

Plan Revisions

In order to expend the NSP funding in a timely manner and to best serve the County as a whole, Community Assistance Division has recommended that the County revise its original substantial amendment and expand its targeted areas to include additional census tracts, reallocate some of the funding, and other revisions as described below. The Amendment will be presented for approved by Volusia County Council at a Public Meeting on March 18, 2010. It is available for review from March 1, 2010 until March 18, 2010.

Volusia County plans to amend the FY 2008/09 Neighborhood Stabilization Program (NSP) plan. The NSP provides funds to acquire and rehabilitate foreclosed homes in identified target areas in order to resell or rent the homes to income eligible households.

The NSP plan defined portions of DeLand, Edgewater, Orange City and Holly Hill and adjacent unincorporated areas as the initial target areas. The proposed amendment would add additional census tracts to the initial target areas of Deland, Edgewater and Holly Hill, as described in Table 1 below. [Click here to view maps of the proposed expanded initial NSP target areas.](#)

The NSP plan also defined portions of DeBary, Lake Helen, Ormond Beach and South Daytona as secondary target areas. The amendment proposes to start work in the secondary target areas and to expand areas in DeBary and Ormond Beach. The amendment also proposes to add areas of New Smyrna Beach as a secondary target area, as described in Table 2 below. [Click here to view maps of the proposed expanded secondary NSP target areas.](#)

The Community Assistance Division reviewed foreclosure data and maps provided by HUD to determine the expansions of the target areas. The HUD data ranked all census tracks from 1-20 according to risk of foreclosure and vacancy. Community Assistance identified census tracts with a very high risk (score of 19 or 20) for possible expansion. Census tracts located on the beachside and those with higher priced housing developments were excluded as these areas presented unlikely purchase areas for the low-income first-time homebuyer. The expansion would continue our efforts to stabilize areas within communities which have been identified by HUD and local officials as having a high score for risk of foreclosure.

The amendment proposes to delete the demolition and redevelopment of properties for public facility improvements and transfer funds to the property rehabilitation activity. Government officials in each of the identified target areas were consulted and agree with the transfer.

The proposed amendment would transfer funds from a homebuyer assistance financing mechanisms activity to the acquisition/resale activity. Staff proposes to eliminate the strategy allowing a person to directly purchase a foreclosed home with secondary financing through the NSP. The county would resell to eligible first-time homebuyers providing homebuyer purchase assistance with a portion of the acquisition and rehabilitation funds left in the transaction. The purchase assistance amounts are proposed to be reduced to be consistent with other county program, as described in Table 3.

Lastly, the amendment would decrease the purchase price discount from 15% to a minimum of 1% as indicated by a change to the NSP regulations.

Table 1

Neighborhood Stabilization Program – Initial target areas and expansions

City and adjacent unincorporated area	Census Tracts
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Deland . Existing	905.00, 906.00, 907.02
Deland - Expansion	903.01, 903.02, 907.01
Edgewater- Existing	830.01, 830.05
Edgewater . Expansion	830.04
Holly Hill - Existing	808.05, 809, 810, 817
Holly Hill . Expansion	808.03
Orange City - Existing	908.01, 908.02

**Table 2
Neighborhood Stabilization Program - Secondary target areas and expansions**

City and adjacent unincorporated area	Census Tracts
DeBary - Existing	908.01 Bk 2,3; 901.07 Bk 6
DeBary - Expansion	909.01, 909.02
Lake Helen - Existing	910.01
New Smyrna Beach - Expansion	828.00, 829.01
Ormond Beach . Existing	808.05 Bk 5
Ormond Beach - Expansion	808.01, 808.03, 807
South Daytona - Existing	824.01

Table 3- Amendments to NSP purchase assistance amounts

Income level	Current amount	Amended amount
50% or less of AMI	\$45,000	\$40,000
51%-80% of AMI	\$35,000	\$30,000
81%-120% of AMI	\$20,000	No change

Table 4

Fiscal Year	Project Title and Description	Increase/(Decrease)
2008/3	Homebuyer assistance . Financing mechanisms	(\$1,282,420)
NSP	Location: NSP target areas	
2008/2-a	Acquisition of foreclosed property for resale	\$1,282,420
NSP	Location: NSP target areas	
Funds proposed for transfer to FY 2008/09 Acquisition for resale from FY 2008/09 Homebuyer Assistance . Financing Mechanisms in the amount of \$1,282,420		
2008/4	Demolition	(\$100,000)
NSP	Location: NSP target areas	
2008/2-c	Housing rehabilitation of acquired foreclosed homes for resale	\$100,000
NSP	Location: NSP target areas	
Funds proposed for transfer to FY 2008/09 Housing rehabilitation of acquired foreclosed homes for resale from FY 2008/09 Demolition in the amount of \$100,000		
2008/5	Redevelopment	(\$300,000)
NSP	Location: NSP target areas	
2008/2-c	Housing rehabilitation of acquired foreclosed homes- resale	\$300,000
NSP	Location: NSP target areas	
Funds proposed for transfer to FY 2008/09 Housing rehabilitation of acquired foreclosed homes for resale from FY 2008/09 Redevelopment in the amount of \$300,000		