

Action Plan

Grantee: Volusia County, FL

Grant: B-11-UN-12-0019

LOCCS Authorized Amount:	\$ 3,670,516.00
Grant Award Amount:	\$ 3,670,516.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 3,550,000.00
Total Budget:	\$ 7,220,516.00

Funding Sources

Funding Source	Funding Type
NSP3	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

In Volusia County, the areas of greatest need for the Neighborhood Stabilization Program 3 (NSP3) were developed pursuant to the criteria established in the Housing and Economic Recovery Act of 2008 (HERA) and the NSP3 Notice that was authorized in the Dodd-Frank Wall Street Reform and Consumer Protection Act (Frank-Dodd Act). The purpose of the NSP3 is to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned. As required by the Frank-Dodd Act for the NSP3 application, Community Assistance used HUD's Foreclosure Need website to identify the areas of greatest need that will likely face a significant rise in the rate of home foreclosures. Community Assistance evaluated the census tracts that are the current NSP1 target areas as the first step in determining the areas of greatest need for NSP3 funding as it had already been determined that these census tracts were heavily impacted by foreclosures. The neighborhoods identified by Community Assistance as being the areas of greatest need had an individual or average combined index score not less than 17. This is the minimum threshold score established by HUD for the State of Florida. Using the data provided by HUD through its website mapping tool, Community Assistance analyzed the foreclosure starts in the past year for each of the threshold census tracts. Volusia County has historically and culturally been divided between the Eastside and Westside communities, due in part to the large portion of the center of the county that remains undeveloped and/or agricultural land. With this in mind, Community Assistance determined that the NSP3 areas of greatest need must include highly impacted neighborhoods on both sides of the county. Pursuant to the Frank-Dodd Act, the NSP3 funds are intended to be used in the areas of greatest need that are drawn in a targeted manner such that the funds can have a positive impact on the selected neighborhoods. . Using the HUD foreclosure mapping tool, Volusia County revised and narrowed the potential NSP 3 target areas, focusing on smaller neighborhood regions within these census tracts. The Volusia County NSP3 allocation focuses on five (5) neighborhoods, defined pursuant to the NSP3 criteria, to create a significant impact for the hardest hit communities. Initial target areas are the neighborhoods described in Table A below which are composed of census tract block groups DeLand, Orange City, Edgewater, and Holly Hill described generally below. DeLand – Daytona Park Estates: Portion of census tract 903.01 in unincorporated DeLand known as Daytona Park Estates (Generally bounded by US 92, Kepler Road, Larkspur Road, and East Parkway) Orange City – Orange City Terraces: Portion of census tract 908.01 in unincorporated Orange City known as the Orange City Terraces neighborhood (Generally bounded by Fern Street, Cypress Avenue, Adeline Street and Lawton Avenue) Orange City – West Highlands: Portion of census tract in 908.01 in unincorporated Orange City known as the West Highlands neighborhood (Generally bounded by 20th Street, Werley Trail, 1st Street and Hamilton Avenue) Edgewater – Florida Shores South: Portion of census tract 824.01 in the city of Edgewater known as a portioenerally bounded by SR 442 – Indian River Blvd., Willow Oak Drive., 22nd Street, Silver Palm Drive, 26th Street and Guava Drive) Holly Hill – Nova East: Portion of census tract 809.00 in the city of Holly Hill called Nova East (Generally bounded by LPGA Blvd., N. Nova Road, 3rd Street and Center Street) The NSP3 funds will be used for the following activities: Program planning and administration: \$367,051.00 Acquisition & rehabilitation of foreclosed properties for resale: \$2,3



How Fund Use Addresses Market Conditions:

Volusia County Community Assistance Division staff conducted an analysis of the local housing market conditions to comply with the requirements of NSP3 regulations. The following data was reviewed for Volusia County as a whole, and to the extent available, for the proposed NSP3 census tract target areas, in conducting this analysis:

- Trulia.com website (Internet based real estate market analysis website)
- U.S. Census, American Community Survey for 2007-2009
- Volusia County Consolidated Plan for FY 2010-2014: Housing Needs Assessment and Housing Market Analysis sections
- Volusia County Economic Development Division
- University of Florida Shimberg Center for Affordable Housing
- West Volusia and Daytona Area Association of Realtors
- National Association of Realtors

Additionally, Community Assistance staff consulted with local housing partners, including community housing development organizations and affordable rental housing providers, regarding housing market conditions in the county, with particular focus on rental housing needs. The analysis of the local housing market conditions revealed the key conditions and trends related to housing tenure, homes sales, rental market, housing affordability and employment for Volusia County. This analysis is summarized below.

Housing tenure: • Volusia County's housing tenure is heavily weighted in favor of homeownership. As of 2009, the U.S. Census estimated 73.8% of occupied housing units in the county were homeowner occupied. • The percentage of owner occupied homes in the county as a whole has decreased slightly from 2007 when the U.S. Census estimated that 76.0% of occupied housing units in the county were homeowner occupied. • Homeownership rates for the NPS3 proposed census tracts is summarized below, and shows that generally these census tracts have any even higher rate of homeownership than the county as a whole:

City-	Census tract	2005-2009 Percentage of homeownership
Deland -	903.01	81.5%
Orange City -	908.01	79.5%
Edgewater -	830.04	84.9%
Holly Hill -	809.00	56.5%

U.S. Census, American Community Survey 2005-2009 Homes sales: • Local home sales data accumulated and reported on the Trulia.com website provided both positive and negative indicators of the strength of the local market for sale of single family residences in thposed NSP 3 target cities, as summarized below:

Ar;	Numberof homes for sale	Number of homes recently sold	Median sales price	Year over year change
Deland -	32720	373		

&n

Ensuring Continued Affordability:

The affordability period will be fifteen (15) years for properties acquired through this program for rental or homeowner purposes.

Community Assistance will ensure long term affordability for rental properties through the use of a declaration of covenants and restrictions that will be recorded against the property. Community Assistance will annually monitor single and multi-family rental units that are assisted with NSP funds during the affordability period to ensure that the specified units are affordable and that the property(s) continue to meet minimum housing quality standards.

Community Assistance will ensure long term affordability for homeowner properties that the County directly acquires and rehabilitates through the use of restrictive covenants in the mortgage that is provided from the County to the homebuyer. If the homeowner who has been assisted through the program transfers title or fails to maintain the home as their primary residence before the 15 year affordability period expires, the assistance provided by Community Assistance will be subject to recapture, and a portion of the appreciated value of the property must be paid to the County. Long term affordability for homeowner properties that are owned and rehabilitated by Homebuyer Partners will be ensured through a recorded declaration of covenants and conditions with resale restrictions for 15 years.

Definition of Blighted Structure:

A structure shall be defined as blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. Additionally, "blighted" shall also be defined as buildings that are unsafe and dilapidated and meet conditions included in the Code of Ordinances adopted by the County of Volusia, from the Florida Statutes, Chapter 553, Building Construction Standards:

CODE OF ORDINANCES County of Volusia, Florida. Chapter 58 Health and Sanitation/Article III Unsafe or Dilapidated Buildings

(a) A building is unsafe or dilapidated when any of the following conditions exist:

- (1) There is an unusual sagging or leaning out of plumb of the building or any parts of the building and such effect is caused by deterioration or over-stressing to such an extent that there is a reasonable likelihood that the walls or other structural members may fall or give way.
 - (2) The building has improperly distributed loads upon the floors or roofs, or the same are overloaded or have insufficient strength to be reasonably safe for the purpose used.
 - (3) The building has been damaged or destroyed by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or nearby the structure.
 - (4) The building is so dilapidated, decayed, unsafe, unsanitary, or so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation or occupancy, or is likely to cause sickness or disease, so as to injure the health, safety, or general welfare.
 - (5) The building has parts that are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.
 - (6) The building is vacant and not sufficiently secured to prevent easy access to trespassers and vagrants, or is otherwise untended or unkempt to the extent that it poses a general health or safety hazard for neighboring people or property.
 - (7) The electrical or mechanical installations or systems create a hazardous condition contrary to the standards of the Florida Building Code.
 - (8) An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.
- (b) A building that is unsafe or dilapidated constitutes a nuisance.

Definition of Affordable Rents:

The definition of affordable rents for Community Assistance assisted activities are the annually published HOME rents and the State Housing Initiatives Partnership (SHIP) program rents based on bedroom size. The Low HOME rent is the maximum rent for individuals and families up to 50% of the area median income (AMI). The High HOME rent is the maximum rent for individuals



and families up to 80% of AMI. The SHIP rent schedule, published annually by the Florida Housing Finance Corporation, is the maximum rent for individuals and families with incomes greater than 80% of AMI and less than 120% of AMI.

Housing Rehabilitation/New Construction Standards:

All rehabilitation work undertaken through the Neighborhood Stabilization Program shall be in accordance with the Florida Building Codes currently in effect. Additionally, the Volusia County Community Assistance Division Minimum Rehabilitation Standards have been amended for the NSP3 program to include standards for enhanced energy efficiency and conservation. The NSP3 Rehabilitation Standards are attached as Addendum B.

New home construction with comply with the Florida Building Code and as applicable will follow appropriate EnergyStar standards to reduce energy consumption and use.

Vicinity Hiring:

Volusia County, and its rehabilitation contractors, shall to the maximum extent possible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. Among other procedures, Volusia County and its contractors will post hiring and contracting notices on its website, at the project, in selected publications, and conduct outreach with applicable employment organizations.

On April 19, 2012, Volusia County completed a technical correction modifying the approved plan language regarding NSP3 requirements to promote target area vicinity hiring. This revision will require Volusia County and contractors to develop a plan to address vicinity hiring requirements, with suggestions for actions to be taken to fulfill these requirements.

Procedures for Preferences for Affordable Rental Dev.:

The procedures that Volusia County undertook to create preferences for the development of affordable rental housing with NSP3 funds involved the review of the local housing market analysis, with particular attention to the rates of homeownership, rental occupancy, affordability, employment, wages, market rents, and other factors for each of the proposed NSP 3 target areas and countywide. The County also considered other sources of funds for the development of rental housing in the community. A preference for the development of affordable rental housing in the Holly Hill Nova East neighborhood was established to take advantage of the higher demand for decent rental housing in this NSP3 neighborhood, and because of the proximity of this neighborhood to public transportation and employment centers.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First) Phillips, Diana

Email Address dphillips@volusia.org

Phone Number 386-736-5955

Mailing Address 110 W. Rich Avenue, DeLand, Florida 32720

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Program Planning & Administration	1	Program Planning & Administration
2	Acquisition and Rehabilitation for	2	Acquisition & Rehabilitation for Resale
3	Acquisition & Rehab for Resale -	3	Acquisition & Rehab for Resale - Low Income
4	Acquisition & Rehabilitation for	4	Acquisition & Rehab for Rental - Low Income Set As
5	Acquisition & Rehab for Resale -	5	Acquisition & Rehab for Resale - Low Income
6	Redevelopment of vacant land for	6	Redevelopment of vacant land for home construction
9999	Restricted Balance	No activities in this project	



Activities

Project # / Title: 1 / Program Planning & Administration

Grantee Activity Number: 1

Activity Title: Program Planning & Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

1

Project Title:

Program Planning & Administration

Projected Start Date:

03/10/2011

Projected End Date:

12/01/2019

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 722,051.60

Most Impacted and Distressed Budget: \$ 0.00

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Other Funds: \$ 490,306.32

Total Funds: \$ 1,212,357.92

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Volusia

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Volusia

Organization Type

Local Government

Proposed Budget

\$ 722,051.60

Funding Source Name

NSP3

Matching Funds

No

Funding Amount

\$ 490,306.32



Location Description:

Countywide

Activity Description:

Neighborhood Stabilization Program funds will be used to pay reasonable administrative costs related to the planning and execution of the program activities included within this substantial amendment. The costs will include those required for overall management, coordination, monitoring, reporting, and direct and indirect charges.

On April 19, 2012, Volusia County amended its NSP3 action plan for the purpose of expanding the existing NSP3 program target areas, modifying activity budgets, creating an additional activity for resale to low-income households and make technical corrections.

On December 13, 2013, Volusia County modified this activity budget to provide for \$53,201 of earned program income.

On July 7, 2014, Volusia County modified this activity budget to increase by \$70,054.32 for earned program income.

On October 23, 2014, Volusia County modified this activity budget to increase by \$26,745.28 for earned program income.

On January 5, 2015, Volusia County amended the NSP3 Action Plan to increase the project and activity budget for Activity 1 by \$65,000. The budgets were increased for anticipated program income from the resale of NSP3 homes during the upcoming 12 months. The budget for administration was increased by 10% of the anticipated program income.

On April 7, 2016, Volusia County amended the NSP3 Action Plan to increase the project and activity budget for Activity 1 by \$70,000. The budgets were increased for anticipated program income from the resale of NSP3 homes during the upcoming 12 months. The budget for administration was increased by 10% of the anticipated program income.

On August 7, 2018, Volusia County modified the budget project and activity budget for Activity 1 to increase the project and activity budget for Activity 1 by \$70,000. The budget was increased for anticipated and estimated program income from the resale of NSP3 homes during the upcoming 12 months. The budget for administration was increased by 10% of the anticipated program income.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 2 / Acquisition and Rehabilitation for Resale

Grantee Activity Number: 2

Activity Title: Acquisition & Rehabilitation for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisition and Rehabilitation for Resale

Projected Start Date:

03/10/2011

Projected End Date:

03/10/2019

Project Draw Block by HUD:

Project Draw Block Date by HUD:



Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for
NSP Only

Activity Draw Block Date by HUD:

Total Budget: \$ 3,223,500.25

**Most Impacted and
Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,223,500.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	37		20	54.05
# of Households	37		20	54.05

Proposed Accomplishments

	Total
# of Singlefamily Units	37
# of Housing Units	37
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	17
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	23
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	17
#Replaced hot water heaters	15
#Replaced thermostats	23
#Efficient AC added/replaced	23
#High efficiency heating plants	
#Additional Attic/Roof Insulation	30
#Energy Star Replacement Windows	17
# of Properties	37



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

County of Volusia

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Volusia

Organization Type

Local Government

Proposed Budget

\$ 3,223,500.25

Location Description:

DeLand - Daytona Park Estates; Edgewater - South Florida Shores, Florida Shores North and 26th South; Holly Hill - Nova East, Nova West; Orange City - Orange City Terraces, West Highlands and Hamilton East

Activity Description:

Acquisition: The Community Assistance Division will work directly with lenders and through the National Community Stabilization Trust to acquire single-family homes, including townhomes and duplexes, in the NSP3 target areas that have been foreclosed, vacant for at least 90 days, and are on the lender's or investor's current inventory of real estate owned property. Once foreclosed properties have been identified in the target areas, the Community Assistance Division will negotiate with the lender(s) to obtain the maximum reasonable purchase discount, with a minimum of 1% discount from the appraised value. Acquisition costs will include all eligible acquisition costs, and direct project delivery costs.

Rehabilitation: Community Assistance plans to use NSP3 funds for the rehabilitation of the acquired foreclosed 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 direct project delivery costs.

All rehabilitation work shall be undertaken by approved contractors that are selected through a competitive process. The rehabilitation work shall be performed in accordance with the Florida Building Codes currently in effect. The County of Volusia Minimum Standards for Rehabilitation of Residential Properties, amended for NSP3 to include energy efficiency and conservation standards, shall be used in completing work specifications for all rehabilitation activities. If the estimated cost of the rehabilitation at acquisition would exceed 65% of the appraised value of the structure, the unit will be re-evaluated for suitability as an acquisition for this activity with NSP3 funds.

Volusia County, and its rehabilitation contractors, shall to the maximum extent possible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. Among other procedures, Volusia County and its contractors will develop a plan to address vicinity hiring which may include posting of hiring and contracting notices on its website, at the project, in selected publications, and conduct outreach with applicable employment organizations.

Disposition: Community Assistance will establish a period of time in which to sell the acquired home to income eligible homebuyers. Failure to sell the home in a timely manner will result in the possibility that Community Assistance will turn the unit into an affordable rental unit to be managed by the NSP Rental Partner or a property management agency that has been selected by Community Assistance during a competitive selection process. The County may also determine to dispose of the property through a lease purchase program.

Direct homeownership assistance: Community Assistance will ensure continued affordability by leaving a portion of the NSP acquisition and rehabilitation funds behind in the form of a 0% interest, 15 year deferred loan that will be forgiven if all occupancy conditions are met. Funds will be recaptured if the conditions are violated. Funds can be used for down payment assistance, closing costs and pre-paid real property taxes and insurances, and gap financing. The amount of assistance that will be left behind as a deferred payment loan will be tiered according to income and need of the homebuyer. As long as the borrower/owner maintains the property as their principal homestead residence during the fifteen year period of affordability, the loan will remain deferred.

Program income received from the sale of assisted units will be recycled for eligible NSP3 activities.

If a foreclosed upon home or residential property is to be sold to an individual or household as a primary residence, no profit may be earned by Community Assistance on such sale. The property 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 such home up to a decent, safe and habitable condition. Community Assistance will allow and pay for real estate sales fees that are fair and reasonable as part of the acquisition and rehabilitation process. Sales fees, closing costs, and other soft/project related costs associated with the acquisition and rehabilitation shall be considered "program delivery" type costs and will be charged to the individual projects assisted.

On July 27, 2011, the activity type in DRGR was modified to reflect that the Activity Type is Rehabilitation/Reconstruction of residential properties, and the appropriate performance measures were selected.

On April 19, 2012, Volusia County amended this activity for the purpose of expanding the existing NSP3 program target areas, modifying the activity budget by transferring \$300,000 to Activity Number 5 and make technical corrections.

On December 13, 2013, Volusia County modified this activity budget to provide for \$478,813 of earned program income.

On July 7, 2014, Volusia County modified this activity budget and projected beneficiaries to provide for \$400,000 of earned program income.

On October 23, 2014, Volusia County modified this activity budget by adding \$240,697.50 of earned program income, and increased the projected housing units and beneficiaries.

On January 15, 2015, Volusia County amended the NSP3 Action Plan to increase the project and activity budgets for Activity 2 by \$575,000. The budget increase was due to anticipated program income from the resale of NSP3 homes during the upcoming 12 months.

On September 10, 2015, Volusia County modified the NSP3 Action Plan to transfer \$50,000 from Activity 2, and move to Activity 5.

On April 7, 2016, Volusia County amended the NSP3 Action Plan. The amendments added \$630,000 to Activity 2 which is estimated program income to be earned from the resale of NPS homes during the next 12 months, and the amendments transferred \$300,000 from Activity 2 to Activity 4 - Rental Low Income. The amendments also increased the performance measures to allow for additional homes to be purchased and resold to income eligible households.

On June 1, 2017, Volusia County modified the budget for Activity Number 2 by transferring \$400,000 from Activity Number 2 to Activity Number 6.

On February 23, 2018, Volusia County modified the budget for Activity 2 by transferring \$157,000 from Activity 2 to Activity 5.

On June 14, 2018, Volusia County modified the budget for Activity 2, by transferring \$200,000 from Activity 2 to Activity 5 and by transferring \$79,648 from Activity 2 to Activity 6.

On July 1, 2018, Volusia County modified the activity budgets for Activity 2, by transferring \$198.25 from Activity 2 to Activity 4. The total grant funding did not change.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: 3 / Acquisition & Rehab for Resale - Low Income

Grantee Activity Number:	3	
Activity Title:	Acquisition & Rehab for Resale - Low Income	
Activity Type:		Activity Status:
Rehabilitation/reconstruction of residential structures		Under Way
Project Number:		Project Title:
3		Acquisition & Rehab for Resale - Low
Projected Start Date:		Projected End Date:
03/10/2011		03/10/2016
Project Draw Block by HUD:		Project Draw Block Date by HUD:
Not Blocked		
Activity Draw Block by HUD:		Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total **Low** **Mod** **Low/Mod%**

Owner Households

0.0

of Households

0.0

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

County of Volusia

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Volusia

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

DeLand - Daytona Park Estates; Edgewater - South Florida Shores, Florida Shores North and 26th South; Holly Hill - Nova East, Nova West; Orange City - Orange City Terraces, West Highlands and Hamilton East

Activity Description:

The Community Assistance Division, assisted by the County's Purchasing and Contracts Division, will issue one or more Requests for Proposals to solicit proposals from non-profit organizations through a competitive selection process to provide homebuyer housing ("Homebuyer Partners") for individuals and households at 50% or less of the area median income ("AMI"). The organization(s) selected must have a proven track record in homeownership development for low-income households, such as Habitat for Humanity.

Community Assistance will review, approve and monitor the acquisition and rehabilitation of foreclosed homes by the selected Homebuyer Partners in the NSP3 target areas. The Homebuyer Partners will work with lenders to acquire homes in the NSP3 target areas that have been foreclosed, vacant for at least 90 days, and are on the lender's or investor's current inventory of real estate owned property. Once foreclosed properties have been identified in the NSP3 target areas, the Homebuyer Partners will negotiate with the lender(s) to obtain the maximum reasonable discount to purchase for use in the program, with a 1% discount from appraised value as the minimum discount.

Community Assistance will provide funding to the Homebuyer Partners as a deferred loan at 0% interest for one year with a recorded mortgage for the eligible costs of acquisition, as well as the payment of a reasonable developer fee for acquisition services provided. Community Assistance will limit the number of properties that the Partners can obtain based on their capacity. Community Assistance will notify the Homebuyer Partners that they have been approved to acquire a specific property.

Community Assistance will provide funding to the Homebuyer Partners as a deferred loan at 0% interest for one year with a recorded mortgage for the costs of rehabilitation attributable to required professional services and materials. The Homebuyer Partners will use the County's NSP3 rehabilitation standards, or their own rehabilitation standards if they exceed the County's standards, in developing the rehabilitation scope of work.

When the home is sold to an individual or household as a primary residence, no profit may be earned by the developer or Community Assistance on such sale. The property will be sold to very-low income buyers to be used as their primary residence in an amount equal to or less than the cost to acquire and rehabilitate such home up to a decent, safe and habitable condition. Volusia County will require the Homebuyer Partners, to the maximum extent possible, to develop and implement a plan to provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the projects.

Continued affordability of the homebuyer units produced will be ensured by Community Assistance through the execution and recordation of a declaration of covenants and restrictions for a 15 year period to ensure the homes are owned and occupied by income eligible homeowners.

On July 27, 2011 the Activity Type in DRGR was modified to reflect that the Activity Type will be Rehabilitation/Reconstruction of residential properties, and to select the proper performance measures.

On April 19, 2012 Volusia County amended this activity for the purpose of expanding the existing NSP3 program target areas.

On January 24, 2013, Volusia County amended this activity for the purpose of modifying the activity budget by transferring \$717,629 to Activity Number 5 for acquisition, rehabilitation and resale of foreclosed homes by Volusia County to households at 50% or less of the area median income (low-income).

Environmental Assessment:

UNDERWAY



Environmental Reviews: None

Project # / Title: 4 / Acquisition & Rehabilitation for Rental - Low Income

Grantee Activity Number: 4
Activity Title: Acquisition & Rehab for Rental - Low Income Set As

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
4

Project Title:
Acquisition & Rehabilitation for Rental -

Projected Start Date:
03/10/2011

Projected End Date:
03/11/2019

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

Total Budget: \$ 65,574.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 65,574.25

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	



Activity funds eligible for DREF (Ike Only)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets 1

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced 1

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced 1

#Replaced hot water heaters

#Replaced thermostats 1

#Efficient AC added/replaced 1

#High efficiency heating plants

#Additional Attic/Roof Insulation 1

#Energy Star Replacement Windows 1

of Properties 1

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

County of Volusia

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Volusia

Organization Type

Local Government

Proposed Budget

\$ 65,574.25

Location Description:

Holly Hill - Nova East, Nova West

Activity Description:

The Activity Type in DRGR was modified to reflect that the Activity Type will be Rehabilitation/Reconstruction of residential properties, and the performance measures were modified to select the proper measures.

On April 19, 2012, Volusia County amended this activity for the purpose of expanding the existing NSP3 program target areas.

On January 24, 2013, Volusia County amended this activity for the purpose of modifying the activity budget by transferring \$200,000 to Activity Number 5 for acquisition, rehabilitation and resale of foreclosed homes by Volusia County to households at 50% or less of the area median income (low-income).

On April 7, 2016, Volusia County amended its NSP3 Action Plan by transferring \$300,000 to Activity 4 from Activity 2, and adding performance measures for Activity 4.

On July 1, 2018 Volusia County modified the budget of Activity 4 by transferring \$198.25 from Activity 2 to Activity 4. On July 10, 2018 Volusia County amended its NSP3 Action Plan by transferring \$234,624 to Activity 6 from Activity 4, and commencing the cancellation of Activity 4. Previous draws for Activity 4 are being revised to Activity 5 - Low-Income Resale. After this is completed the County will cancel Activity 4.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: 5 / Acquisition & Rehab for Resale - Low Income

Grantee Activity Number: 5	
Activity Title: Acquisition & Rehab for Resale - Low Income	
Activity Type: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: 5	Project Title: Acquisition & Rehab for Resale - Low
Projected Start Date: 04/30/2012	Projected End Date: 09/30/2019
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 1,965,117.90
National Objective: LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 1,965,117.90

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	14	14		100.00



# of Households	14	14	100.00
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Proposed Accomplishments	Total
# of Singlefamily Units	14
# of Housing Units	14
#Low flow toilets	5
#Refrigerators replaced	7
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	6
#Replaced thermostats	7
#Efficient AC added/replaced	7
#Additional Attic/Roof Insulation	7
#Energy Star Replacement Windows	6
# of Properties	13

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

County of Volusia

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
County of Volusia	Local Government	\$ 1,965,117.90

Location Description:

Deland - Daytona Park Estates; Edgewater - South Florida Shores, Florida Shores North and 26th South; Holly Hill - Nova East, Nova West; Orange City - Orange City Terraces, West Highlands and Hamilton East

Activity Description:

Acquisition: The Community Assistance Division will work directly with lenders and through the National Community Stabilization Trust to acquire single-family homes, including townhomes and duplexes, in the NSP3 target areas that have been foreclosed, vacant for at least 90 days, and are on the lender's or investor's current inventory of real estate owned property. Once foreclosed properties have been identified in the target areas, the Community Assistance Division will negotiate with the lender(s) to obtain the maximum reasonable purchase discount, with a minimum of 1% discount from the appraised value. Acquisition costs will include all eligible acquisition costs, and direct project delivery costs.

Rehabilitation: Community Assistance plans to use NSP3 funds for the rehabilitation of the acquired foreclosed 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 direct project delivery costs.

All rehabilitation work shall be undertaken by approved contractors that are selected through a competitive process. The rehabilitation work shall be performed in accordance with the Florida Building Codes currently in effect. The County of Volusia Minimum Standards for Rehabilitation of Residential Properties, amended for NSP3 to include energy efficiency and conservation standards, shall be used in completing work specifications for all rehabilitation activities. If the estimated cost of the rehabilitation at acquisition would exceed 65% of the appraised value of the structure, the unit will be re-evaluated for suitability as an acquisition for this activity with NSP3 funds.

Volusia County, and its rehabilitation contractors, shall to the maximum extent possible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated



by persons residing in the vicinity of the project. Among other procedures, Volusia County and its contractors will develop a plan to address vicinity hiring of employees which may include posting of hiring and contracting notices on its NSP website, at the project, in selected publications and conduct outreach with applicable employment organizations.

Disposition: Community Assistance will establish a period of time in which to sell the acquired home to income eligible homebuyers whose incomes do not exceed 50% of the area median income. Failure to sell the home in a timely manner will result in the possibility that Community Assistance will turn the unit into an affordable rental unit to be managed by the NSP Rental Partner or a property management agency that has been selected by Community Assistance during a competitive selection process. The County may also determine to dispose of the property through a lease purchase program.

Direct homeownership assistance: Community Assistance will ensure continued affordability by leaving a portion of the NSP acquisition and rehabilitation funds behind in the form of a 0% interest, 15 year deferred loan that will be forgiven if all occupancy conditions are met. Funds will be recaptured if the conditions are violated. Funds can be used for downpayment assistance, closing costs and pre-paid real property taxes and insurances, and gap financing. The amount of assistance that will be left behind as a deferred payment loan will be tiered according to income and need of the homebuyer. As long as the borrower/owner maintains the property as their principal homestead residence during the fifteen year period of affordability, the loan will remain deferred.

Program income received from the sale of assisted units will be recycled for eligible NSP3 activities.

If a foreclosed upon home or residential property is to be sold to an individual or household as a primary residence, no profit may be earned by Community Assistance on such sale. The property 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 such home up to a decent, safe and habitable condition. Community Assistance will allow and pay for real estate sales fees that are fair and reasonable as part of the acquisition and rehabilitation process. Sales fees, closing costs, and other soft/project related costs associated with the acquisition and rehabilitation shall be considered "program delivery" type costs and will be charged to the individual projects assisted.

On January 24, 2013, Volusia County amended this activity for the purpose of modifying the activity budget by transferring \$917,629 into this Activity Number 5 for acquisition, rehabilitation and resale of foreclosed homes by Volusia County to households at 50% or less of the area median income (low-income). This increase in the budget for Activity Number 5 will ensure that Volusia County meets the NSP3 grant requirements and expenditure deadlines to expend 25% of the NSP3 funds on low-income households. Volusia County has also increased the proposed accomplishments in this activity to reflect the additional budget increase.

On July 7, 2014, Volusia County modified the activity and project budget to provide for \$230,488.90 of earned program income.

On January 5, 2015, Volusia County amended the NSP3 Action Plan to increase the project and activity budgets for Activity 5 by \$10,000. The increase was due to the anticipated program income to be earned from the resale of NSP3 homes during the upcoming 12 months.

On September 10, 2015, Volusia County completed a budget modification which transferred \$50,000 from Activity 2 to Activity 5.

On February 23, 2018, Volusia County modified the budget by transferring \$157,000 from Activity 2 to Activity 5, and adjusting the Project Budgets to match this transfer.

On June 14, 2018, Volusia County modified the budget by transferring \$200,000 from Activity 2 to Activity 5, and adjusted the Project Budgets to match these transfers. The Performance Measure were increased by one unit/household.

On August 7, 2018, Volusia County modified the budget of Activity 5 to add \$100,000 of estimated project income to the activity budget.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: 6 / Redevelopment of vacant land for home construction

Grantee Activity Number: 6
Activity Title: Redevelopment of vacant land for home construction

Activity Type:

Construction of new housing

Activity Status:

Under Way

Project Number:

6

Project Title:

Redevelopment of vacant land for home

Projected Start Date:

07/01/2017

Projected End Date:

07/01/2019

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 1,244,272.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 713,648.00

Total Funds: \$ 1,957,920.00

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

4

Low

Mod

2

Low/Mod%

50.00



# of Households	4	2	50.00
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Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
#Units exceeding Energy Star	4
#Low flow showerheads	4
#Low flow toilets	4

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

County of Volusia

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
County of Volusia	Local Government	\$ 1,244,272.00

Funding Source Name	Matching Funds	Funding Amount
NSP3	No	\$ 713,648.00

Location Description:

DeLand-Daytona Park Estates; Holly Hill - Nova East; and Orange City - West Highlands

Activity Description:

Redevelopment: The Community Assistance Division will issue an RFP through the County's Purchasing Division to select one or more qualified building contractors through a competitive process to construct a safe, decent and affordable house with three bedroom and two baths on vacant parcels of land that are presently owned by Volusia County and located in established housing subdivisions within the existing NSP3 target areas. The homes will be constructed to meet Florida Building Codes and the appropriate EnergyStar standard for new residential construction. The homes will be sold to income eligible households with low to middle income following completion and with financial assistance in the form of a second mortgage with recapture provisions from the County. Redevelopment costs will also include direct project delivery costs.

Acquisition: The Community Assistance Division will work with other County departments to ensure that ownership and control of identified vacant lots in the NSP3 target areas are transferred to the Community Assistance Division to use for redevelopment with NSP3 funds. Acquisition costs will include all eligible acquisition costs, and direct project delivery costs.

Volusia County, and its construction contractors, shall to the maximum extent possible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. Among other procedures, Volusia County and its contractors will develop a plan to address vicinity hiring which may include posting of hiring and contracting notices on its NSP website, at the project, in selected publications, and conduct outreach with applicable employment organizations.

Disposition: Community Assistance will directly sell the homes, or list with their approved real estate broker, for sale to income eligible first-time homebuyers. The County may also determine to dispose of the property through a lease purchase program. On June 14, 2018, Volusia County modified the budget of Activity 6 by transferring \$79,648 from Activity 2.

Direct homeownership assistance: Community Assistance will ensure continued affordability by leaving a portion of the NSP development and acquisition funds behind in the form of a 0% interest, 15 year deferred loan that will be forgiven if all occupancy conditions are met. Funds will be recaptured if the conditions are violated. Funds can be used for down payment assistance, closing costs and pre-paid real property taxes and insurances, and gap financing. The amount of assistance that will be left behind as a deferred payment loan will be tiered according to income and need of the homebuyer. As long as the borrower/owner maintains the property as their principal homestead residence during the fifteen year period of affordability, the loan will remain deferred.



Program income received from the sale of assisted units will be recycled for eligible NSP3 activities or may be transferred to the County CDBG entitlement program for eligible activities.

If a redeveloped residential property is to be sold to an individual or household as a primary residence, no profit may be earned by Community Assistance on such sale. The property 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 construct such home. Community Assistance will allow and pay for real estate sales fees that are fair and reasonable as part of the acquisition and construction process. Sales fees, closing costs, and other soft/project related costs associated with the redevelopment and construction shall be considered "program delivery" type costs and will be charged to the individual projects assisted.

On August 9, 2018, HUD approved Volusia County's amendment adopted on July 17, 2018 to its NSP3 Substantial Amendment Action Plan to transfer \$234,624 from Activity Number 4 to Activity Number 6.

On August 7, 2018, Volusia County completed a budget modification to add \$530,000 of anticipated and estimated NSP3 program income to the project and activity budgets for Activity Number 6.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Action Plan History

Version	Date
B-11-UN-12-0019 AP#15	03/14/2019
B-11-UN-12-0019 AP#14	08/31/2018
B-11-UN-12-0019 AP#13	06/14/2018
B-11-UN-12-0019 AP#12	02/26/2018
B-11-UN-12-0019 AP#11	07/20/2017
B-11-UN-12-0019 AP#10	05/18/2016
B-11-UN-12-0019 AP#9	10/30/2015
B-11-UN-12-0019 AP#8	09/14/2015
B-11-UN-12-0019 AP#7	01/05/2015
B-11-UN-12-0019 AP#6	10/24/2014
B-11-UN-12-0019 AP#5	07/07/2014
B-11-UN-12-0019 AP#4	12/18/2013
B-11-UN-12-0019 AP#3	02/15/2013
B-11-UN-12-0019 AP#2	05/31/2012
B-11-UN-12-0019 AP#1	08/12/2011

