

Grantee: Volusia County, FL

Grant: B-11-UN-12-0019

January 1, 2023 thru March 31, 2023 Performance

Grant Number: B-11-UN-12-0019	Obligation Date:	Award Date:
Grantee Name: Volusia County, FL	Contract End Date: 03/10/2014	Review by HUD: Submitted - Await for Review
Grant Award Amount: \$3,670,516.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$3,670,516.00	Estimated PI/RL Funds: \$3,550,000.00	
Total Budget: \$7,220,516.00		

Disasters:

Declaration Number

No Disasters Found

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: \$367,051.00Acquisition & 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 RealtorsAdditionally, 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:

Census tract	2005-2009 Percentage of homeownership
908.01	81.5%
Edgewater - 830.04	84.9%
Holly Hill - 809.00	81.5%

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					

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$7,220,516.00
Total Budget	\$0.00	\$7,220,516.00
Total Obligated	\$0.00	\$6,525,041.52
Total Funds Drawdown	\$0.00	\$6,355,400.06
Program Funds Drawdown	\$0.00	\$3,358,850.55
Program Income Drawdown	\$0.00	\$2,996,549.51
Program Income Received	\$30,000.00	\$3,607,892.96
Total Funds Expended	\$0.00	\$5,814,274.06
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
County of Volusia	\$ 0.00	\$ 5,814,274.06

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$6,497,814.55	\$.00	\$.00
Limit on Public Services	\$550,577.40	\$.00	\$.00
Limit on Admin/Planning	\$367,051.60	\$722,051.60	\$576,626.54
Limit on Admin	\$.00	\$722,051.60	\$576,626.54
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,805,129.00		\$1,876,385.22

Overall Progress Narrative:

During the current reporting period there were no activites completed.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Program Planning & Administration	\$0.00	\$722,051.60	\$286,748.05
2, Acquisition and Rehabilitation for Resale	\$0.00	\$3,223,500.25	\$1,845,164.94
3, Acquisition & Rehab for Resale - Low Income	\$0.00	\$0.00	\$0.00
4, Acquisition & Rehabilitation for Rental - Low Income	\$0.00	\$65,574.25	\$0.00
5, Acquisition & Rehab for Resale - Low Income	\$0.00	\$1,965,117.90	\$992,185.72
6, Redevelopment of vacant land for home construction	\$0.00	\$1,244,272.00	\$234,751.84

Activities

Project # / 2 / Acquisition and Rehabilitation for Resale

Grantee Activity Number: 2

Activity Title: Acquisition & Rehabilitation for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/10/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation for Resale

Projected End Date:

03/10/2019

Completed Activity Actual End Date:

Responsible Organization:

County of Volusia

Overall	Jan 1 thru Mar 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$837,664.25
Total Budget	\$0.00	\$837,664.25
Total Obligated	\$0.00	\$3,121,477.72
Total Funds Drawdown	\$0.00	\$2,952,971.31
Program Funds Drawdown	\$0.00	\$1,845,164.94
Program Income Drawdown	\$0.00	\$1,107,806.37
Program Income Received	\$30,000.00	\$1,887,411.47
Total Funds Expended	\$0.00	\$3,121,477.72
County of Volusia	\$0.00	\$3,121,477.72
Most Impacted and Distressed Expended	\$0.00	\$0.00

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 esimated cost of the rehabilitation at acquistion 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 amendements 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.

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 Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
Activity funds eligible for DREF	0	0/0
#Additional Attic/Roof	0	27/30
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	18/0
#Efficient AC added/replaced	0	19/23
#Energy Star Replacement	0	15/17
#High efficiency heating plants	0	6/0

#Light fixtures (outdoors)	0	3/0
#Light Fixtures (indoors)	0	14/17
#Low flow showerheads	0	20/0
#Low flow toilets	0	18/17
# of Properties	0	27/37
#Refrigerators replaced	0	25/23
#Replaced hot water heaters	0	18/15
#Replaced thermostats	0	20/23
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units exceeding Energy Star	0	0/0
#Units with bus/rail access	0	0/0
#Units with other green	0	0/0
#Units with solar panels	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	27/37
# of Singlefamily Units	0	27/37

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	18/20	27/37	70.37
# Owner	0	0	0	1/0	18/20	27/37	70.37

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None