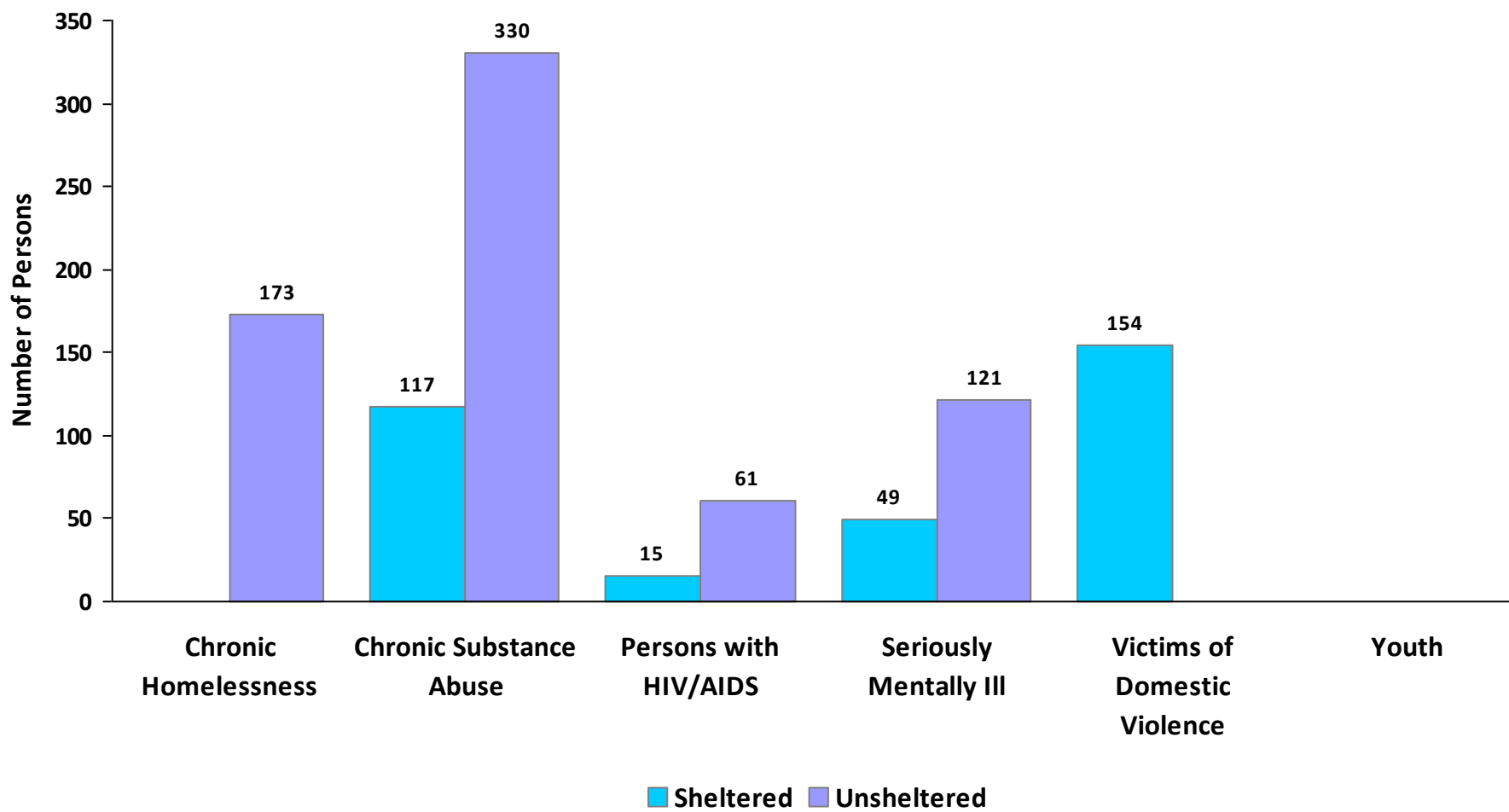


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CoC Name: Daytona Beach/Daytona/Volusia, Flagler Counties CoC

CoC Number: FL-504

2010 Point in Time Count Summarized by Sub-Population



APPENDIX C

CHAS Housing Needs Data Tables

SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction: Palm Coast city, Florida			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	83	199	75	69	426	761	324	110	154	1,349	1,775
2. Household Income <=30% MFI	29	95	10	29	163	233	140	20	69	462	625
3. % with any housing problems	65.5	68.4	100.0	86.2	73.0	68.2	64.3	100.0	78.3	69.9	70.7
4. % Cost Burden >30%	65.5	68.4	100.0	86.2	73.0	68.2	57.1	100.0	78.3	67.7	69.1
5. % Cost Burden >50%	65.5	52.6	100.0	51.7	57.7	60.1	57.1	100.0	72.5	62.8	61.4
6. Household Income >30 to <=50% MFI	54	104	65	40	263	528	184	90	85	887	1,150
7. % with any housing problems	92.6	96.2	100.0	75.0	93.2	55.7	65.2	100.0	76.5	64.1	70.8
8. % Cost Burden >30%	92.6	96.2	84.6	75.0	89.4	54.9	65.2	100.0	76.5	63.7	69.6
9. % Cost Burden >50%	46.3	62.5	69.2	75.0	62.7	35.0	35.3	55.6	41.2	37.8	43.5
10. Household Income >50 to <=80% MFI	153	189	30	50	422	1,165	438	50	110	1,763	2,185
11.% with any housing problems	77.8	68.8	100.0	80.0	75.6	39.1	55.5	70.0	77.3	46.4	52.0
12.% Cost Burden >30%	77.8	68.8	66.7	80.0	73.2	39.1	54.6	70.0	77.3	46.2	51.4
13. % Cost Burden >50%	13.1	13.2	0.0	30.0	14.2	19.3	13.7	0.0	40.9	18.7	17.8
14. Household Income >80% MFI	204	584	70	170	1,028	4,265	3,509	590	480	8,844	9,872
15.% with any housing problems	6.9	7.5	14.3	11.8	8.6	10.7	13.5	22.9	17.7	13.0	12.5
16.% Cost Burden											

>30%	6.9	6.8	0.0	11.8	7.2	10.7	12.4	14.4	17.7	12.0	11.5
17. % Cost Burden >50%	4.9	0.0	0.0	0.0	1.0	1.3	0.9	1.7	3.1	1.2	1.2
18. Total Households	440	972	175	289	1,876	6,191	4,271	750	744	11,956	13,832
19. % with any housing problems	45.9	34.9	65.7	39.8	41.1	22.0	21.7	37.3	38.8	23.9	26.2
20. % Cost Burden >30	45.9	34.5	48.6	39.8	39.3	22.0	20.5	30.7	38.8	23.0	25.2
21. % Cost Burden >50	16.8	14.4	31.4	20.8	17.5	9.8	5.5	10.7	19.5	8.9	10.1

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

EU1	1.1	1.11	1	0	1	1.11	id	60	11	11
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SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Palm Coast city, Florida				Source of Data: CHAS Data Book	Data Current as of: 2000				
	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
Housing Units by Affordability	0-1	2	3+	Total		0-1	2	3+	Total
	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
1. Rent <=30%					Value <=30%				
# occupied units	0	65	75	140		N/A	N/A	N/A	N/A
% occupants <=30%	N/A	38.5	13.3	25.0		N/A	N/A	N/A	N/A
% built before 1970	N/A	23.1	0.0	10.7		N/A	N/A	N/A	N/A
% some problem	N/A	15.4	13.3	14.3		N/A	N/A	N/A	N/A
# vacant for rent	0	0	0	0	# vacant for sale	N/A	N/A	N/A	N/A
2. Rent >30% to <=50%					Value <=50%				
# occupied units	10	25	75	110		10	200	173	383
% occupants <=50%	100.0	40.0	40.0	45.5		0.0	47.5	4.6	26.9
% built before 1970	0.0	0.0	0.0	0.0		0.0	5.0	17.3	10.4
% some problem	100.0	40.0	46.7	50.0		0.0	5.0	0.0	2.6
# vacant for rent	0	0	10	10	# vacant for sale	0	4	0	4
3. Rent >50% to <=80%					Value >50% to <=80%				
# occupied units	20	245	695	960		65	1,030	3,525	4,620
% occupants <=80%	50.0	55.1	41.0	44.8		76.9	42.2	32.6	35.4
% built before 1970	0.0	6.1	0.6	2.0		0.0	4.4	1.0	1.7
% some problem	50.0	49.0	37.4	40.6		23.1	1.5	1.6	1.8
# vacant for rent	0	45	25	70	# vacant for sale	0	30	75	105
4. Rent >80%					Value >80%				
# occupied units	45	124	510	679		136	675	6,150	6,961
# vacant for rent	0	0	4	4	# vacant for sale	4	15	150	169

Note: When using Internet Explorer, please save file in Excel format.

Definitions:

Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

Rent 50-80% - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Rent > 80% - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Value 50-80% - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value > 80% - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Source: [Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8C, A11](#)

APPENDIX D

SF-424 and Certifications

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED		Applicant Identifier	
		3. DATE RECEIVED BY STATE		State Application Identifier	
		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
5. APPLICANT INFORMATION					
Legal Name: City of Palm Coast, Florida			Organizational Unit: Department: Community Development Department		
Organizational DUNS: 174541107			Division: Planning Division		
Address: Street: 160 Cypress Point Parkway, Suite B-106			Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: Jose		
City: Palm Coast			Middle Name		
County: Flagler			Last Name Papa		
State: FL		Zip Code 32164	Suffix:		
Country:			Email: jpapa@palmcoastgov.com		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 59-3614294			Phone Number (give area code) 386-986-2469		Fax Number (give area code)
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)			7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)		
Other (specify)			9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development (HUD)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grants/Entitlement Grants 14-218			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: CDBG Entitlement Program to benefit low-moderate income persons.		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Palm Coast, Florida					
13. PROPOSED PROJECT Start Date: 10/1/2012 Ending Date: 9/30/2013			14. CONGRESSIONAL DISTRICTS OF: a. Applicant # 7 (As of 12/31/2011) b. Project # 7 (As of 12/31/2011)		
15. ESTIMATED FUNDING:			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal \$ 381,338			a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant \$			DATE:		
c. State \$			b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local \$			<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other \$			17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income \$			<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL \$ 381,338					
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative					
Prefix Mr.		First Name Jim		Middle Name	
Last Name Landon				Suffix	
b. Title City Manager				c. Telephone Number (give area code) 386 986-3710	
d. Signature of Authorized Representative				e. Date Signed 8/10/12	

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.
4.	Enter Date Received by Federal Agency Federal Identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.
7.	Select the appropriate letter in the space provided. <div style="display: flex; justify-content: space-between;"> <div> A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School District </div> <div> I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify) O. Not for Profit Organization </div> </div>	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
8.	Select the type from the following list: <ul style="list-style-type: none"> "New" means a new assistance award. "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: <div style="display: flex; justify-content: space-between;"> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration </div> 	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)
9.	Name of Federal agency from which assistance is being requested with this application.		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.		

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

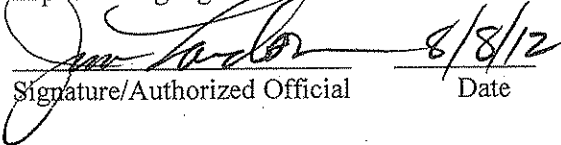
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official 8/8/12
Date

Title Jim Landon, City Manager

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

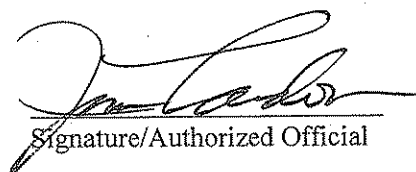
 8/8/12
Signature/Authorized Official Date

Title Jim Landon, City Manager

**OPTIONAL CERTIFICATION
CDBG**

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

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

 8/8/12
Signature/Authorized Official Date

Title Jim Landon, City Manager

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on file that are not identified here.

This information with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).