

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-08-UN-12-0019

Obligation Date:**Award Date:****Grantee Name:**

Volusia County, FL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$5,222,831.00

Grant Status:

Active

QPR Contact:

Paula Szabo

LOCCS Authorized Amount:

\$5,222,831.00

Estimated PI/RL Funds:

\$2,850,000.00

Total Budget:

\$8,072,831.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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.

On April 1, 2010 Volusia County amended its NSP Action Plan, following a public comment period, to expand the areas of greatest need. Volusia County analyzed the HUD NSP 2 mapping data for the Volusia Urban County to determine areas with a high predicated foreclosure score for possible expansion. The data showed that the County's census tracts received foreclosure scores ranging from 13-20, on a scale from 1-20. Community Assistance established a total foreclosure score (foreclosure and vacancy) of 19 or 20 in determining areas to prioritize for expansion. Selected census tracts within the cities of Deland, Edgewater, Holly Hill, New Smyrna Beach and Ormond Beach were identified in this process for possible expansion. Other census tracts located within the Volusia County NSP jurisdiction ranked a 19 or 20 for foreclosure risk, but were not considered for the NSP program due to one of the following factors: 1) Census tract located on the beachside with high costs for property insurance and taxes, and not appropriate for sale to target population (first-time homebuyers); 2) census tract primarily populated with housing units whose price exceeds the program target affordable price range; and 3) census tract in a predominantly rural area with housing scattered and little ability to make an impact to stabilize neighborhoods. Volusia County will continue to pursue the acquisition and rehabilitation of foreclosed and abandoned properties in the previously identified initial target areas to continue to our efforts to stabilize these communities.

Distribution and and Uses of Funds:

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.

On April 1, 2010, Volusia County amended its NSP action plan, following a public comment period, and cancelled the demolition and development activities (Activities 4 and 5) that provide for using funds for demolition and redevelopment of public facilities and improvements. The funds from Activity 4 and 5 were transferred to Activity 2-c, Rehabilitation for resale. Volusia County does not intend to demolish or redevelop any foreclosed or abandoned homes using NSP funds. Through this amendment, Volusia County also transferred all the funds from Activity 3, Financing Mechanisms, to Activity 2-a, Acquisition for Resale.

On July 9, 2010, Volusia County completed a technical correction and transferred \$200,000 from Activity 2-c to Activity 2-a, and transferred \$299,000 from Activity 2-c1 to Activity 2-b. On August 16, 2010 Volusia County completed a technical correction



and transferred \$74,006.23 from Activity 2-a to Activity 2-c; transferred \$216,896.11 from Activity 2-b to new Activity 2-d; transferred \$44,000.00 from Activity 2-b to new Activity 2-d1; and transferred \$82,210.07 from Activity 2-c1 to new Activity 2-d1. On August 25, 2010 Volusia County completed a technical correction/budget adjustment and transferred \$14,636.98 from Activity 2-a to Activity 2-c. On December 28, 2011, Volusia County completed a technical correction and budget modification. At the direction of HUD, Volusia County modified the project and activity budgets to provide for \$2,500,000 of earned and estimated program income. Additionally, Activity 2-b1 was established to provide for a rental activity for The Neighborhood Center of West Volusia. An NSP-assisted home will be transferred to this non-profit for rental for 15 years to households at 50% or less of the area median income. Other technical corrections were made to the performance measures and other sections of the plan to align it with planned accomplishments, and organizational responsibility. On June 20, 2012, Volusia County completed a technical correction and budget modification. The budget for Activity 2-a was decreased by \$250,000 and the budget for Activity 2-d was increased by \$250,000 due to sales of NSP homes to low-income households exceeding original projections. On July 15, 2014, Volusia County completed a technical correction and budget modification. The budget for Activity 2-a was decreased by \$32,620.05; the budget for Activity 2-b was decreased by \$73,235.49; and the budget for Activity 2-c was increased by the total of these two amounts. The total budget for Project 2 was neither increased nor decreased. These modifications were undertaken because Activity 2-a and 2-b are complete and the balance of funds have been transferred to Activity 2-c which is still underway. On July 21, 2014, Volusia County completed a technical correction and budget modification. The budget for Activity 2-c was decreased by \$690.31, and the budget for Activity 2-d was increased by \$690.31. The total budget for Project 2 was neither increased nor decreased. The modifications were undertaken to provide funds for Activity 2-d. On December 11, 2014, Volusia County completed a budget modification. The budget for Activity 1 was increased by \$35,000, and the budget for Activity 2-c was increased by \$315,000.00. The budgets were increased to provide for estimated program income anticipated to be received from the resale of NSP1 homes during the next twelve months. The NSP1 Action Plan was amended for these budget modifications on January 5, 2015.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,072,830.70
Total Budget	\$0.00	\$8,072,830.70
Total Obligated	\$89,971.19	\$7,676,592.50
Total Funds Drawdown	\$89,971.19	\$7,676,592.50
Program Funds Drawdown	\$0.00	\$5,091,102.91
Program Income Drawdown	\$89,971.19	\$2,585,489.59
Program Income Received	\$158,014.95	\$2,653,533.35
Total Funds Expended	\$0.00	\$7,651,349.88
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$722,314.19
Limit on State Admin	\$0.00	\$722,314.19

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,305,707.75	\$2,998,211.38

Overall Progress Narrative:

Volusia County Community Assistance Division continues to actively administer its NSP1 program through staff, vendors and contractors. One NSP1 home was sold to a moderate income household during this reporting period. One NSP1 home is under contract for sale. Two NSP1 homes will commence rehabilitation during the next reporting period. Volusia County will be acquiring additional foreclosed homes over the next six months to rehabilitate and resell. Volusia County is actively engaged in facilitating the transfer of previously acquired rental housing units to two other non-profits to continue to own and manage as low-income rental housing for the balance of the NSP affordability period.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$807,283.00	\$387,576.46
2, Acquisition/Rehabilitation/Resale	\$0.00	\$7,265,548.00	\$4,703,526.45
3, Financing Mechanisms	\$0.00	\$0.00	\$0.00
4, Demolition	\$0.00	\$0.00	\$0.00
5, Redevelopment	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 1 / Administration

Grantee Activity Number: 1-a
Activity Title: Administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/03/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/02/2014

Completed Activity Actual End Date:

Responsible Organization:

County of Volusia, FL

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$807,283.00
Total Budget	\$0.00	\$807,283.00
Total Obligated	\$0.00	\$722,314.19
Total Funds Drawdown	\$0.00	\$722,314.19
Program Funds Drawdown	\$0.00	\$387,576.46
Program Income Drawdown	\$0.00	\$334,737.73
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$722,314.19
County of Volusia, FL	\$0.00	\$722,314.19
Match Contributed	\$0.00	\$0.00

Activity Description:

General program planning and oversight. A budget modification dated December 28, 2011 adjusted the project and activity budget to reflect estimated program income to be earned during the life of the grant and used for program administration. The Action Plan was amended on January 5, 2015 to increase the budget for Activity 1. The budget for Activity 1 was increased by \$35,000, which is 10% of the anticipated program income to be earned from the resale of NSP1 homes during the upcoming 12 months.

Location Description:

County of Volusia, FL

Activity Progress Narrative:



Volusia County continues to actively administer the NSP1 program through staff, contractors and vendors. Volusia County is experiencing a change of staff of its financial support services, and the expenditures incurred during this quarter will be drawn during the next reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	

Project # / Title: 2 / Acquisition/Rehabilitation/Resale

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

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

09/02/2013

Completed Activity Actual End Date:

Responsible Organization:

Haven Recovery Center, Inc.

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$1,226,764.51



Total Budget	\$0.00	\$1,226,764.51
Total Obligated	\$0.00	\$1,226,764.51
Total Funds Drawdown	\$0.00	\$1,226,764.51
Program Funds Drawdown	\$0.00	\$891,309.75
Program Income Drawdown	\$0.00	\$335,454.76
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,226,764.51
Haven Recovery Center, Inc.	\$0.00	\$1,226,764.51
Match Contributed	\$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. A technical correction dated July 9, 2010 transferred \$299,000 from Activity 2-c1 to this activity. A technical correction dated August 16, 2010 transferred \$216,896.11 to new Activity 2-d, Low Income Acquisition for Resale and transferred \$44,000.00 to new Activity 2-d1, Low Income Rehabilitation for Resale. On January 27, 2011 this activity was modified. The modifications corrected the responsible organization, changing from County of Volusia to Haven Recovery Center, Inc. The modifications also reduced the proposed number of housing units and beneficiaries to zero, to correct possible double-counting of performance measures. The housing units and beneficiaries will be counted in Activity 2-c1. On August 25, 2011 the grant budget was modified to provide grant funds to revise an earlier draw. On December 28, 2011 a budget modification was completed to increase the activity budget for projected program income to be used for this activity. The modification also revised the proposed performance measures, since Activity 2 c-1 was defunded.

Location Description:

Targeted census tracts in the cities of DeBary, DeLand, Edgewater, Holly Hill, Lake Helen, New Smyrna Beach, Orange City, Ormond Beach and South Daytona, and adjacent unincorporated areas, with an emphasis on Holly Hill and Deland.

Activity Progress Narrative:

Volusia County had previously provided NSP1 funds to the non-profit organization, Windward Behavioral Care, Inc. (formerly known as Serenity House of Volusia, Inc. and Haven Recovery Center, Inc.) for the acquisition and rehabilitation of eight foreclosed properties (12 units) for rental to very-low income households. During this quarter, Windward Behavioral Care lost a critical state funding stream, and its board of directors voted to dissolve the corporation. Volusia County has secured the commitment of Mid-Florida Housing Partnership, Inc. (a certified CHDO), and the Neighborhood Center of West Volusia, Inc. to assume the ownership, management and administration of these units for the balance of the NSP affordability period as rental housing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/4
# of Parcels acquired voluntarily	0	8/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/4
# of Singlefamily Units	0	12/4



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	12/4	0/0	12/4	100.00
# Renter Households	0	0	0	12/4	0/0	12/4	100.00

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

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

09/02/2013

Completed Activity Actual End Date:

Responsible Organization:

County of Volusia, FL

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,728,603.99
Total Budget	\$0.00	\$2,728,603.99
Total Obligated	\$89,971.19	\$2,417,334.60
Total Funds Drawdown	\$89,971.19	\$2,417,334.60
Program Funds Drawdown	\$0.00	\$1,088,798.97
Program Income Drawdown	\$89,971.19	\$1,328,535.63
Program Income Received	\$158,014.95	\$2,022,256.37
Total Funds Expended	\$0.00	\$2,327,363.41
County of Volusia, FL	\$0.00	\$2,327,363.41
Match Contributed	\$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, other reasonable carrying costs and costs incurred to resell the properties to income eligible homebuyers. A technical correction dated July 9, 2010 transferred \$200,000 from this activity to Activity 2-a, Acquisition for Resale. A technical correction dated August 16, 2010 transferred \$74,006.23 to this activity from Activity 2-a, Acquisition for Resale. A technical correction dated August 25, 2010 transferred \$14,636.98 from this activity to Activity 2-a, Acquisition. On January 27, 2011 this activity was modified to correct possible double-counting of beneficiaries and housing units. The proposed beneficiaries were modified to provide that the activity beneficiaries would be moderate and middle income households. Low income owners will be reported under Activity 2-d1. Additionally, the proposed accomplishments were modified to include additional performance measures for energy efficient upgrades being made to the housing units. On July 6, 2011, the budget for this activity was modified to allow for the revision of earlier program draws for expenses that are now attributable to Activity 2-d, 25% set aside as homes were sold to low income beneficiaries. On December 28, 2011, the budget for this activity was modified to reflect estimated program income to be used for this activity. On June 20, 2012, a modification was done to reduce the proposed number of housing units to be acquired and households assisted to 30. On December 4, 2013, the budget for this activity was modified to reflect income transferred from Activity 2-b1, as Activity 2-b1 is complete. On January 5, 2015, the Action Plan was amended to provide for a budget modification for Activity 2-c. The budget was modified to increase by \$315,000.00 to provide for anticipated program income from the resale of NSP1 homes during the upcoming 12 months.



Location Description:

Targeted census tracts in DeBary, DeLand, Edgewater, Holly Hill, Lake Helen, New Smyrna Beach, Orange City, Ormond Beach and South Daytona.

Activity Progress Narrative:

The NSP1 home located at 360 Heritage Estates Lane, Deland was sold on April 13, 2015 to a moderate-income household. The sales proceeds were received as program income, as well as the sales proceed for an NSP1 home sold during the last reporting period. One home is under contract for sale to a middle-income household, and it is anticipated that the closing will occur early in the next reporting period. The Community Assistance Division will be actively involved in the acquisition of additional eligible foreclosed homes during the next six months.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	31/35
#Energy Star Replacement	0	18/13
#Additional Attic/Roof Insulation	1	29/13
#Efficient AC added/replaced	1	22/14
#Replaced thermostats	1	23/14
#Refrigerators replaced	0	26/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	31/35
# of Singlefamily Units	1	31/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	0/0	17/27	31/35	54.84
# Owner Households	0	1	1	0/0	17/27	31/35	54.84

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

