

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

January 1, 2010 thru March 31, 2010 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

QPR Contact:

Paula Szabo

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	\$922,429.65	\$1,002,332.26
Obligated CDBG DR Funds	\$922,429.65	\$1,002,332.26
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, and rehabilitation, as detailed in Activities 2-a, 2-b and 2-c. Volusia County inspected 75 homes for potential acquisition, and completed the acquisition of 5 of these homes during this quarter, for a total of 10 homes. 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, FreddieMac and Wells Fargo.

Serenity House of Volusia, our subrecipient rental partner, acquired 2 homes, with a total of 5 housing units, that will serve households at 50% or less of the area median income. They inspected 2 homes during this quarter, and anticipate acquiring 3 additional homes for rental housing in the Holly Hill target area next quarter. Plans for rehabilitation are underway.

Volusia County advertised for public comment an amendment to its NSP Action Plan which is scheduled for hearing by the Volusia County Council on April 1, 2010. The amendment will expand the NSP target areas to include additional census tracts in the cities of Deland, Edgewater, Holly Hill, Lake Helen, New Smrna Beach, Ormond Beach and South Daytona, and adjacent unincorporated Volusia County, in addition to the existing NSP census tracts. Additionally, the amendment will cancel the proposed activities for clearance and demolition (Activity 4-a) and redevelopment (Activity 5-a), and transfer these funds to the rehabilitation for resale activity (Activity 2-c), as well as transferring the funds for homebuyer assistance (Activity 3-a) to the acquisition for resale activity (Activity 2-a).

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$31,057.95	\$522,283.00	\$58,629.17
2, Acquisition/Rehabilitation/Resale	\$891,371.70	\$3,018,128.00	\$943,703.09
3, Financing Mechanisms	\$0.00	\$1,282,420.00	\$0.00
4, Demolition	\$0.00	\$100,000.00	\$0.00
5, Redevelopment	\$0.00	\$300,000.00	\$0.00
9999, Restricted Balance	\$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	Jan 1 thru Mar 31, 2010	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	\$31,057.95	\$58,629.17
Obligated CDBG DR Funds	\$31,057.95	\$58,629.17
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:

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	Jan 1 thru Mar 31, 2010	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	\$537,826.23	\$589,917.62
Obligated CDBG DR Funds	\$537,826.23	\$589,917.62
Expended CDBG DR Funds	\$0.00	\$1,400.00
County of Volusia, FL	\$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, for a total of ten homes acquired. Six closing are pending in the early part of the next quarter. Volusia County reviewed and/or inspected approximately 75 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, Wells Fargo and Freddie Mac.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	10	0/0	0/0	15/26
# of housing units	0	0	10	0/0	0/0	15/26
# of Households benefitting	0	0	0	0/6	0/20	0/26
# of Parcels acquired voluntarily	0	0	10	0/0	0/0	15/26

Activity Locations

Address	City	State	Zip
1540 19th Street	Orange City	NA	32763

290 Stark Avenue	Orange City	NA	32763
529 Gilmore Stage Drive	Orange City	NA	32763
1436 Wildrose Lane	Holly Hill	NA	32117
1825 15th Street	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

Project Number:
2

Projected Start Date:
03/03/2009

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Acquisition/Rehabilitation/Resale

Projected End Date:
09/02/2010

Responsible Organization:
County of Volusia, FL

Overall	Jan 1 thru Mar 31, 2010	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	\$351,722.41	\$351,722.41
Obligated CDBG DR Funds	\$351,722.41	\$351,722.41
Expended CDBG DR Funds	\$0.00	\$0.00
County of Volusia, FL	\$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 of Volusia, Inc., acquired two properties, consisting of five housing units, this quarter. Two (2) were inspected for potential acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/4
# of housing units	0	0	5	0/0	0/0	5/4
# of Households benefitting	0	0	0	0/4	0/0	0/4
# of Parcels acquired voluntarily	0	0	2	0/0	0/0	2/4

Activity Locations

Address	City	State	Zip
946 15th Street #201	Holly Hill	NA	32117

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	Jan 1 thru Mar 31, 2010	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	\$1,823.06	\$2,063.06
Obligated CDBG DR Funds	\$1,823.06	\$2,063.06
Expended CDBG DR Funds	\$0.00	\$0.00
County of Volusia, FL	\$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 are complete for eight of the ten acquired homes, and these eight homes have gone out to bid to the pool of approved housing contractors. Two contracts have been awarded to the bid winners. Volusia County is working with the Florida Solar Energy Center and other County departments to provide for energy efficiency review and to increase energy efficient rehabilitation. Four of the acquired homes have completed this process, and will have additional energy efficiency 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	10/26
# of housing units	0	0	5	0/0	0/0	10/26
# of Households benefitting	0	0	0	0/10	0/16	0/26

Activity Locations

Address City State Zip

290 Stark Avenue	Orange City	NA	32763
1825 15th Street	Orange City	NA	32763
1436 Wildrose Lane	Holly Hill	NA	32117
529 Gilmore Stage Drive	Orange City	NA	32763
1540 19th Street	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-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

Jan 1 thru Mar 31, 2010

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
Serenity House of Volusia, Inc.	\$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. acquired two homes, consisting of five housing units, during this quarter. The home located at 533 East New York Avenue, Deland, was inspected for lead-based paint, and was found to have lead-based paint. A lead-based paint mitigation plan is being undertaken prior to rehabilitation.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/4
# of housing units	0	0	5	0/0	0/0	5/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

Activity Locations

Address	City	State	Zip
946 15th Street #201	Holly Hill	NA	32117
533 East New York Avenue	DeLand	NA	32724

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

Jan 1 thru Mar 31, 2010

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
County of Volusia, FL	\$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 advertised an amendment to its NSP Action Plan to cancel this activity, and transfer the funds to the acquisition for resale activity (Activity 2-a). The amendment will be heard by the Volusia County Council on April 1, 2010, and submitted to HUD for approval. Homebuyer assistance will be provided with NSP funds in the form of NSP acquisition and rehabilitation 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

Jan 1 thru Mar 31, 2010

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
County of Volusia, FL	\$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 advertised an amendment to its NSP Action Plan to cancel this activity, and transfer the funds to the rehabilitation for resale activity (Activity 2-c). The amendment will be heard by the Volusia County Council on April 1, 2010, and submitted to HUD for approval.

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	Jan 1 thru Mar 31, 2010	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
County of Volusia, FL	\$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 advertised an amendment to its NSP Action Plan to cancel this activity, and transfer the funds to the rehabilitation for resale activity (Activity 2-c). The amendment will be heard by the Volusia County Council on April 1, 2010, and submitted to HUD for approval.

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
