

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

April 1, 2018 thru June 30, 2018 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: 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: \$2,858,292.34	
Total Budget: \$8,081,123.34		

Disasters:

Declaration Number

No Disasters Found

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.

Definitions and Descriptions:

null

Low Income Targeting:

null

Acquisition and Relocation:

null

Public Comment:

null

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$8,081,123.34
Total Budget	\$0.00	\$8,081,123.34
Total Obligated	\$348.65	\$8,081,123.34
Total Funds Drawdown	\$348.65	\$8,081,123.34
Program Funds Drawdown	\$348.65	\$5,222,831.00
Program Income Drawdown	\$0.00	\$2,858,292.34
Program Income Received	\$0.00	\$2,858,292.34
Total Funds Expended	\$348.65	\$8,105,519.12
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
County of Volusia, FL	\$ 348.65	\$ 6,707,709.15
Haven Recovery Center, Inc.	\$ 0.00	\$ 1,239,372.72
Serenity House of Volusia, Inc.	\$ 0.00	\$ 0.00
The Neighborhood Center of West Volusia	\$ 0.00	\$ 158,437.25

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$7,294,798.21	\$.00	\$.00
Limit on Public Services	\$783,424.65	\$.00	\$.00
Limit on Admin/Planning	\$522,283.10	\$785,595.58	\$785,595.58

Limit on Admin	\$.00	\$ 785,595.58	\$ 785,595.58
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$ 2,020,280.84		\$ 3,060,687.24

Overall Progress Narrative:

Volusia County has met expenditures requirements and is awaiting grant closeout technical assistance. There are no performance measures or activity to report on this reporting period.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$348.65	\$785,595.58	\$501,777.30
2, Acquisition/Rehabilitation/Resale	\$0.00	\$7,295,527.76	\$4,721,053.70
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

Project # /	1 / Administration
-------------	--------------------

Grantee Activity Number: 1-a

Activity Title: Administration

Activity Type:	Administration	Activity Status:	Under Way
Project Number:	1	Project Title:	Administration
Projected Start Date:	03/03/2009	Projected End Date:	12/30/2018
Benefit Type:	N/A	Completed Activity Actual End Date:	
National Objective:	N/A	Responsible Organization:	County of Volusia, FL

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$785,595.58
Total Budget	\$0.00	\$785,595.58
Total Obligated	\$348.65	\$785,595.58
Total Funds Drawdown	\$348.65	\$785,595.58
Program Funds Drawdown	\$348.65	\$501,777.30
Program Income Drawdown	\$0.00	\$283,818.28
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$348.65	\$809,991.36
County of Volusia, FL	\$348.65	\$809,991.36
Most Impacted and Distressed Expended	\$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 earned from the resale of NSP1 homes during the upcoming 12 months.

On April 7, 2016, Volusia County amended its NSP1 Action Plan. The amendments increased the project and activity budgets by \$500,000 based on estimated program income to be earned from the resale of NSP homes. The budget for Activity 1 was increased by \$50,000 which is 10% of the estimated program income.

On January 10, 2017 HUD approved Volusia County's request to Transfer NSP Program Income in the amount of \$90,124.27 that was associated with Activity 2-c to CDBG. A copy of the approval letter has been uploaded in the Supporting Documents section of this Administrative Activity.

On March 14, 2017 HUD approved Volusia County's request to Transfer NSP1 Program Income in the amount of \$84,190.97 that was associated with Activity 2-c to CDBG. A copy of the approval letter has been uploaded in the Supporting Documents section of this Administrative Activity.

On February 15, 2018 Volusia County reduced the budget for Activity 1-a, Administration to reflect the amount of expenditures. The County is nearing the closeout of the grant and no further costs will be charged to this budget.

On February 14, 2018 HUD approved Volusia County's request to Transfer NSP1 Program Income in the amount of \$86,495.31 that was associated with Activity 2-d to CDBG. A copy of the approval letter has been uploaded to the Supporting Documents section of this Administrative Activity.

On March 8, 2018, the budget for Activity 1-a was modified to increase by \$348.65 to reflect actual and

proposed expenses; and the activity was corrected to provide that the activity is being carried out by the grantee, Volusia County, through its employees and contractors.

Location Description:

County of Volusia, FL

Activity Progress Narrative:

The grantee completed a draw of administrative expenditures during this reporting period. The grantee is taking awaiting technical assistance to complete the grant closeout process.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
---------------------------------------	------

Project # /	2 / Acquisition/Rehabilitation/Resale
--------------------	--

Grantee Activity Number: 2-a

Activity Title: Acquisition

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
2

Projected Start Date:
03/03/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehabilitation/Resale

Projected End Date:
12/30/2018

Completed Activity Actual End Date:

Responsible Organization:
County of Volusia, FL

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$1,538,732.33
Total Budget	\$0.00	\$1,538,732.33
Total Obligated	\$0.00	\$1,538,732.33
Total Funds Drawdown	\$0.00	\$1,538,732.33
Program Funds Drawdown	\$0.00	\$1,466,659.15
Program Income Drawdown	\$0.00	\$72,073.18
Program Income Received	\$0.00	\$99.80
Total Funds Expended	\$0.00	\$1,538,732.33
County of Volusia, FL	\$0.00	\$1,538,732.33
Most Impacted and Distressed Expended	\$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 resonable real estate fees, sales fees, closing costs, and other soft/project related costs. A technical correction dated July 9, 2010 transferred \$200,000 from Activity 2-c, Rehabilitation and Resale to this activity. A technical correction dated August 16, 2010 transferred \$74,006.23 from this activity to Activity 2-c, Rehabilitation and Resale. A technical correction dated August 25, 2010 transferred \$14,636.98 from this activity to Activity 2-c, Rehabilitation and Resale. On January 27, 2011 this activity was modified to reduce the proposed beneficiaries and proposed housing units to 0. This modification was made to reduce double-reporting of beneficiaries and housing units, as these will be reported in Activity 2-c. On December 28, 2011 the budget of this activity was modified and reduced to the obligated amount. On June 20, 2012 the budget of this activity was modified and reduced. On December 4, 2013, the budget for this activity was modified and reduced. On February 28, 2014, the budget for this activity was modified and reduced. On March 28, 2017, the Activity Type was changed from Acquisition general to rehabilitation/rehabilitation of residential structures per guidance from HUD. No performance measures are being reported for this activity as the beneficiaries are being reported under Activity 2-c. On March 8, 2018 Activity 2-a was corrected to provide that the activity was being undertaken by the grantee, through its employees and contractors.

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.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof	0	0/0
# of Properties	0	0/0
#Refrigerators replaced	0	0/0

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

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	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
--------------------------------	------

Grantee Activity Number: 2-d

Activity Title: Low Income Acquisition for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/15/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

12/30/2018

Completed Activity Actual End Date:

Responsible Organization:

County of Volusia, FL

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$1,662,877.27
Total Budget	\$0.00	\$1,662,877.27
Total Obligated	\$0.00	\$1,662,877.27
Total Funds Drawdown	\$0.00	\$1,662,877.27
Program Funds Drawdown	\$0.00	\$1,227,897.59
Program Income Drawdown	\$0.00	\$434,979.68
Program Income Received	\$0.00	\$627,597.68
Total Funds Expended	\$0.00	\$1,662,877.27
Most Impacted and Distressed Expended	\$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 Volsuia 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 sole 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. On December 4, 2013, the activity budget was modified to increase for actual and estimated expenditures. The increased budget was transferred from Activity 2-a. On February 28, 2014, the activity budget was modified to increase for actual expenditures. The increased budget was transferred from Activity 2-a. On Februaru 3, 2016, the activity budget was modified to increase by \$2,100 for planned expenditures. The increased budget twas transferred from Activity 2-c. The total project budget was neither increased nor

decreased.
On March 24, 2017, the activity budget for Activity 2-d was modified to increase by \$45,000.00; the increase was transferred from Activity 2-d. The total project budget was neither increased nor decreased.
On October 25, 2017, the activity budget for Activity 2-d was modified to increase by \$3,500; the increased was transferred from Activity 2-c. The total project budget was neither increased nor decreased.
On March 8, 2018, the activity budget for Activity2-d was modified to decrease by \$732.25 to reflect the amount of actual and proposed budget; Activity 2-d was also modified to correct that the activity was undertaken by the County of Volusia through its employees and contractors.

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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof	0	15/5
#Efficient AC added/replaced	0	14/5
# ELI Households (0-30% AMI)	0	1/0
#Energy Star Replacement	0	12/5
# of Properties	0	17/12
#Refrigerators replaced	0	15/5
#Replaced thermostats	0	14/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/12
# of Singlefamily Units	0	17/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	17/7	0/0	17/12	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner	0	0	0	17/7	0/0	17/12	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
--------------------------------	------