

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

April 1, 2010 thru June 30, 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	\$973,831.02	\$1,976,163.28
Obligated CDBG DR Funds	\$2,104,720.40	\$3,107,052.66
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

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

Overall Progress Narrative:

Volusia County amended its NSP Action Plan on April 1, 2010. The Amendment was submitted to HUD and approved on April 8, 2010. The Amendment expanded the NSP areas of greatest need ("target areas") to be certain census tracts within the cities of DeBary, DeLand, Edgewater, Holly Hill, Lake Helen, New Smyrna Beach, Orange City, Ormond Beach, and South Daytona, and adjacent unincorporated areas. The Amendment cancelled Activity 4-a, Clearance and Demolition, and Activity 5-a, Redevelopment, and transferred these funds to Activity 2-c, Rehabilitation for resale. The Amendment also transferred all of the funds from Activity 3-a, Homeownership Assistance, to Activity 2-a, Acquisition for Resale. Homebuyer Assistance will continue to be provided to first-time homebuyers by leaving NSP funds in the sale in the form of a soft second mortgage, rather than by providing direct financing mechanisms.

Volusia County made significant progress this quarter in several regards. Twelve foreclosed homes were acquired which will be rehabilitated and resold to first-time homebuyers, as detailed further in Activity 2-b. Volusia County has now acquired 22 foreclosed homes for resale. The rehabilitation process is underway for all acquired homes. Four homes have completed rehabilitation. The remaining homes are in some stage of rehabilitation as detailed further in Activity 2-c.

Serenity House of Volusia, Inc. acquired 2 foreclosed homes in Holly Hill for the purpose of permanent rental housing for households at 50% or less of the area median income, as detailed further in Activity 2-b. Serenity House has completed rehabilitation of one home, and is underway with the other 3 homes, as further detailed in Activity 2-c1.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$40,893.42	\$522,283.00	\$99,522.59
2, Acquisition/Rehabilitation/Resale	\$932,937.60	\$4,700,548.00	\$1,876,640.69
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

Activities

Grantee Activity Number:	1-a
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1

Project Title:

Administration

Projected Start Date:

03/03/2009

Projected End Date:

09/02/2010

National Objective:

N/A

Responsible Organization:

County of Volusia, FL

Overall
Apr 1 thru Jun 30, 2010
To Date

	Apr 1 thru Jun 30, 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	\$40,893.42	\$99,522.59
Obligated CDBG DR Funds	\$463,653.83	\$522,283.00
Expended CDBG DR Funds	\$0.00	\$9,707.23
County of Volusia, FL	\$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 the administration of the NSP program, through staff, contract employees and through services and materials provided through the county and contracted entities.

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 - general

Project Number:

2

Projected Start Date:

03/03/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

09/02/2010

Responsible Organization:

County of Volusia, FL

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,282,420.00
Total CDBG Program Funds Budgeted	N/A	\$2,282,420.00
Program Funds Drawdown	\$721,849.90	\$1,311,767.52
Obligated CDBG DR Funds	\$1,233,486.07	\$1,823,403.69
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 twelve single-family, foreclosed homes during this period, for a total of twenty-two homes acquired. Eight closings are pending in the early part of the next quarter. Volusia County reviewed and/or inspected approximately 55 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, as well as directly working other private lenders to acquire appropriate foreclosed homes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	12	0/0	0/0	27/26
# of housing units	0	0	12	0/0	0/0	27/26
# of Households benefitting	0	0	0	0/6	0/20	0/26
# of Parcels acquired voluntarily	0	0	12	0/0	0/0	27/26

Activity Locations

Address City State Zip

845 Second St	Orange City	NA	32763
1235 4th St	Orange City	NA	32763
3510 Victory Palm Dr	Edgewater	NA	32141
1508 Primrose Lane	Holly Hill	NA	32117
1616 Valencia Avenue	Holly Hill	NA	32117
1371 Wright St	Holly Hill	NA	32117
450 Buford Avenue	Orange City	NA	32763
1230 1st Avenue	Deland	NA	32724
2931 Nordman Avenue	New Smyrna Beach	NA	32168
1506 Mobile Avenue	Holly Hill	NA	32117
2332 Royal Palm Dr	Edgewater	NA	32141
317 Riviera Drive	DeBary	NA	32753

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 - general

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	Apr 1 thru Jun 30, 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	\$164,562.06	\$516,284.47
Obligated CDBG DR Funds	\$175,501.06	\$527,223.47
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:

Serenity House of Volusia, Inc. acquired two properties, consisting of three housing units, this quarter. Sixteen foreclosed homes in Deland and Holly Hill were inspected during this quarter for potential acquisition for permanent rental housing for households at 50% or less of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	4/4
# of housing units	0	0	3	0/0	0/0	8/4
# of Households benefitting	0	0	0	0/4	0/0	0/4
# of Parcels acquired voluntarily	0	0	2	0/0	0/0	4/4

Activity Locations

Address	City	State	Zip
636 LPGA Blvd.	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

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,112,420.25
Total CDBG Program Funds Budgeted	N/A	\$1,112,420.25
Program Funds Drawdown	\$45,856.01	\$47,919.07
Obligated CDBG DR Funds	\$212,957.22	\$215,020.28
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 12 foreclosed homes this quarter. Four of the previously acquired homes have had the contractor rehabilitation complete. Four homes are underway with their rehabilitation. Four homes have been awarded a construction contract, and work should commence in the early part of the next quarter. Fourteen homes are in the rehabilitation work write-up phase, and the construction contracts will be awarded in the early part of the next quarter.

Performance Measures

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

Activity Locations

Address	City	State	Zip
1506 Mobile Avenue	Holly Hill	NA	32117

1230 1st Avenue	Deland	NA	32724
450 Buford Avenue	Orange City	NA	32763
1616 Valencia Ave	Holly Hill	NA	32117
2332 Royal Palm Dr	Edgewater	NA	32141
1235 4th St	Orange City	NA	32763
845 Second Avenue	Orange City	NA	32763
1371 Wright St	Holly Hill	NA	32117
317 Riviera Dr	DeBary	NA	32753
2931 Nordman Avenue	New Smyrna Beach	NA	32168
3510 Victory Palm Dr	Edgewater	NA	32141
1508 Primrose Lane	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-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

Apr 1 thru Jun 30, 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	\$669.63	\$669.63
Obligated CDBG DR Funds	\$19,122.22	\$19,122.22
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:

Serenity House of Volusia, Inc. acquired two homes, consisting of three housing units, during this quarter. The rehabilitation of the home located at 946 15th St #201, Holly Hill is complete. The rehabilitation scope of work for the units located at 940 15th St #103, Holly Hill and 636 LPGA Blvd. Holly Hill is underway. The construction scope of work and bid documents for 533 East New York Avenue are complete, and the project will be bid in the early part of the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	6/4
# of housing units	0	0	8	0/0	0/0	13/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

Activity Locations

Address	City	State	Zip
940 15th Street #103	Holly Hill	NA	32117
946 15th Street #201	Holly Hill	NA	32117
533 E. New York Ave	DeLand	NA	32720

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
