

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-08-UN-12-0019

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

Volusia County, FL

Contract End Date:

03/10/2013

Review by HUD:

Original - In Progress

Grant Amount:

\$5,222,831.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$2,500,000.00

Total Budget:

\$7,722,831.00

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.

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	\$7,722,831.00
Total Budget	\$0.00	\$7,722,831.00
Total Obligated	\$127,881.12	\$5,935,042.61
Total Funds Drawdown	\$144,171.96	\$5,958,032.18
Program Funds Drawdown	\$0.00	\$4,155,433.61
Program Income Drawdown	\$144,171.96	\$1,802,598.57
Program Income Received	\$64,723.28	\$1,622,668.38
Total Funds Expended	\$0.00	\$5,853,613.12
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	\$379,160.60
Limit on State Admin	\$0.00	\$379,160.60

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,305,707.75	\$2,829,210.41

Overall Progress Narrative:

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$772,283.00	\$178,466.62
2, Acquisition/Rehabilitation/Resale	\$0.00	\$6,950,548.00	\$3,976,966.99
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

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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$772,283.00
Total Budget	\$0.00	\$772,283.00
Total Obligated	\$0.00	\$522,283.00
Total Funds Drawdown	\$16,290.84	\$379,160.60
Program Funds Drawdown	\$0.00	\$178,466.62
Program Income Drawdown	\$16,290.84	\$200,693.98
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$362,869.76
County of Volusia, FL	\$0.00	\$362,869.76
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.

Location Description:

County of Volusia, FL

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



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



Grantee Activity Number: 2-b1

Activity Title: Low Income Rental - Neighborhood Center

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 - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

03/02/2013

Completed Activity Actual End Date:

Responsible Organization:

The Neighborhood Center of West Volusia

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$160,000.00
Total Budget	\$0.00	\$160,000.00
Total Obligated	\$54.61	\$158,328.65
Total Funds Drawdown	\$54.61	\$158,328.65
Program Funds Drawdown	\$0.00	\$72,510.14
Program Income Drawdown	\$54.61	\$85,818.51
Program Income Received	\$9,798.00	\$9,798.00
Total Funds Expended	\$0.00	\$158,274.04
Match Contributed	\$0.00	\$0.00

Activity Description:

A budget modification dated December 28, 2011 created this activity. The activity will provide for the grantee, Volusia County, to transfer an NSP1-assisted home to the responsible organization. The Neighborhood Center of West Volusia. The organization will operate the home as a group home for households at 50% or less of the AMI for a fifteen year period. The activity was funded with estimated program income.

Location Description:

718 S. Brooks Avenue, Deland, FL 32720

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of Parcels acquired voluntarily	0	1/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	1/1	0/0	1/1	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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,306,876.01
Total Budget	\$0.00	\$2,306,876.01
Total Obligated	\$127,292.67	\$1,200,240.53
Total Funds Drawdown	\$127,292.67	\$1,326,816.32
Program Funds Drawdown	\$0.00	\$503,535.99
Program Income Drawdown	\$127,292.67	\$823,280.33
Program Income Received	\$17,516.00	\$1,191,941.35
Total Funds Expended	\$0.00	\$1,199,523.65
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.

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:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		16/30	
#Energy Star Replacement Windows	0		10/10	
#Additional Attic/Roof Insulation	0		12/10	
#Efficient AC added/replaced	0		14/10	
#Replaced thermostats	0		14/10	
#Refrigerators replaced	0		15/10	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		16/30	
# of Singlefamily Units	0		16/30	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	9/26	18/30	50.00
# Owner Households	0	0	0	0/0	9/26	18/30	50.00

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-d

Activity Title: Low Income Acquisition for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/15/2010

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:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

County of Volusia, FL

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,369,210.41
Total Budget	\$0.00	\$1,369,210.41
Total Obligated	\$533.84	\$1,131,591.87
Total Funds Drawdown	\$533.84	\$1,131,591.87
Program Funds Drawdown	\$0.00	\$955,397.26
Program Income Drawdown	\$533.84	\$176,194.61
Program Income Received	\$37,409.28	\$420,829.23
Total Funds Expended	\$0.00	\$1,131,058.03
County of Volusia, FL	\$0.00	\$1,131,058.03
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will involve acquiring foreclosed and abandoned homes within the NSP target areas, for the purpose of rehabilitating and reselling to households at 50% or less of the area median income. The approved NSP Action Plan provides that NSP funds can be used by Volusia County to acquire foreclosed homes that will be sold to low income households. The technical correction merely creates an activity to accomplish this and transfers the funds for this purpose. Funds in the amount of \$216,896.11 were transferred from Activity 2-b, Acquisition for Rental, to this activity. On January 27, 2011 this activity was modified to reduce the proposed beneficiaries and housing units to 0. This modification was made to correct double-counting of beneficiaries and housing units. These performance measures will be reported in Activity 2-d1. On June 24, 2011 this activity was modified to provide that it be treated as a rehabilitation type activity for accurate reporting of performance measures as the activities that Volusia County had established for LMI homeownership (Activities 2-d and 2-d1) were previously combined upon the recommendation of HUD. On July 6, 2011 the activity budget was modified to increase funds to allow revision of previous drawn expenses as additional homes have been sold to low income beneficiaries. On August 25, 2011 the activity budget was modified to increase funds to allow revisions of previous drawn expenses as additional homes have been sold to low income beneficiaries. On December 28, 2011 the activity budget was modified to increase for estimated program income, and the performance measures were increased. On June 20, 2012 this activity budget was modified to increase for actual and estimated expenditures. The number of project housing units and households assisted was also increased to 12.

Location Description:

NSP targets areas are identified census tracts with high rates of foreclosure and abandonment 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.

Activity Progress Narrative:

The NSP home located at 127 Northbrook, Ormond Beach sold to a low-income household on July 27, 2012.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		11/12	
# of Parcels acquired voluntarily	0		0/0	
#Energy Star Replacement Windows	1		9/5	
#Additional Attic/Roof Insulation	1		9/5	
#Efficient AC added/replaced	1		10/5	
#Replaced thermostats	1		5/5	
#Refrigerators replaced	1		6/5	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		12/12	
# of Singlefamily Units	1		12/12	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	12/7	0/0	12/12	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	1	0	1	12/7	0/0	12/12	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	