

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

July 1, 2009 thru September 30, 2009 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:

Reviewed and Approved

Submitted By:

No Submitter Found

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	\$11,107.23	\$11,107.23
Obligated CDBG DR Funds	\$11,107.23	\$11,107.23
Expended CDBG DR Funds	\$11,107.23	\$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 selected a non-profit subrecipient, Serenity House of Volusia, Inc., to acquire and rehabilitate foreclosed homes for permanent rental housing. Volusia County is in the process of finalizing a partnership with the National Community Stabilization Trust NSP First Look program to work with 4 national lenders to facilitate the acquisition of homes for rehabilitation and resale. One foreclosed home is scheduled to close on October 6. Purchase offers have been made for 2 other homes.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$9,707.23	\$522,283.00	\$9,707.23
2, Acquisition/Rehabilitation/Resale	\$453,288.00	\$1,400.00	\$3,018,128.00	\$1,400.00
3, Financing Mechanisms	(\$1,282,420.00)	\$0.00	\$1,282,420.00	\$0.00
4, Demolition	(\$100,000.00)	\$0.00	\$100,000.00	\$0.00
5, Redevelopment	(\$300,000.00)	\$0.00	\$300,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$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

Jul 1 thru Sep 30, 2009

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

\$9,707.23

\$9,707.23

Obligated CDBG DR Funds

\$9,707.23

\$9,707.23

Expended CDBG DR Funds

\$9,707.23

\$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:

The NSP program is actively pursuing the acquisition of NSP eligible homes in the NSP target areas. Administrative funds have been expended for administrative staff salaries and fringe, legal ads, printing, office related expenses and supplies.

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

Jul 1 thru Sep 30, 2009

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	\$1,400.00	\$1,400.00
Obligated CDBG DR Funds	\$1,400.00	\$1,400.00
Expended CDBG DR Funds	\$1,400.00	\$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:

Acquisition of home at 1116 Old Kings Rd Holly Hill due to close on 10/6/09; purchase offer to acquire homes at 530 Hemingway Ct Deland and 811 Williams Ave Orange City are with owners for consideration. Volusia County is actively promoting NSP program with REO listing brokers, and through partnerships with National Community Stabilization Trust and Bank of American first look program.

Performance Measures

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

Activity Locations

Address	City	State	Zip
1116 Old Kings Road	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-b
Activity Title:	Purchase of Property for Rental Housing

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 - LH - 25% Set-Aside

Responsible Organization:

County of Volusia, FL

Overall

Jul 1 thru Sep 30, 2009

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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

Volusia County has selected a non-profit subrecipient, Serenity House of Volusia, Inc., to acquire and rehabilitate NSP homes for permanent rental housing. The Volusia County Council is scheduled to approve their selection on November 5, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4

# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/4

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

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

Jul 1 thru Sep 30, 2009

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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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 issued an RSQ to increase its pool of approved rehabilitation contractors. All contractors have been trained on the NSP program.

Performance Measures

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

Jul 1 thru Sep 30, 2009

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
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:

No clearance and demolition actions were taken this 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	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	Jul 1 thru Sep 30, 2009	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
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:

No actions were taken this quarter to construct or install public facilities with NSP funds.

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
