

Action Plan

Grantee: Volusia County, FL

Grant: B-08-UN-12-0019

LOCCS Authorized Amount:	\$ 5,222,831.00
Grant Award Amount:	\$ 5,222,831.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,914,721.02
Total Budget:	\$ 8,137,552.02

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Volusia County Community Assistance analyzed data provided by the U.S. Department of Housing and Urban Development for the Neighborhood Stabilization Program. The data indicated that the County's foreclosure prediction rates ranged from a low of 4% to a high of 12.7%. Community Assistance established a foreclosure rate of 8.5% or higher in determining prioritization areas. The Home Mortgage Disclosure Act data was also analyzed and a minimum high cost loan rate of 34% or higher was established for prioritization areas. Using HUD's Foreclosure and Abandonment Risk Scoring System, Community Assistance identified the areas of greatest need that will likely face a significant rise in the rate of home foreclosures. Community Assistance established an estimated abandonment foreclosure risk score of 9 or 10 in determining areas of prioritization.

On April 1, 2010 Volusia County amended its NSP Action Plan, following a public comment period, to expand the areas of greatest need. Volusia County analyzed the HUD NSP 2 mapping data for the Volusia Urban County to determine areas with a high predicated foreclosure score for possible expansion. The data showed that the County's census tracts received foreclosure scores ranging from 13-20, on a scale from 1-20. Community Assistance established a total foreclosure score (foreclosure and vacancy) of 19 or 20 in determining areas to prioritize for expansion. Selected census tracts within the cities of Deland, Edgewater, Holly Hill, New Smyrna Beach and Ormond Beach were identified in this process for possible expansion. Other census tracts located within the Volusia County NSP jurisdiction ranked a 19 or 20 for foreclosure risk, but were not considered for the NSP program due to one of the following factors: 1) Census tract located on the beachside with high costs for property insurance and taxes, and not appropriate for sale to target population (first-time homebuyers); 2) census tract primarily populated with housing units whose price exceeds the program target affordable price range; and 3) census tract in a predominantly rural area with housing scattered and little ability to make an impact to stabilize neighborhoods. Volusia County will continue to pursue the acquisition and rehabilitation of foreclosed and abandoned properties in the previously identified initial target areas to continue to our efforts to stabilize these communities.

Distribution and and Uses of Funds:

In Volusia County, the target areas for the Neighborhood Stabilization Program were developed pursuant to the Housing and Economic Recovery Act of 2008. The target area had the greatest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage loans, and were identified as areas most likely to face a significant rise in the rate of home foreclosures. Based on NSP established criteria, Community Assistance will initially target selected census tract block groups within the cities of DeLand, Edgewater, Holly Hill, and Orange City, including unincorporated Volusia County areas that are adjacent to these areas. In addition, after a period of six months following the grant award, Community Assistance will consider whether to include identified census block groups within the cities of DeBary, Lake Helen, Ormond Beach and South Daytona that meet the aforementioned criteria. Neighborhood Stabilization Funds will be used to purchase,



rehabilitate, and resell abandoned and foreclosed properties; provide homeowner assistance to first time homebuyers for the units; acquire and rehabilitate properties for rental usage; demolition of blighted structures for improvements to public facilities; and redevelopment of vacant properties for improvements to public facilities. On April 1, 2010, Volusia County amended its NSP action plan, following a public comment period, and cancelled the demolition and development activities (Activities 4 and 5) that provide for using funds for demolition and redevelopment of public facilities and improvements. The funds from Activity 4 and 5 were transferred to Activity 2-c, Rehabilitation for resale. Volusia County does not intend to demolish or redevelop any foreclosed or abandoned homes using NSP funds. Through this amendment, Volusia County also transferred all the funds from Activity 3, Financing Mechanisms, to Activity 2-a, Acquisition for Resale. On July 9, 2010, Volusia County completed a technical correction and transferred \$200,000 from Activity 2-c to Activity 2-a, and transferred \$299,000 from Activity 2-c1 to Activity 2-b. On August 16, 2010 Volusia County completed a technical correction and transferred \$74,006.23 from Activity 2-a to Activity 2-c; transferred \$216,896.11 from Activity 2-b to new Activity 2-d; transferred \$44,000.00 from Activity 2-b to new Activity 2-d1; and transferred \$82,210.07 from Activity 2-c1 to new Activity 2-d1. On August 25, 2010 Volusia County completed a technical correction/budget adjustment and transferred \$14,636.98 from Activity 2-a to Activity 2-c. On December 28, 2011, Volusia County completed a technical correction and budget modification. At the direction of HUD, Volusia County modified the project and activity budgets to provide for \$2,500,000 of earned and estimated program income. Additionally, Activity 2-b1 was established to provide for a rental activity for The Neighborhood Center of West Volusia. An NSP-assisted home will be transferred to this non-profit for rental for 15 years to households at 50% or less of the area median income. Other technical corrections were made to the performance measures and other sections of the plan to align it with planned accomplishments, and organizational responsibility. On June 20, 2012, Volusia County completed a technical correction and budget modification. The budget for Activity 2-a was decreased by \$250,000 and the budget for Activity 2-d was increased by \$250,000 due to sales of NSP homes to low-income households exceeding original projections. On July 15, 2014, Volusia County completed a technical correction and budget modification. The budget for Activity 2-a was decreased by \$32,620.05; the budget for Activity 2-b was decreased by \$73,235.49; and the budget for Activity 2-c was increased by the total of these two amounts. The total budget for Project 2 was neither increased nor decreased.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Administration	1-a	Administration
2	Acquisition/Rehabilitation/Resale	2-a	Acquisition
		2-b	Purchase of Property for Rental Housing
		2-b1	Low Income Rental - Neighborhood Center
		2-c	Rehab and resale
		2-d	Low Income Acquisition for Resale
3	Financing Mechanisms	<i>No activities in this project</i>	
4	Demolition	<i>No activities in this project</i>	
5	Redevelopment	<i>No activities in this project</i>	
9999	Restricted Balance	<i>No activities in this project</i>	
DELETED-ACTIVITIES	DELETED-ACTIVITIES (Temporary)	2-c1-01032019103601	Rehab rental
		2-d1-01032019103930	Low Income Rehabilitation for Resale
		3-a-01032019103623	Homebuyer Assistance
		4-a-01032019103705	Demolition of Blighted Structures





Activities

Project # / 1 / Administration

Grantee Activity Number: 1-a
Activity Title: Administration

Activity Type:

Administration

Project Number:

1

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

03/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 785,595.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 785,595.58

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

County of Volusia, FL

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Volusia, FL

Organization Type

Unknown

Proposed Budget

\$ 785,595.58

Location Description:



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.

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

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

On March 8, 2018, the budget for Activity 1-a was modified to increase by \$348.65 to reflect actual and proposed expenses; and the activity was corrected to provide that the activity is being carried out by the grantee, Volusia County, through its employees and contractors.

Environmental Assessment: EXEMPT

Environmental None

Project # / 2 / Acquisition/Rehabilitation/Resale

Grantee Activity Number: 2-a
Activity Title: Acquisition

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
2

Projected Start Date:
03/03/2009

Project Draw Block by HUD:
Not Blocked

Activity Status:
Completed

Project Title:
Acquisition/Rehabilitation/Resale

Projected End Date:
03/31/2019

Project Draw Block Date by HUD:



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:	\$ 1,538,732.33
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,538,732.33

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

County of Volusia, FL

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Volusia, FL

Organization Type

Unknown

Proposed Budget

\$ 1,538,732.33

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 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.

The funds expended in Activity 2-a were used in combination with Activity 2-c. The funds expended in Activity 2-a acquired 20 foreclosed and vacant homes. These 20 foreclosed homes were rehabilitated and resold to moderate and middle-income first-time homebuyers and the national objective was met and reported in Activity 2-c. The households assisted, housing units created and other performance measures are included in Activity 2-c. Therefore, Activity 2-a will not have any performance measures, to avoid double-counting of accomplishments.

A technical correction dated July 9, 2010 transferred \$200,000 from Activity 2-c, Rehabilitation and Resale to this activity. A technical correction dated August 16, 2010 transferred \$74,006.23 from this activity to Activity 2-



c, Rehabilitation and Resale. A technical correction dated August 25, 2010 transferred \$14,636.98 from this activity to Activity 2-c, Rehabilitation and Resale. On January 27, 2011 this activity was modified to reduce the proposed beneficiaries and proposed housing units to 0. This modification was made to reduce double-reporting of beneficiaries and housing units, as these will be reported in Activity 2-c. On December 28, 2011 the budget of this activity was modified and reduced to the obligated amount. On June 20, 2012 the budget of this activity was modified and reduced. On December 4, 2013, the budget for this activity was modified and reduced. On February 28, 2014, the budget for this activity was modified and reduced. On March 28, 2017, the Activity Type was changed from Acquisition general to rehabilitation/rehabilitation of residential structures per guidance from HUD. No performance measures are being reported for this activity as the beneficiaries are being reported under Activity 2-c. On March 8, 2018 Activity 2-a was corrected to provide that the activity was being undertaken by the grantee, through its employees and contractors. On October 12, 2018 the Proposed Budget for Activity 2-a was corrected to match the Proposed Budget to the actual budget.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2-b
Activity Title: Purchase of Property for Rental Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block 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.

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

03/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,239,372.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,239,372.72

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	1
#Units & other green	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Refrigerators replaced	3
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	2
# of Properties	4



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Haven Recovery Center, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Haven Recovery Center, Inc.	Non-Profit	\$ 1,239,372.72

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 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.

Volusia County entered into a developer agreement on November 16, 2009 with the non-profit housing organization, Haven Recovery Center, Inc. (fka Serenity House of Volusia County, Inc.) to implement this activity as the responsible organization. Haven Recovery Center acquired and rehabilitated eleven single-family properties using NSP1 funds and operated them as low-income rental properties in compliance with NSP1 and grantee affordability requirements until July 15, 2015.

At this time due to ongoing financial issues, the NSP rental properties were transferred from Windward Behavioral Care, Inc. (fka Haven Recovery Center, Inc.) via recorded assignment agreements to two other non-profit organizations to own and manage in accordance with NSP1 and grantee rental affordability requirements for the balance of the affordability period. Mid-Florida Housing Partnership, Inc. was assigned six rental properties which continue to be restricted under the affordability conditions in the recorded mortgages. The Neighborhood Center of West Volusia, Inc. was assigned five rental properties which continue to be restricted under the affordability conditions in the recorded mortgages. Volusia County continues its ongoing monitoring of all NSP1 rental properties to ensure compliance.

Volusia County entered into a developer agreement on November 16, 2009 with the community housing development organization, Haven Recovery Center, Inc. (fka Serenity House of Volusia County, Inc.) to implement this activity as the responsible organization. Haven Recovery Center acquired and rehabilitated eleven single-family properties using NSP1 funds and operated them as low-income rental properties in compliance with NSP1 and grantee affordability requirements until July 15, 2015.

At this time due to ongoing financial issues, the NSP rental properties were transferred from Windward Behavioral Care, Inc. (fka Haven Recovery Center, Inc.) via recorded assignment agreements to two other non-profit organizations to own and manage in accordance with NSP1 and grantee rental affordability requirements for the balance of the affordability period. Mid-Florida Housing Partnership, Inc., a certified CHDO, entered into a recorded assignment agreement which transferred the ownership and rental compliance of six rental properties which continue to be restricted under the affordability conditions in the recorded mortgages executed Windward Behavioral, the original developer. The Neighborhood Center of West Volusia, Inc. entered into a recorded assignment agreement which transferred the ownership and rental compliance of five rental properties which continue to be restricted under the affordability conditions in the recorded mortgages executed by Windward Behavioral, the original developer. Volusia County continues its ongoing monitoring of all NSP1 rental properties to ensure compliance during the affordability period.

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. On February 15, 2018, the Action Plan budget was modified. Volusia County reduced the budget of Activity 2-b by \$4,391.79. The reduction reflected the amount of funds that had been drawdown. The County is nearing the closeout of this grant.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2-b1
Activity Title: Low Income Rental - Neighborhood Center

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block 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.

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

03/02/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 158,437.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 158,437.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Neighborhood Center of West Volusia

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The Neighborhood Center of West Volusia

Organization Type

Non-Profit

Proposed Budget

\$ 158,437.25



Location Description:

718 S. Brooks Avenue, Deland, FL 32720

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.

On October 12, 2018, the Proposed Budget for Activity 2-b1 was corrected to match the actual budget for this activity.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2-c
Activity Title: Rehab and resale

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2

Projected Start Date:
 03/03/2009

Project Draw Block 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 Status:
 Completed

Project Title:
 Acquisition/Rehabilitation/Resale

Projected End Date:
 03/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,696,108.19

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,696,108.19

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
County of Volusia, FL	Rehabilitation/reconstruction of residential structures	2	2-a	Acquisition	General Account

Association Description:

Activity 2-a was used to acquire properties that were rehabbed under Activity 2-c. All accomplishments will be reported in Activity 2-c.

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	40		32	80.00
# of Households	40		32	80.00

Proposed Accomplishments	Total
# of Singlefamily Units	40
# of Housing Units	40
#Refrigerators replaced	20
#Replaced thermostats	19
#Efficient AC added/replaced	19
#Additional Attic/Roof Insulation	18
#Energy Star Replacement Windows	15



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

County of Volusia, FL

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
County of Volusia, FL	Unknown	\$ 2,696,108.19

Location Description:

Targeted census tracts in DeBary, DeLand, Edgewater, Holly Hill, Lake Helen, New Smyrna Beach, Orange City, Ormond Beach and South Daytona.

Activity Description:

Activity 2-a is associated with Activity 2-c. Activity 2-a funds were used to acquire properties that were rehabilitated with Activity 2-c. 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. The funds expended in Activity 2-c were used in combination with Activity 2-a. The funds expended in Activity 2-a were used to acquire 20 foreclosed and vacant homes. These 20 foreclosed and vacant homes were then rehabilitated and resold to income-eligible moderate and middle-income first-time homebuyers. The national objective was met in Activity 2-c and therefore, the households and housing units, along with the other performance measures are being reported in Activity 2-c, rather than Activity 2-a, to avoid double-counting.

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.



On October 25, 2017, the Action Plan was modified to decrease the activity budget for Activity 2-c by \$3,500. The activity budget for Activity 2-d is being increased by this same amount.

On February 15, 2018, the Action Plan was modified to decrease the activity budget for Activity 2-c by \$414,895.80. The budget modification reduction reflected the amount of funds drawdown. The County is nearing the closeout of this grant.

On March 8, 2018, the Action Plan was modified to correctly reflect that the activity is being carried out by the grantee, through its employees and contractors.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2-d
Activity Title: Low Income Acquisition for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/15/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block 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.

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

03/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,662,877.27

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,662,877.27

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	12	7		58.33
# of Households	12	7		58.33

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Refrigerators replaced

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

Total

12

12

5

5

5

5

5

12



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

County of Volusia, FL

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
County of Volusia, FL	Unknown	\$ 1,662,877.27

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

Environmental Assessment: COMPLETED

Environmental None



Project # / DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)

Grantee Activity Number: 2-c1-01032019103601
Activity Title: Rehab rental

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Cancelled

Project Number:
 DELETED-ACTIVITIES

Project Title:
 DELETED-ACTIVITIES (Temporary)

Projected Start Date:
 03/03/2009

Projected End Date:
 06/30/2018

Project Draw Block by HUD:

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: \$ 0.00

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: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Haven Recovery Center, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Haven Recovery Center, Inc.	Non-Profit	\$ 0.00
Serenity House of Volusia, Inc.	Unknown	\$ 0.00

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 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.

This activity was marked complete on March 8, 2018. This activity was cancelled as all proposed budget and proposed performance measures for low-income rental housing was previously transferred at HUD's direction to Activity 2-b so as to prevent double-counting of performance measures. DRGR would not allow the activity to be marked Cancelled as some funds had been reported as expended in a previous QPR.

On November 21, 2018 this activity has been marked cancelled.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2-d1-01032019103930
Activity Title: Low Income Rehabilitation for Resale

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 DELETED-ACTIVITIES

Projected Start Date:
 04/15/2010

Project Draw Block by HUD:

Activity Draw Block 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.

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households
 # of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units
 # of Housing Units
 # ELI Households (0-30% AMI)
 #Refrigerators replaced
 #Replaced thermostats
 #Efficient AC added/replaced
 #High efficiency heating plants
 #Additional Attic/Roof Insulation
 #Energy Star Replacement Windows
 # of Properties

Total



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

County of Volusia, FL

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
County of Volusia, FL	Unknown	\$ 0.00

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 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.

On March 8, 2018, this activity was marked completed, as DRGR would not allow the activity to be marked cancelled. The proposed budget and proposed performance measures had previously been transferred to Activity 2-d at HUD's direction in order to prevent double-counting of performance measures.

On November 21, 2018, the activity status was changed from completed - per description above - to cancelled.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3-a-01032019103623
Activity Title: Homebuyer Assistance

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 DELETED-ACTIVITIES

Projected Start Date:
 03/03/2009

Project Draw Block by HUD:

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

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households
 # of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Housing Units

Total

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 County of Volusia, FL

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 County of Volusia, FL

Organization Type **Proposed Budget**
 Unknown \$ 0.00

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



Activity Description:

Provision of funds for income eligible first time homebuyers. The funding may reduce interest rates, mortgage principal amounts, provide a second mortgage, provide downpayment and pay the purchaser's reasonable closing costs. 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 is not moving forward with the activity, that no housing units will be accomplished nor beneficiaries assisted, and therefore the proposed housing units and beneficiaries are reduced to 0.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: 4-a-01032019103705
Activity Title: Demolition of Blighted Structures

Activity Type:
 Clearance and Demolition

Project Number:
 DELETED-ACTIVITIES

Projected Start Date:
 03/03/2009

Project Draw Block by HUD:

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

Benefit Report Type:
 NA

Proposed Accomplishments
 # of public facilities
 # of Properties

Activity is being carried out by
 No

Organization carrying out Activity:
 County of Volusia, FL

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 County of Volusia, FL

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

Activity Description:

Activity Status:
 Cancelled
Project Title:
 DELETED-ACTIVITIES (Temporary)

Projected End Date:
 04/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Total

Activity is being carried out through:

Organization Type	Proposed Budget
Unknown	\$ 0.00



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.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: 5-a-01032019103727
Activity Title: Redevelopment of Vacant Properties

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

DELETED-ACTIVITIES

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

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 Status:

Cancelled

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected End Date:

04/10/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of public facilities

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

County of Volusia, FL

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Volusia, FL

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

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



Activity Description:

Redevelopment of vacant properties in areas adjacent to existing public facilities for the improvement of the public facility. On April 1, 2010 this activity was cancelled and the funds were transferred to another activity. On January 27, 2011 the Action Plan was modified to reflect that since the grantee had previously cancelled this activity, that no public facilities will be accomplished, and therefore the proposed accomplishments were reduced to 0.

Environmental Assessment: UNDERWAY

Environmental None

Action Plan Comments:

- Reviewer - projects exceed 100% of grant funds and need to be revised to reflect only NSP eligible activity types.
- Reviewer - Revisions needed to project budget items required assistance of HUD system staff for correction. Corrective action taken 08/07/09.
- Reviewer - The current action plan does not identify the 25% set a side for households whose incomes are at or under 50% Area Median Income. Please review each activity and adjust accordingly. Thank You. LS
- Reviewer - Plan modifications include tenure, SF/MF benefit. LS 2/2/2011
- Reviewer - Plan modification approved, grantee collapsed performance measures as part of a data clean up as directed by HUD for reporting purposes. LS 4/5/11
- Reviewer - Plan modification approved, grantee continuing to revise performance measures as part of a data clean up directed by HUD. LS 4/6/11
- Reviewer - Plan modification approved, grantee continuing to revise performance measures as part of a data clean up directed by HUD. LS 6/30/11
- Reviewer - Budget modified for Activities 2-c and 2-d to reflect expenditures for homes that have been sold to low-income beneficiaries. LS 7/7/11
- Reviewer - Plan modification approved. Grantee made budget adjustments and revised performance measures to reflect earned and estimated use of program income. sk 12/30/11



- Reviewer - No changes were made to action plan, accidentally changed status to modified. sk 10/25/12
- Reviewer - Volusia County's Plan modification is approved to reduce the budget of Activities 2-a and 2-b1, and to increase the budgets of Activities 2-c and 2-d. The changes are necessary as the County moves toward close out. LS 12/4/13
- Reviewer - Plan modifications include moving \$95,000 from activity 2-a to activity 2-d.
- Reviewer - Budgets for Activities 2-b, 2-b and 2-c were modified, but the total project budget for Project 2 was not changed.
- Reviewer - Approved for minor budget adjustment: Activity 2-c and 2-d were increased/decreased by \$690.31 to provide funds for Activity 2-d. The total budget for Project 2 was not changed.
- Reviewer - Modification to increase the project and activity budgets for \$350,000 of anticipated program income to be earned from the resale of NSP1 homes during the upcoming 12 months.
- Reviewer - Volusia County modified the Action Plan for budget modifications to Activities 2-b, 2-c and 2-d. The total project budget was not changed.
- Reviewer - Volusia County amended its NSP1 Action Plan to increase the project and activity budgets for additional estimated program income of \$500,000. Activity 1-a was increased by 10% as allowed by regulations, and the balance of the increase was added to activity 2-c.
- Reviewer - Action Plan modified to include a PI Transfer request in the amount of \$90,124.27; grantee is advised to note in their current QPR 1)HUD approval 2)date of approval 3) the amount of the PI approved for transfer 4) the activity number associated with the activity that generated the PI.
- Reviewer - 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.
- Reviewer - Activities 2-a and 2-b were listed in the Action Plan as "Acquisition - general". In reviewing the NSP Closeout guidance it stated that this Activity Type (Acquisition - general) would need to be revised to reflect an Activity Type that reflected the ultimate program beneficiaries. Both of these activities were revised to be "Reconstruction/rehabilitation of residential structures".
- Reviewer - Budget adjustments
- Reviewer - Rejected to remove flags. LS
- Reviewer - Attached Volusia PI Transfer #3; approved in the amount of \$86,495.31 on 2/14/2018.
- Reviewer - Approved PI Transfer in the amount of \$86495.31
- Reviewer - Volusia County transferred \$86,495.31 (\$24,647.25 on hand and \$61,848.06 from DRGR). The HUD approval letter was uploaded in the action plan, dated 2/14/2018 and is their third PI transfer. LS 3/27/2018
- Reviewer - Grantee preparing to closeout
- Reviewer - Approved for budget modifications to prepare for closeout.
- Reviewer - County preparing action plan for closeout.



Action Plan History

Version	Date
B-08-UN-12-0019 AP#1	08/18/2010
B-08-UN-12-0019 AP#2	08/26/2011
B-08-UN-12-0019 AP#3	12/30/2011
B-08-UN-12-0019 AP#4	06/22/2012
B-08-UN-12-0019 AP#5	10/25/2012
B-08-UN-12-0019 AP#6	07/10/2013
B-08-UN-12-0019 AP#7	12/04/2013
B-08-UN-12-0019 AP#8	03/04/2014
B-08-UN-12-0019 AP#9	07/16/2014
B-08-UN-12-0019 AP#10	07/22/2014
B-08-UN-12-0019 AP#11	01/05/2015
B-08-UN-12-0019 AP#12	02/05/2016
B-08-UN-12-0019 AP#13	05/18/2016
B-08-UN-12-0019 AP#14	01/11/2017
B-08-UN-12-0019 AP#15	03/16/2017
B-08-UN-12-0019 AP#16	03/24/2017
B-08-UN-12-0019 AP#17	03/30/2017
B-08-UN-12-0019 AP#18	10/25/2017
B-08-UN-12-0019 AP#19	02/20/2018
B-08-UN-12-0019 AP#20	02/21/2018
B-08-UN-12-0019 AP#21	03/27/2018
B-08-UN-12-0019 AP#22	07/16/2018
B-08-UN-12-0019 AP#23	10/17/2018
B-08-UN-12-0019 AP#24	12/10/2018
B-08-UN-12-0019 AP#25	01/30/2019
B-08-UN-12-0019 AP#26	03/14/2019
B-08-UN-12-0019 AP#27	08/20/2019
B-08-UN-12-0019 AP#28	11/06/2019

