

Action Plan

Grantee: Daytona Beach, FL

Grant: B-11-MN-12-0032

LOCCS Authorized Amount:	\$ 1,127,616.00
Grant Award Amount:	\$ 1,127,616.00
Status:	Reviewed and Approved

Estimated PI/RL Funds:

Total Budget:	\$ 1,127,616.00
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Funding Sources

Funding Source	Funding Type
HUD	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

NSP3 funds totaling \$914,322 will focus on completing the Phase 1 redevelopment of the Daytona Village Apartments, a foreclosed complex of 13 buildings with 76 housing units. Phase 1 was begun with NSP1 funds used to acquire, demolish, remove asbestos, and underground piping. Thereafter NSP3 funds will focus on construction of seven (7) affordable rental units. All tenants in Phase 1 will be households at or below 50% AMI; \$101,294 will be used to acquire a foreclosed single-family home for resale to a one low-income household within census tract 821; \$112,000 will be used for administration.

How Fund Use Addresses Market Conditions:

The determination that Census Tracts 820.00, 815.00 and 821.00 are the areas of greatest need for the City of Daytona Beach is based on a broad array of data and indicators. Firstly, these Census Tracts are identified by HUD as having a need score of 20.00 and 19.0 respectively. In CT 820.00 among 1,184 total residential units, 20.4% are delinquent and with a total of 242 delinquent properties, ranking this among the highest of all Census Tracts in the City. In CT 815.00 among 1,171 total residential units, 18.1% are delinquent and with a total of 211 delinquent properties, ranking this among the highest of all Census Tracts in the City. Secondly Census Tract 820.00 is selected again as one of our Target Areas due to the location of the Daytona Village Apartments, which is the subject of our total grant funding for NSP1. Redevelopment of this 13 building complex consisting of 76 units was not fully funded by NSP1. Although about \$5.2 million in Unmet Need funding was identified and requested only \$194,492 of the request was funded by the State of Florida Department of Community Affairs. Necessarily, redevelopment of the total number of units is divided into two phases. An additional \$840,616 of NSP3 funding is needed to complete Phase 1 of the rehabilitation of the Daytona Village Apartments property. Phase 1 includes redevelopment of buildings N, M, L, and K (see the attached map showing all 13 building and accompanying Attachment "B" showing associated projected rehab costs per building). The completion of this project is of utmost most importance to the stabilization of this neighborhood.

Ensuring Continued Affordability:

The City will annually monitor all those assisted with NSP3 funds during the affordability period to ensure that the specified units are affordable and that the property continues to meet minimum housing quality standards. For the rental units, the City of Daytona Beach is partnering with the local Housing Authority to manage the rental housing units and will ensure long term affordability for the rental units through monitoring the intake, rental, and management of the units placed into housing service. For homeownership units the City will use a Land Use Restriction Agreement (LURA) that will be recorded against the property and secured by a recorded forgivable loan on the property. The affordability period shall meet the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254.



Definition of Blighted Structure:

Any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Blighted structures also include those properties that are abandoned and/or foreclosed; have significant environmental challenges to redevelopment and use as homes; or severely deteriorated.

Definition of Affordable Rents:

Definition of Affordable Rents:

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Deltona, Daytona Beach, Ormond Beach Metropolitan Statistical Area (MSA). The current rents are listed below: Efficiency-\$645.00, One-Bedroom-\$754.00, Two-Bedroom-\$938.00, Three-Bedroom-\$1,213.00 & Four Bedroom-\$1,248.00.

The City will review and approve the rents charged on an annual basis.

Housing Rehabilitation/New Construction Standards:

All housing that requires rehabilitation must meet local building codes including the Florida Building Code (2004), and ordinances pertaining to providing housing that is decent, safe, sanitary, and fit for habitation. The City of Daytona Beach's Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with the City's Ordinances, which defines the minimum housing code for the City of Daytona Beach.

In addition, we are adopting HUD recommended standard for green energy as follows:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of the building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential building up to three stories must be designed meet the standard for Energy Star Qualified New Homes.

- All gut rehabilitation or new construction of mid –or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily building piloted by the Environmental Protection Agency and the Department of Energy).

- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

- Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed.

- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

The City will also encourage adoption of energy efficient and environmentally-friendly green elements as part of NSP3 program design. Attachment C to the NSP3 Notice describes in more detail how energy efficient and environmentally-friendly green elements can be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resource Exchange at www.hud.gov/nspta

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Vicinity Hiring:

The City of Daytona Beach certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The Distribution and Use of Funds will be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. Our goal for NSP 3 is to substantially increase rental opportunity in Census Tracts 815.00, 820.00 and 820.00 to stimulate some new homeownership opportunities for private lending through first mortgages supported by NSP 3 silent second mortgages.

The output we expect to achieve is to redevelop buildings L and K (building on activities undertaken under NSP1) to result in eight (7) new rental units and one (1) new homebuyer utilizing NSP 3 funding. Also, the City will dedicate \$250,000 of its HOME allocation toward the rehabilitation of these housing units. A partnership with the Housing Authority of Daytona Beach will enable us to accomplish this outcome.

Grantee Contact Information:

Grantee Contact Information:

Emory M. Counts, Economic/Community Development Director

City of Daytona Beach, P.O. 2451, Daytona Beach, FL 32115-2451 (mailing address)

City of Daytona Beach, 301 S. Ridgewood Avenue, Daytona Beach, FL 32114 (physical address)

386-671-8245-work 386-671-3218-fax 386-405-1952-cell

countse@codb.us

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition and Rehabilitation	1	Acquisition, Rehab, Rent
2	Acquisition and Rehabilitation	2	Acquisition, Rehab, Re-Sale
3	General Administration	3	Program Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / Acquisition and Rehabilitation

Grantee Activity Number: 1
Activity Title: Acquisition, Rehab, Rent

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 05/01/2011

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 913,338.36

Other Funds \$ 0.00

Total Funds \$ 913,338.36

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	
#Units & other green	14
#Low flow showerheads	14
#Low flow toilets	14
#Refrigerators replaced	7
#Efficient AC added/replaced	7
#Additional Attic/Roof Insulation	14
#Energy Star Replacement Windows	14
# of Properties	1



Activity is being carried out by Grantee:

No

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

Daytona Housing Authority

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

Daytona Housing Authority

Organization Type

Unknown

Proposed

\$ 913,338.36

Funding Source Name

HUD

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

206 North Keech Street, Daytona Beach, Florida.

Activity Description:

Acquisition, rehabilitation and lease.

Project # / Title: 2 / Acquisition and Rehabilitation**Grantee Activity Number:**

2

Activity Title:

Acquisition, Rehab, Re-Sale

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

2

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

05/01/2011

Projected End Date:

03/10/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

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

\$ 102,277.64

Other Funds

\$ 0.00

Total Funds

\$ 102,277.64



Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	1
# of Properties	1

Activity is being carried out by Grantee:

No

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

The City of Daytona Beach

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

The City of Daytona Beach

Organization Type

Local Government

Proposed

\$ 102,277.64

Funding Source Name

HUD

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

NSP target area greatest need.

Activity Description:

Acquisition, Rehab and Re-Sale of 1 single family home.

Project # / Title: 3 / General Administration**Grantee Activity Number:****3****Activity Title:****Program Administration**

Activity Type:

Administration

Project Number:

3

Projected Start Date:

05/01/2011

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

General Administration

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 112,000.00**Other Funds** \$ 0.00**Total Funds** \$ 112,000.00**Activity is being carried out by Grantee:**

No

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

The City of Daytona Beach

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

The City of Daytona Beach

Organization Type

Local Government

Proposed

\$ 112,000.00

Funding Source Name

HUD

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

301 S. Ridgewood Avenue- City Hall

Activity Description:

General Program Administration for all NSP3 activities.

Action Plan Comments:

- Reviewer - Grantee must revise performance measures. LS 4/19/11
- Reviewer - The "other" funding source mentioned in each activity was not identified, this could be a duplication, Grantee should note what the other funding source is OR review for technical revisions. LS 5/4/11
- Reviewer - Revisions to Action Plan changing Activity #1 Acquisition & Rehabilitation to 8 units and Activity #2 Acquisition & Rehabilitation to 2 low-income persons is approved per the 4/23/12 e-mail of Avis Wilkinson. TT/4/24/12
- Reviewer - Revisions to the NSP3 Action Plan are approved as outlined in the 10/25/2012 email from Avis A. Wilkinson Housing Manager/SHIP Administrator. They are as follows: Activity 3 changed to title to General Administration (GP) and added location description. Also the Environmental Review is exempt for GP; Changed the Environmental Review to completed for Activity 1 and changed the units from 8 to 7. TT/ 10/30/2012
- Reviewer - Modifications made to the Action Plan were of a minor nature involving the clearing of content in data fields that contained info that was not applicable. The project scope and objectives remain the same per the 1/29/2013 email of Don Gooding. TT; 1/29/2013
- Reviewer - Modifications to the City's Action Plan are minor budget adjustments to increase project #1 for Multi-Family by \$73,706 and reduce the budget for project #2 for Single Family activity by the same amount. LS
- Reviewer - No changes were made to the plan.
- Reviewer - Preparing Grant for closeout.

Action Plan History

Version	Date
B-11-MN-12-0032 AP#1	01/13/2016
B-11-MN-12-0032 AP#2	06/06/2014
B-11-MN-12-0032 AP#3	02/12/2014
B-11-MN-12-0032 AP#4	01/29/2013
B-11-MN-12-0032 AP#5	10/30/2012
B-11-MN-12-0032 AP#6	04/24/2012
B-11-MN-12-0032 AP#7	05/04/2011

