

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-UN-12-0019

Obligation Date:**Grantee Name:**

Volusia County, FL

Award Date:**Grant Amount:**

\$5,222,831.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

Volusia County Community Assistance analyzed data provided by the U.S. Department of Housing and Urban Development for the Neighborhood Stabilization Program. The data indicated that the County's foreclosure prediction rates ranged from a low of 4% to a high of 12.7%. Community Assistance established a foreclosure rate of 8.5% or higher in determining prioritization areas. The Home Mortgage Disclosure Act data was also analyzed and a minimum high cost loan rate of 34% or higher was established for prioritization areas. Using HUD's Foreclosure and Abandonment Risk Scoring System, Community Assistance identified the areas of greatest need that will likely face a significant rise in the rate of home foreclosures. Community Assistance established an estimated abandonment foreclosure risk score of 9 or 10 in determining areas of prioritization.

Recovery Needs:

In Volusia County, the target areas for the Neighborhood Stabilization Program were developed pursuant to the Housing and Economic Recovery Act of 2008. The target area had the greatest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage loans, and were identified as areas most likely to face a significant rise in the rate of home foreclosures. Based on NSP established criteria, Community Assistance will initially target selected census tract block groups within the cities of DeLand, Edgewater, Holly Hill, and Orange City, including unincorporated Volusia County areas that are adjacent to these areas. In addition, after a period of six months following the grant award, Community Assistance will consider whether to include identified census block groups within the cities of DeBary, Lake Helen, Ormond Beach and South Daytona that meet the aforementioned criteria. Neighborhood Stabilization Funds will be used to purchase, rehabilitate, and resell abandoned and foreclosed properties; provide homeowner assistance to first time homebuyers for the units; acquire and rehabilitate properties for rental usage; demolition of blighted structures for improvements to public facilities; and redevelopment of vacant properties for improvements to public facilities.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$5,222,831.00
Total CDBG Program Funds Budgeted	N/A	\$5,222,831.00
Program Funds Drawdown	\$68,795.38	\$79,902.61
Obligated CDBG DR Funds	\$68,795.38	\$79,902.61
Expended CDBG DR Funds	\$0.00	\$11,107.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$783,424.65	\$0.00
Limit on Admin/Planning	\$522,283.10	\$9,707.23
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Volusia County has made significant progress this quarter, particularly in the acquisition of NSP properties for resale and rental, as detailed in Activity 2-a and 2-b. Volusia County inspected approximately 40 homes, and completed the acquisition of five of these homes during this quarter. We are working in partnership with the non-profit National Community Stabilization Trust (NCST) to acquire foreclosed homes for rehabilitation and resale that are owned directly or indirectly by Bank of America, Chase, and Wells Fargo. The NCST assists in identifying foreclosed homes and streamlining the purchase process.

We are also working in partnership with Serenity House of Volusia, Inc. to acquire and rent homes that will serve households at 50% or less of area median income. They inspected 12 homes, and are nearing the acquisition of one townhome. Volusia County will amend its NSP Action Plan to expand the NSP target areas next quarter, as well as amending the funding level of some of the planned activities.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$17,863.99	\$522,283.00	\$27,571.22
2, Acquisition/Rehabilitation/Resale	\$0.00	\$50,931.39	\$3,018,128.00	\$52,331.39
3, Financing Mechanisms	\$0.00	\$0.00	\$1,282,420.00	\$0.00
4, Demolition	\$0.00	\$0.00	\$100,000.00	\$0.00
5, Redevelopment	\$0.00	\$0.00	\$300,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1-a

Activity Title: Administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/03/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/02/2010

Responsible Organization:

County of Volusia, FL

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$522,283.00
Total CDBG Program Funds Budgeted	N/A	\$522,283.00
Program Funds Drawdown	\$17,863.99	\$27,571.22
Obligated CDBG DR Funds	\$17,863.99	\$27,571.22
Expended CDBG DR Funds	\$0.00	\$9,707.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General program planning and oversight.

Location Description:

County of Volusia, FL

Activity Progress Narrative:

Volusia County is actively involved in acquiring and rehabilitating NSP homes for resale to eligible homebuyers, and is expending and obligating NSP administrative funds in support of the NSP program.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2-a
Activity Title: Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisition/Rehabilitation/Resale

Projected Start Date:

03/03/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

County of Volusia, FL

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$50,691.39	\$52,091.39
Obligated CDBG DR Funds	\$50,691.39	\$52,091.39
Expended CDBG DR Funds	\$0.00	\$1,400.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase of abandoned foreclosed property at an average 1% discount. Properties will be sold to income eligible buyers to be used as their primary residence in an amount equal to or less than the cost to acquire and rehabilitate the home up to a decent, safe and habitable condition. Costs will include reasonable real estate fees, sales fees, closing costs, and other soft/project related costs.

Location Description:

Targeted census tract block groups in the cities of DeLand, Edgewater, Holly Hill and Orange City.

Activity Progress Narrative:

Volusia County acquired five single-family, foreclosed homes during this period. Three closings are pending in the early part of the next quarter. Volusia County reviewed and/or inspected approximately 40 homes as part of the acquisition process during this quarter. Volusia County is working with the NCST for properties owned and/or managed by Bank of America, Chase and Wells Fargo. We anticipate adding FreddieMac properties to the NCST process in the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/26
# of housing units	0	0	5	0/0	0/0	5/26
# of Households benefitting	0	0	0	0/6	0/20	0/26
# of Parcels acquired voluntarily	0	0	5	0/0	0/0	5/26

Activity Locations

Address	City	State	Zip
1819 Lime Tree Drive	Edgewater	NA	32132
1116 Old Kings Road	Holly Hill	NA	32117

707 E. New Street	Deland	NA	32724
1520 W. Blue Springs Avenue	Orange City	NA	32763
244 Buford Avenue	Orange City	NA	32763

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-b
Activity Title:	Purchase of Property for Rental Housing

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisition/Rehabilitation/Resale

Projected Start Date:

03/03/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

County of Volusia, FL

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase of abandoned foreclosed properties for the purpose of permanent rental housing for those with incomes at less than 50% of area median income. Community Assistance will solicit Community Housing Development Organizations who are member of the County's Continuum of Care to purchase and rehabilitate suitable rental housing units at a 1% discount. Affordability will be ensured through the use of a Land Use Restriction Agreement. Community Assistance will allow for development and other soft costs associated with the acquisition.

Location Description:

Targeted census tract block groups in DeLand, Edgewater, Holly Hill or Orange City.

Activity Progress Narrative:

Subrecipient, Serenity House, inspected 12 foreclosed homes for potential purchase this quarter. One home in the Holly Hill target is scheduled to close early next quarter. Two purchase offers were made on other properties, but were rejected by the owners.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	2-c
Activity Title:	Rehab and resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisition/Rehabilitation/Resale

Projected Start Date:

03/03/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

County of Volusia, FL

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$712,420.25
Total CDBG Program Funds Budgeted	N/A	\$712,420.25
Program Funds Drawdown	\$240.00	\$240.00
Obligated CDBG DR Funds	\$240.00	\$240.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation of single-family and multi-family residential properties. Rehabilitation costs will include labor, materials, supplies, permits, lead based paint assessment, asbestos assessment, abatement and clearance activities, accessibility compliance and any other code deficiencies. Rehabilitation costs will also include project delivery costs. Rehabilitation contractors will also increase the energy conservation or provide renewable energy sources for the properties. Eligible costs will include maintenance and other reasonable carrying costs.

Location Description:

Targeted census tract block groups in DeLand, Edgewater, Holly Hill and Orange City.

Activity Progress Narrative:

Volusia County acquired five foreclosed homes this quarter. Rehabilitation work write-ups have commenced. Volusia County is working with the Florida Solar Energy Center and other County departments to coordinate a process for energy efficiency review, to increase energy efficient rehabilitation. Two of the properties were inspected for lead-based paint. One property was identified with some lead-based paint which will involve lead-based paint mitigation as part of the rehabilitation.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/26
# of housing units	0	0	5	0/0	0/0	5/26
# of Households benefitting	0	0	0	0/10	0/16	0/26

Activity Locations

Address	City	State	Zip
1520 W. Blue Springs Avenue	Orange City	NA	32763
1116 Old Kings Road	Holly Hill	NA	32117
244 Buford Avenue	Orange City	NA	32763
707 E. New Street	Deland	NA	32724
1819 Lime Tree Drive	Edgewater	NA	32121

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-c1

Activity Title: Rehab rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisition/Rehabilitation/Resale

Projected Start Date:

03/03/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Serenity House of Volusia, Inc.

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$705,707.75
Total CDBG Program Funds Budgeted	N/A	\$705,707.75
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation of foreclosed and abandoned homes in the target areas that have been acquired by Serenity House of Volusia, Inc., a subrecipient, for the purpose of providing permanent rental housing to households at 50% or less of AMI.

Location Description:

Volusia County target areas

Activity Progress Narrative:

Subrecipient, Serenity House of Volusia, Inc., has not acquired any foreclosed homes yet, and therefore rehabilitation has not commenced on any properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	3-a
Activity Title:	Homebuyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

3

Project Title:

Financing Mechanisms

Projected Start Date:

03/03/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

County of Volusia, FL

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,282,420.00
Total CDBG Program Funds Budgeted	N/A	\$1,282,420.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provision of funds for income eligible first time homebuyers. The funding may reduce interest rates, mortgage principal amounts, provide a second mortgage, provide downpayment and pay the purchaser's reasonable closing costs.

Location Description:

Targeted census tract block groups in DeLand, Edgewater, Holly Hill and Orange City.

Activity Progress Narrative:

Volusia County is planning to amend the NSP Action Plan to transfer the funds from this activity to Grantee Activity 2-a (Acquisition). Homebuyer assistance will be provided in the form of NSP funds left in the transaction with a second, shared-appreciation mortgage. The strategy to permit NSP funds to be used directly by the homebuyer as a financing mechanism will be eliminated.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/26
# of Households benefitting	0	0	0	0/6	0/20	0/26

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 4-a

Activity Title: Demolition of Blighted Structures

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

4

Project Title:

Demolition

Projected Start Date:

03/03/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

County of Volusia, FL

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition of substandard, unsafe housing units in areas adjacent to existing public facilities will be demolished in low income areas to improve the public facility.

Location Description:

Targeted census tract block groups in DeLand, Edgewater, Holly Hill, and Orange City.

Activity Progress Narrative:

Volusia County is evaluating this activity, and may cancel the activity next quarter through an amendment to the NSP Action Plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of Public Facilities	0	0	0	0/0	0/0	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	5-a
Activity Title:	Redevelopment of Vacant Properties

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

5

Project Title:

Redevelopment

Projected Start Date:

03/03/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

County of Volusia, FL

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant properties in areas adjacent to existing public facilities for the improvement of the public facility.

Location Description:

Targeted census tract block groups in DeLand, Edgewater, Holly Hill and Orange City.

Activity Progress Narrative:

Volusia County is evaluating this activity, and may cancel this activity next quarter through an amendment to the NSP Action Plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
