

Grantee: Volusia County, FL

Grant: B-11-UN-12-0019

April 1, 2022 thru June 30, 2022 Performance Report

Grant Number: B-11-UN-12-0019	Obligation Date:	Award Date:
Grantee Name: Volusia County, FL	Contract End Date:	Review by HUD: Original - In Progress
Grant Award Amount: \$3,670,516.00	Grant Status: Active	QPR Contact: Corry Brown
LOCCS Authorized Amount: \$3,670,516.00	Estimated PI/RL Funds: \$3,550,000.00	
Total Budget: \$7,220,516.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

In Volusia County, the areas of greatest need for the Neighborhood Stabilization Program 3 (NSP3) were developed pursuant to the criteria established in the Housing and Economic Recovery Act of 2008 (HERA) and the NSP3 Notice that was authorized in the Dodd-Frank Wall Street Reform and Consumer Protection Act (Frank-Dodd Act). The purpose of the NSP3 is to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned. As required by the Frank-Dodd Act for the NSP3 application, Community Assistance used HUD's Foreclosure Need website to identify the areas of greatest need that will likely face a significant rise in the rate of home foreclosures. Community Assistance evaluated the census tracts that are the current NSP1 target areas as the first step in determining the areas of greatest need for NSP3 funding as it had already been determined that these census tracts were heavily impacted by foreclosures. The neighborhoods identified by Community Assistance as being the areas of greatest need had an individual or average combined index score not less than 17. This is the minimum threshold score established by HUD for the State of Florida. Using the data provided by HUD through its website mapping tool, Community Assistance analyzed the foreclosure starts in the past year for each of the threshold census tracts. Volusia County has historically and culturally been divided between the Eastside and Westside communities, due in part to the large portion of the center of the county that remains undeveloped and/or agricultural land. With this in mind, Community Assistance determined that the NSP3 areas of greatest need must include highly impacted neighborhoods on both sides of the county. Pursuant to the Frank-Dodd Act, the NSP3 funds are intended to be used in the areas of greatest need that are drawn in a targeted manner such that the funds can have a positive impact on the selected neighborhoods. . Using the HUD foreclosure mapping tool, Volusia County revised and narrowed the potential NSP 3 target areas, focusing on smaller neighborhood regions within these census tracts. The Volusia County NSP3 allocation focuses on five (5) neighborhoods, defined pursuant to the NSP3 criteria, to create a significant impact for the hardest hit communities. Initial target areas are the neighborhoods described in Table A below which are composed of census tract block groups DeLand, Orange City, Edgewater, and Holly Hill described generally below. DeLand - Daytona Park Estates: Portion of census tract 903.01 in unincorporated DeLand known as Daytona Park Estates (Generally bounded by US 92, Kepler Road, Larkspur Road, and East Parkway) Orange City - Orange City Terraces: Portion of census tract 908.01 in unincorporated Orange City known as the Orange City Terraces neighborhood (Generally bounded by Fern Street, Cypress Avenue, Adeline Street and Lawton Avenue) Orange City - West Highlands: Portion of census tract in 908.01 in unincorporated Orange City known as the West Highlands neighborhood (Generally bounded by 20th Street, Werley Trail, 1st Street and Hamilton Avenue) Edgewater - Florida Shores South: Portion of census tract 824.01 in the city of Edgewater known as a portioenerally bounded by SR 442 - Indian River Blvd., Willow Oak Drive., 22nd Street, Silver Palm Drive, 26th Street and Guava Drive) Holly Hill - Nova East: Portion of census tract 809.00 in the city of Holly Hill called Nova East (Generally bounded by LPGA Blvd., N. Nova Road, 3rd Street and Center Street) The NSP3 funds will be used for the following activities:Program planning and administration: \$367,051.00Acquisition & rehabilitation of foreclosed properties for resale: \$2,3

How Fund Use Addresses Market Conditions:

Volusia County Community Assistance Division staff conducted an analysis of the local housing market conditions to comply with the requirements of NSP3 regulations. The following data was reviewed for Volusia County as a whole, and to the extent available, for the proposed NSP3 census tract target areas, in conducting this analysis:• Trulia.com website (Internet based real estate market analysis website)• U.S. Census, American Community Survey for 2007-2009• Volusia County Consolidated Plan for FY 2010-2014: Housing Needs Assessment and Housing Market Analysis sections• Volusia County Economic Development Division• University of Florida Shimberg Center for Affordable Housing• West Volusia and Daytona Area Association of Realtors• National Association of RealtorsAdditionally, Community Assistance staff consulted with local housing partners, including community housing development organizations and affordable rental housing providers, regarding housing market conditions in the county, with particular focus on rental housing needs. The analysis of the local housing market conditions revealed the key conditions and trends related to housing tenure, homes sales, rental market,

housing affordability and employment for Volusia County. This analysis is summarized below.

Housing tenure:

- Volusia County's housing tenure is heavily weighted in favor of homeownership. As of 2009, the U.S. Census estimated 73.8% of occupied housing units in the county were homeowner occupied.
- The percentage of owner occupied homes in the county as a whole has decreased slightly from 2007 when the U.S. Census estimated that 76.0% of occupied housing units in the county were homeowner occupied.
- Homeownership rates for the NPS3 proposed census tracts is summarized below, and shows that generally these census tracts have any even higher rate of homeownership than the county as a whole:

Census tract	2005-2009 Percentage of homeownership
908.01	81.5%
Edgewater - 830.04	84.9%
Holly Hill - 809.00	81.5%

56.5%U.S. Census, American Community Survey 2005-2009

Homes sales:

- Local home sales data accumulated and reported on the Trulia.com website provided both positive and negative indicators of the strength of the local market for sale of single family residences in thposed NSP 3 target cities, as summarized below:

Ar;	Numberof homes for sale	Number of homes recently sold	Median sales price	Year over year change	Deland - 32720
373					

Ensuring Continued Affordability:

The affordability period will be fifteen (15) years for properties acquired through this program for rental or homeowner purposes.

Community Assistance will ensure long term affordability for rental properties through the use of a declaration of covenants and restrictions that will be recorded against the property. Community Assistance will annually monitor single and multi-family rental units that are assisted with NSP funds during the affordability period to ensure that the specified units are affordable and that the property(s) continue to meet minimum housing quality standards.

Community Assistance will ensure long term affordability for homeowner properties that the County directly acquires and rehabilitates through the use of restrictive covenants in the mortgage that is provided from the County to the homebuyer. If the homeowner who has been assisted through the program transfers title or fails to maintain the home as their primary residence before the 15 year affordability period expires, the assistance provided by Community Assistance will be subject to recapture, and a portion of the appreciated value of the property must be paid to the County. Long term affordability for homeowner properties that are owned and rehabilitated by Homebuyer Partners will be ensured through a recorded declaration of covenants and conditions with resale restrictions for 15 years.

Definition of Blighted Structure:

A structure shall be defined as blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. Additionally, "blighted" shall also be defined as buildings that are unsafe and dilapidated and meet conditions included in the Code of Ordinances adopted by the County of Volusia, from the Florida Statutes, Chapter 553, Building Construction Standards:

CODE OF ORDINANCES County of Volusia, Florida. Chapter 58 Health and Sanitation/Article III Unsafe or Dilapidated Buildings

(a) A building is unsafe or dilapidated when any of the following conditions exist:

- (1) There is an unusual sagging or leaning out of plumb of the building or any parts of the building and such effect is caused by deterioration or over-stressing to such an extent that there is a reasonable likelihood that the walls or other structural members may fall or give way.
- (2) The building has improperly distributed loads upon the floors or roofs, or the same are overloaded or have insufficient strength to be reasonably safe for the purpose used.
- (3) The building has been damaged or destroyed by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or nearby the structure.
- (4) The building is so dilapidated, decayed, unsafe, unsanitary, or so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation or occupancy, or is likely to cause sickness or disease, so as to injure the health, safety, or general welfare.
- (5) The building has parts that are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.
- (6) The building is vacant and not sufficiently secured to prevent easy access to trespassers and vagrants, or is otherwise untended or unkempt to the extent that it poses a general health or safety hazard for neighboring people or property.
- (7) The electrical or mechanical installations or systems create a hazardous condition contrary to the standards of the Florida Building Code.
- (8) An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

(b) A building that is unsafe or dilapidated constitutes a nuisance.

Definition of Affordable Rents:

The definition of affordable rents for Community Assistance assisted activities are the annually published HOME rents and the State Housing Initiatives Partnership (SHIP) program rents based on bedroom size. The Low HOME rent is the maximum rent for individuals and families up to 50% of the area median income (AMI). The High HOME rent is the maximum rent for individuals and families up to 80% of AMI. The SHIP rent schedule, published annually by the Florida Housing Finance Corporation, is the maximum rent for individuals and families with incomes greater than 80% of AMI and less than 120% of AMI.

Housing Rehabilitation/New Construction Standards:

All rehabilitation work undertaken through the Neighborhood Stabilization Program shall be in accordance with the Florida Building Codes currently in effect. Additionally, the Volusia County Community Assistance Division Minimum Rehabilitation Standards have been amended for the NSP3 program to include standards for enhanced energy efficiency and conservation. The NSP3 Rehabilitation Standards are attached as Addendum B.

New home construction with comply with the Florida Building Code and as applicable will follow appropriate EnergyStar standards to reduce energy consumption and use.

Vicinity Hiring:

Volusia County, and its rehabilitation contractors, shall to the maximum extent possible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. Among other procedures, Volusia County and its contractors will post hiring and contracting notices on its website, at the project, in selected publications, and conduct outreach with applicable employment organizations.

On April 19, 2012, Volusia County completed a technical correction modifying the approved plan language regarding NSP3 requirements to promote target area vicinity hiring. This revision will require Volusia County and contractors to develop a plan to address vicinity hiring requirements, with suggestions for actions to be taken to fulfill these requirements.

Procedures for Preferences for Affordable Rental Dev.:

The procedures that Volusia County undertook to create preferences for the development of affordable rental housing with NSP3 funds involved the review of the local housing market analysis, with particular attention to the rates of homeownership, rental occupancy, affordability, employment, wages, market rents, and other factors for each of the proposed NSP 3 target areas and countywide. The County also considered other sources of funds for the development of rental housing in the community. A preference for the development of affordable rental housing in the Holly Hill Nova East neighborhood was established to take advantage of the higher demand for decent rental housing in this NSP3 neighborhood, and because of the proximity of this neighborhood to public transportation and employment centers.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
Name (Last, First) Phillips, Diana
Email Address dphillips@volusia.org
Phone Number 386-736-5955
Mailing Address 110 W. Rich Avenue, DeLand, Florida 32720

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$7,220,516.00
Total Budget	\$0.00	\$7,220,516.00
Total Obligated	\$0.00	\$6,513,038.14
Total Funds Drawdown	\$0.00	\$6,343,396.68
Program Funds Drawdown	\$0.00	\$3,358,850.55
Program Income Drawdown	\$0.00	\$2,984,546.13
Program Income Received	\$132,663.71	\$3,577,892.96
Total Funds Expended	\$0.00	\$5,814,274.06
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
County of Volusia	\$ 0.00	\$ 5,814,274.06

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$6,497,814.55	\$.00	\$.00
Limit on Public Services	\$550,577.40	\$.00	\$.00
Limit on Admin/Planning	\$367,051.60	\$722,051.60	\$565,373.16
Limit on Admin	\$.00	\$722,051.60	\$565,373.16
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,805,129.00		\$1,876,085.22

Overall Progress Narrative:

During 10/01/2019-6/30/2022, five properties were acquired to build new construction homes that were sold to income eligible clients located in Orange City and DeLand that were sold to income eligible households. Two homes were sold in 2020, two homes were sold in 2021, and one home was sold in 2022. The County currently has one vacant land property located in Daytona that will used to build a new construction home. Volusia County also provided funds for rehabilitation. A property located in Edgewater was constructed and completed and sold in 2020 to an income eligible household. Volusia County continues to make progress in the administration and implementation of its NSP3 program. The County is successfully completing the construction of newhomes on lots owned by the County in NSP3 target areas. All data from previously missed QPRs are included within this report.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Program Planning & Administration	\$0.00	\$722,051.60	\$286,748.05
2, Acquisition and Rehabilitation for Resale	\$0.00	\$3,223,500.25	\$1,845,164.94
3, Acquisition & Rehab for Resale - Low Income	\$0.00	\$0.00	\$0.00
4, Acquisition & Rehabilitation for Rental - Low Income	\$0.00	\$65,574.25	\$0.00
5, Acquisition & Rehab for Resale - Low Income	\$0.00	\$1,965,117.90	\$992,185.72
6, Redevelopment of vacant land for home construction	\$0.00	\$1,244,272.00	\$234,751.84
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # / 6 / Redevelopment of vacant land for home construction

Grantee Activity Number: 6
Activity Title: Redevelopment of vacant land for home construction

Activity Type: Construction of new housing	Activity Status: Under Way
Project Number: 6	Project Title: Redevelopment of vacant land for home
Projected Start Date: 07/01/2017	Projected End Date: 07/01/2019
Benefit Type: Direct Benefit (Households)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: County of Volusia

Overall	Apr 1 thru Jun 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$1,244,272.00
Total Budget	\$0.00	\$1,244,272.00
Total Obligated	\$0.00	\$948,966.99
Total Funds Drawdown	\$0.00	\$948,966.99
Program Funds Drawdown	\$0.00	\$234,751.84
Program Income Drawdown	\$0.00	\$714,215.15
Program Income Received	\$132,663.71	\$880,539.65
Total Funds Expended	\$0.00	\$345,398.23
Most Impacted and Distressed Expended	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Other Funds:		
Overall	This Period	To Date
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00
NSP3	\$ 0.00	\$ 0.00

Activity Description:

Redevelopment: The Community Assistance Division will issue an RFP through the County's Purchasing Division to select one or more qualified building contractors through a competitive process to construct a safe, decent and affordable house with three bedroom and two baths on vacant parcels of land that are presently owned by Volusia County and located in established housing subdivisions within the existing NSP3 target areas. The homes will be constructed to meet Florida Building Codes and the appropriate EnergyStar standard for new residential construction. The homes will be sold to income eligible households with low to middle income following completion and with financial assistance in the form of a second mortgage with recapture provisions from the County. Redevelopment costs will also include direct project delivery costs.

Acquisition: The Community Assistance Division will work with other County departments to ensure that ownership and control of identified vacant lots in the NSP3 target areas are transferred to the Community Assistance Division to use for redevelopment with NSP3 funds. Acquisition costs will include all eligible acquisition costs, and direct project delivery costs. Volusia County, and its construction contractors, shall to the maximum extent possible, provide for the hiring of

employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. Among other procedures, Volusia County and its contractors will develop a plan to address vicinity hiring which may include posting of hiring and contracting notices on its NSP website, at the project, in selected publications, and conduct outreach with applicable employment organizations.

Disposition: Community Assistance will directly sell the homes, or list with their approved real estate broker, for sale to income eligible first-time homebuyers. The County may also determine to dispose of the property through a lease purchase program. On June 14, 2018, Volusia County modified the budget of Activity 6 by transferring \$79,648 from Activity 2.

Direct homeownership assistance: Community Assistance will ensure continued affordability by leaving a portion of the NSP development and acquisition funds behind in the form of a 0% interest, 15 year deferred loan that will be forgiven if all occupancy conditions are met. Funds will be recaptured if the conditions are violated. Funds can be used for down payment assistance, closing costs and pre-paid real property taxes and insurances, and gap financing. The amount of assistance that will be left behind as a deferred payment loan will be tiered according to income and need of the homebuyer. As long as the borrower/owner maintains the property as their principal homestead residence during the fifteen year period of affordability, the loan will remain deferred.

Program income received from the sale of assisted units will be recycled for eligible NSP3 activities or may be transferred to the County CDBG entitlement program for eligible activities.

If a redeveloped residential property is to be sold to an individual or household as a primary residence, no profit may be earned by Community Assistance on such sale. The property 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 construct such home. Community Assistance will allow and pay for real estate sales fees that are fair and reasonable as part of the acquisition and construction process. Sales fees, closing costs, and other soft/project related costs associated with the redevelopment and construction shall be considered "program delivery" type costs and will be charged to the individual projects assisted.

On August 9, 2018, HUD approved Volusia County's amendment adopted on July 17, 2018 to its NSP3 Substantial Amendment Action Plan to transfer \$234,624 from Activity Number 4 to Activity Number 6.

On August 7, 2018, Volusia County completed a budget modification to add \$530,000 of anticipated and estimated NSP3 program income to the project and activity budgets for Activity Number 6.

Location Description:

DeLand-Daytona Park Estates; Holly Hill - Nova East; and Orange City - West Highlands

Activity Progress Narrative:

During the reporting period Volusia County did not complete any construction of new housing activities. The County did sell five properties during reporting periods 10/01/2019-6/30/2022. The County did receive program income from previously assisted clients properties being sold.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	10	10/4
#Low flow toilets	10	10/4
#Units exceeding Energy Star	5	5/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/4
# of Singlefamily Units	5	5/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	5	0/0	0/2	5/4	0.00
# Owner	3	2	5	3/0	2/2	5/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources	Amount
NSP3	\$713,648.00
Total Other Funding Sources	\$713,648.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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