

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

January 1, 2017 thru March 31, 2017 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:

\$3,350,000.00

Total Budget:

\$8,572,831.00

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

Distribution and and Uses of Funds:

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. These modifications were undertaken because Activity 2-a and 2-b are complete and the balance of funds have been transferred to Activity 2-c which is still underway. On July 21, 2014, Volusia County completed a technical correction and budget modification. The budget for Activity 2-c was decreased by \$690.31, and the budget for Activity 2-d was increased by \$690.31. The total budget for Project 2 was neither increased nor decreased. The modifications were undertaken to provide funds for Activity 2-d. On December 11, 2014, Volusia County completed a budget modification. The budget for Activity 1 was increased by \$35,000, and the budget for Activity 2-c was increased by \$315,000.00. The budgets were increased to provide for estimated program income anticipated to be received from the resale of NSP1 homes during the next twelve months. The NSP1 Action Plan was amended for these budget modifications on January 5, 2015. On February 3, 2016, Volusia County completed a budget modification. The budget for Activity 2-c was reduced by \$19,100 and the budget for Activity 2-b was increased by \$17,000 and the budget for Activity 2-d was increased by \$2,100. These budget modifications were completed for planned expenditures in these activities. The total project budget was not changed. On March 24, 2017, Volusia County completed a budget modification. The budget for Activity 2-c was reduced by \$45,000 and the budget for Activity 2-d was increased by \$45,000. These budget modifications were completed for planned expenditures in these activities. The total project budget was not changed.

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	\$8,572,830.60
Total Budget	(\$0.10)	\$8,572,830.60
Total Obligated	\$108,487.57	\$8,117,557.45
Total Funds Drawdown	\$16,425.30	\$8,024,211.54
Program Funds Drawdown	\$16,425.30	\$5,172,137.70
Program Income Drawdown	\$0.00	\$2,852,073.84
Program Income Received	\$0.00	\$2,852,073.84
Total Funds Expended	\$43,409.26	\$8,024,211.54
Most Impacted and Distressed Expended	\$0.00	\$0.00
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	\$803,687.40
Limit on State Admin	\$0.00	\$803,687.40
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,305,707.75	\$3,062,311.28

Overall Progress Narrative:

Volusia County continued to make progress during this reporting period towards the closeout of its NSP1 grant. HUD authorized Volusia County to transfer program income earned in Activity 2-c to its CDBG entitlement program. Volusia County made several entries to Project 2 activities to correct prior period reports.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$119,594.11	\$857,283.00	\$519,869.12
2, Acquisition/Rehabilitation/Resale	(\$103,168.81)	\$7,715,548.00	\$4,652,268.58
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 # / Title: 1 / Administration

Grantee Activity Number: 1-a
Activity Title: Administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/03/2009

Benefit Type:

()

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

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2017

N/A

To Date

\$857,283.00

Total Budget

\$0.00

\$857,283.00

Total Obligated

\$26,005.14

\$803,687.40

Total Funds Drawdown

\$26,005.14

\$803,687.40

Program Funds Drawdown

\$119,594.11

\$519,869.12

Program Income Drawdown

(\$93,588.97)

\$283,818.28

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$28,045.24

\$803,687.40

County of Volusia, FL

\$28,045.24

\$803,687.40

Most Impacted and Distressed Expended

\$0.00

\$0.00

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. 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 be 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.

Location Description:

County of Volusia, FL

Activity Progress Narrative:

Volusia County continued to administer its NSP1 program through staff and contractors during this reporting period. The County corrected prior draws to reflect the amount of funds drawn for program administration from its previously receipt program income,

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

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

Grantee Activity Number: 2-a

Activity Title: Acquisition

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct (HouseHold)

National Objective:

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

09/02/2013

Completed Activity Actual End Date:

Responsible Organization:



Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$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	(\$239,939.24)	\$1,538,732.33
County of Volusia, FL	(\$239,939.24)	\$1,538,732.33
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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. 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.

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:

A prior period correcting entry was made to the Total Funds Expended to correct for over-reporting of expenditures in this activity during prior quarters.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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 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:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

09/02/2013

Completed Activity Actual End Date:

Responsible Organization:

Haven Recovery Center, Inc.

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$1,243,764.51
Total Budget	\$0.00	\$1,243,764.51
Total Obligated	\$206.28	\$1,239,372.72
Total Funds Drawdown	\$206.28	\$1,239,372.72
Program Funds Drawdown	\$206.28	\$894,503.76
Program Income Drawdown	\$0.00	\$344,868.96
Program Income Received	\$0.00	\$13,891.00
Total Funds Expended	\$833.66	\$1,239,372.72
Haven Recovery Center, Inc.	\$833.66	\$1,239,372.72
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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. A technical correction dated July 9, 2010 transferred \$299,000 from Activity 2-c1 to this activity. A technical correction dated August 16, 2010 transferred \$216,896.11 to new Activity 2-d, Low Income Acquisition for Resale and transferred \$44,000.00 to new Activity 2-d1, Low Income Rehabilitation for Resale. On January 27, 2011 this activity was modified. The modifications corrected the responsible organization, changing from County of Volusia to Haven Recovery Center, Inc. The modifications also reduced the proposed number of housing units and beneficiaries to zero, to correct possible double-counting of performance measures. The housing units and beneficiaries will be counted in Activity 2-c1. On August 25, 2011 the grant budget was modified to provide grant funds to revise an earlier draw. On December 28, 2011 a budget modification was completed to increase the activity budget for projected program income to be used for this activity. The modification also revised the proposed performance measures, since Activity 2 c-1 was defunded.

On February 3, 2016 an Action Plan budget modification was submitted. The budget for Activity 2-b was increased by \$17,000, which resulted from a corresponding decrease of the budget for Activity 2-c. The total project budget was neither increased nor decreased.

On March 28, 2017 an Action Plan technical revision was made. The Activity type was changed from Acquisition - general to Reconstruction/rehabilitation of residential structures per guidance from HUD. The performance measures are being adjusted to reflect the corrected measures.



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, and adjacent unincorporated areas, with an emphasis on Holly Hill and DeLand.

Activity Progress Narrative:

An prior period correcting entry was made to the Total Funds Expended to reflect the funds expended in this quarter for Activity 2-b (\$206.28), and to correct for under-reporting of expenditures in prior quarters.

A modification was completed to the Action Plan during this reporting period to change the Activity Type from Acquisition - general to Rehabilitation/reconstruction of residential structures. Completing this modification eliminated the previous Accomplishment measures for this activity. The Accomplishments were added back into DRGR during this reporting period to ensure correct reporting of accomplishments for all of the units that were previously completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/4
#Energy Star Replacement	3	3/2
#Additional Attic/Roof Insulation	5	5/2
#High efficiency heating plants	7	7/0
#Replaced thermostats	7	7/2
#Replaced hot water heaters	4	4/2
#Light Fixtures (indoors) replaced	5	5/2
#Light fixtures (outdoors)	6	6/0
#Refrigerators replaced	11	11/3
#Clothes washers replaced	11	11/0
#Dishwashers replaced	11	11/2
#Low flow toilets	5	5/2
#Low flow showerheads	5	5/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/4
# of Singlefamily Units	0	12/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	12/4	0/0	12/4	100.00
# Renter Households	0	0	0	12/4	0/0	12/4	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-b1
Activity Title:	Low Income Rental - Neighborhood Center

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
2

Project Title:
Acquisition/Rehabilitation/Resale

Projected Start Date:
03/03/2009

Projected End Date:
03/02/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
The Neighborhood Center of West Volusia

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$158,437.25
Total Budget	\$0.00	\$158,437.25
Total Obligated	\$0.00	\$158,437.25
Total Funds Drawdown	\$0.00	\$158,437.25
Program Funds Drawdown	\$0.00	\$72,510.14
Program Income Drawdown	\$0.00	\$85,927.11
Program Income Received	\$0.00	\$9,798.00
Total Funds Expended	\$0.00	\$158,437.25
The Neighborhood Center of West Volusia	\$0.00	\$158,437.25
Most Impacted and Distressed Expended	\$0.00	\$0.00
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. On December 4, 2013, the budget for this activity was modified and reduced, to reflect the final expenditures. The balance of the budget was transferred to Activity 2-c. The activity was marked as complete.

Location Description:

718 S. Brooks Avenue, Deland, FL 32720

Activity Progress Narrative:

There were no transactions in regard to this activity during this reporting period.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	0	1/1
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	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	4/1	0/0	4/1	100.00
# Renter Households	0	0	0	4/1	0/0	4/1	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 (HouseHold)

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	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$3,114,503.99
Total Budget	(\$45,000.00)	\$3,114,503.99
Total Obligated	\$82,276.15	\$2,763,161.19
Total Funds Drawdown	(\$9,786.12)	\$2,670,972.22
Program Funds Drawdown	(\$103,375.09)	\$1,034,347.09
Program Income Drawdown	\$93,588.97	\$1,636,625.13
Program Income Received	\$0.00	\$2,206,905.86
Total Funds Expended	\$80,185.07	\$2,670,972.22
County of Volusia, FL	\$80,185.07	\$2,670,972.22
Most Impacted and Distressed Expended	\$0.00	\$0.00
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. On December 4, 2013, the budget for this activity was modified to reflect income transferred from Activity 2-b1, as Activity 2-b1 is complete. On January 5, 2015, the Action Plan was amended to provide for a budget modification for Activity 2-c. The budget was modified to increase by \$315,000.00 to provide for anticipated program income from the resale of NSP1



homes during the upcoming 12 months.

On February 3, 2016, the Action Plan was modified to revise the budgets of Activities 2-b, 2-c and 2-d. The budget for Activity 2-c was reduced by \$19,100, and the budgets of Activities 2-b and 2-d were increased by the corresponding amounts. The total project budget was neither increased nor decreased.

On April 7, 2016, the Action Plan was amended to increase the project and activity budgets by \$500,000 based on an anticipated increase in program income to be earned from the resale of homes. The budget for Activity 2-c was increased by \$450,000 for estimated program income, and the performance measures were increased by 5 units.

On March 24, 2017, the Action Plan was modified to decrease the activity budget for Activity 2-c by \$45,000. The activity budget for Activity 2-d is being increased by this same amount.

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:

On March 14, 2017, HUD issued a letter to Volusia County which authorized the County to transfer \$84,190.97 of NSP1 program income that was earned in Activity 2-c through the sale of the nSP1 house located at 1261 N. Kepler Road, Deland FL to its CDBG entitlement program.

A correcting entry was made to the Total Funds Expended to correct for under-reporting of expenditures in previous quarters. Several correcting entries were made to the Beneficiary and Accomplishments Performance Measures. These entries were made to correct prior period reports in which certain measures were over or under reported, and ensure that the cumulative reporting for this activity was correct.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		36/40	
#Energy Star Replacement	1		23/15	
#Additional Attic/Roof Insulation	1		34/18	
#Efficient AC added/replaced	-1		25/19	
#Replaced thermostats	0		27/19	
#Refrigerators replaced	1		31/20	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		36/40	
# of Singlefamily Units	1		36/40	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	1/0	19/32	36/40	55.56
# Owner Households	0	1	1	1/0	19/32	36/40	55.56

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information



Address: 2218 Durfey Ave, Orange City, Florida 32763

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	08/30/2012	08/30/2027

Description of Affordability Strategy:

Recapture

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
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Rehabilitation/reconstruction of residential

National Objective for End Use:	Date National Objective is met:	Deadline Date:
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NSP Only - LMMI

08/30/2012

Description of End Use:

Resale of the home to a moderate income homebuyer with a mortgage with recapture provisions.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 2-c1
Activity Title: Rehab rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

09/02/2013

Completed Activity Actual End Date:

Responsible Organization:

Haven Recovery Center, Inc.

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$14,458.19)	\$0.00
Haven Recovery Center, Inc.	(\$14,458.19)	\$0.00
Serenity House of Volusia, Inc.	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of foreclosed and abandoned homes in the target areas that have been acquired by Serenity House of Volusia, Inc., a developer, for the purpose of providing permanent rental housing to households at 50% or less of AMI. A technical correction dated July 9, 2010 transferred \$299,000 from this activity to Activity 2-b, Acquisition for Rental. A technical correction dated August 16, 2010 transferred \$38,210.07 from this activity to new Activity 2-d1, Low Income Rehabilitation for Resale. On January 27, 2011 this activity was modified. The proposed modifications corrected the name of the responsible organization (Serenity House of Volusia changed its corporate name to Haven Recovery Center, Inc.), and modified the performance measures to provide for single family rental housing.

Location Description:

Volusia County target areas in identified census tracts in the cities of DeBary, Deland, Edgewater, Holly Hill, Lake Helen, New Smyrna Beach, Orange City, Ormond Beach, and South Daytona, and adjacent unincorporated areas, with an emphasis on Holly Hill and Deland.

Activity Progress Narrative:

A correcting entry was made to the Total Funds Expended for this activity to correct for previous over-reporting of expenses in prior quarters.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/4
# of Singlefamily Units	0	2/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/4	0/0	2/4	100.00
# Renter Households	0	0	0	2/4	0/0	2/4	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-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 (HouseHold)

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	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$1,660,109.52
Total Budget	\$44,999.90	\$1,660,109.52
Total Obligated	\$0.00	\$1,614,166.56
Total Funds Drawdown	\$0.00	\$1,613,009.62
Program Funds Drawdown	\$0.00	\$1,184,248.44
Program Income Drawdown	\$0.00	\$428,761.18
Program Income Received	\$0.00	\$621,379.18
Total Funds Expended	\$228,495.62	\$1,613,009.62
County of Volusia, FL	\$228,495.62	\$1,613,009.62
Most Impacted and Distressed Expended	\$0.00	\$0.00
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. 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 February 3, 2016, the activity budget was modified to increase by \$2,100 for planned expenditures. The



increased budget was 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.

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:

A prior period correcting entry was made to the Total Funds Expended to correct previous quarters in which expenditures were under-reported for this activity. A prior period correction was made to add an address for a home that was sold on July 26, 2012 to a low-income household although the address had not been added to DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/12
#Energy Star Replacement	0	11/5
#Additional Attic/Roof Insulation	0	14/5
#Efficient AC added/replaced	0	13/5
#Replaced thermostats	0	13/5
#Refrigerators replaced	0	14/5
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/12
# of Singlefamily Units	0	16/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	16/7	0/0	16/12	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	16/7	0/0	16/12	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information



Address: 127 Northbrook Ln, Ormond Beach, Florida 32174

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	07/26/2012	07/26/2027

Description of Affordability Strategy:

Recapture

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
Rehabilitation/reconstruction of residential		07/26/2012

National Objective for End Use:	Date National Objective is met:	Deadline Date:
NSP Only - LH - 25% Set-Aside	07/26/2012	

Description of End Use:

Acquisition and rehabilitation of foreclosed property for resale of home to low-income household with recapture provisions for 15 years enforced with a second mortgage to Volusia County

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-d1

Activity Title: Low Income Rehabilitation for Resale

Activity Category:

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:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

County of Volusia, FL

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$39,752.90)	\$0.00
County of Volusia, FL	(\$39,752.90)	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will involve rehabilitating foreclosed and abandoned homes within the NSP target areas, for the purpose of 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 repair 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 \$44,000.00 were transferred from Activity 2-b, and \$38,210.07 were transferred from Activity 2-c1, to this activity. On January 27, 2011 this activity was modified to correct possible double-counting of beneficiaries and housing units, and to provide for counting of the units as single-family owner units. Additionally, the proposed accomplishments were modified to include additional performance measures for energy efficient upgrades being made to the housing units.

Location Description:

NSP target 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:

There were no transactions involving this activity as the activity was not used. A correcting negative entry was made to Total Funds Expended to correct over-reporting of expenditures in this activity from prior quarters. No expenditures were made from this activity.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/6	0/0	0/6	0

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	

Project # / Title: 4 / Demolition

Grantee Activity Number: 4-a
Activity Title: Demolition of Blighted Structures

Activity Category:
Clearance and Demolition

Project Number:
4

Projected Start Date:
03/03/2009

Benefit Type:
()

National Objective:
NSP Only - LMMI

Activity Status:
Cancelled

Project Title:
Demolition

Projected End Date:
04/01/2010

Completed Activity Actual End Date:

Responsible Organization:
County of Volusia, FL



Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
County of Volusia, FL	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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. On April 1, 2010 the funds for this activity were transferred to another NSP activity. On January 27, 2011 the Action Plan was modified to reflect that since the grantee had previously cancelled this activity, that no properties or public facilities will be accomplished, and therefore the proposed accomplishments were reduced to 0.

Location Description:

Targeted census tract block groups in DeLand, Edgewater, Holly Hill, and Orange City.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of public facilities	0	0/0

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

