

# Grantee: Deltona, FL

## Grant: B-08-MN-12-0006

October 1, 2021 thru December 31, 2021

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**Grant Number:**

B-08-MN-12-0006

**Obligation Date:****Award Date:****Grantee Name:**

Deltona, FL

**Contract End Date:**

03/24/2013

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$6,635,909.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$6,635,909.00

**Estimated PI/RL Funds:**

\$4,164,091.00

**Total Budget:**

\$10,800,000.00

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

The following U.S. Census Tracts and Blocks represent the areas of greatest need within Deltona, as identified in the HUD approved Substantial Amendment to the City of Deltona's 5-Year Consolidated Plan and 1-Year Action Plan:

1. Tract 091001; Block 3
2. Tract 091006; Blocks 1, 2, 3, 4, and 5
3. Tract 091007; Blocks 1, 2, 3, 4, 5 and 6
4. Tract 091009; Blocks 1, 2, 3, and 4
5. Tract 091010; Blocks 1, 2, 3, and 4
6. Tract 091011; Blocks 1, 2, 3, and 4
7. Tract 091012; Blocks 1, 2, 3, and 4
8. Tract 091013; Blocks 1, 2, and 3
9. Tract 091014; Blocks 1, 2, 3, and 4

### Distribution and and Uses of Funds:

The above allocation by activity number represents our distribution and uses of funds. In addition, in order to receive the NSP grant of \$6,635,909, the City of Deltona prioritized the areas of greatest need within the City, including those: with the greatest percentage of foreclosures, those with the highest percentage of homes financed by subprime mortgage related loans, and those identified as likely to face a significant rise in the rate of home foreclosures. The City of Deltona will comply with Section 2301(c)(2) of HERA by prioritizing distribution of funds based on 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. A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The rent limits used in the NSP are updated annually from the Department of Housing and Urban Development. Affordable means that monthly rents do not exceed 30 percent of that amount, which represents the percentage of the median annual gross income for the households, as indicated in or less of total household income. The City of Deltona will ensure continued affordability for NSP assisted housing by adopting the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254. Rental Activity Funds may not be used for a "monthly rental subsidy". NSP funded rental activity will be restricted to the purchase and rehabilitation of a unit that will be designated as a rental property. Lease agreements will be in compliance with HOME rent limits for a term of two (2) years. Rental properties may be leased with an option to buy. The maximum HOME rent limits are the lesser of: (1) The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.11. (2) A rent does not exceed 30% of the adjusted income of family whose annual income equals 65% of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the units. The HOME rent limits provided by HUD will include average occupancy per



unit and adjusted income assumptions. Additionally, NSP assisted activities will be monitored for program compliance during the period of affordability. Annual on-site inspections will be conducted of rental units to determine compliance with Housing Quality Standards. Homebuyer Activities Assistance will be provided in the form of a 2nd mortgage, zero (0%) interest deferred payment, forgivable loan for a term of up to 20 years for homeownership. The deferred payment forgivable loan shall immediately become due and payable to the City if any of the following occurs: 1) homeowner sells, transfers, or disposes of the property by any means, including bankruptcy, foreclosure, or deed in lieu of foreclosure, 2) homeowner no longer occupies the unit as their principal residence, 3) homeowner dies, or if married couple, the survivor dies, 4) homeowner refinances their first mortgage or requires subordination for a new second mortgage 5) an heir may assume the debt as long as they are income eligible and become the owner-occupant. Housing Rehabilitation Standards will comply with all applicable laws, codes, and other requirements relating to housing

**Distribution and and Uses of Funds:**

ty and habitability, as defined in the 2004 Florida Building Code with 200revisions and otherets relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties; to include, improvements to increase the energy efficiency or conservation of such homes and properties or to provide a renewable energy source or source or sources for such homes and properties. The City is eligible to receive \$6,635,909 in NSP funds, at least 25% or \$1,658,977 must be used for housing individuals and families whose income does not exceed 50 percent of area median income. 100% of the remaining funds must be expended on households at or below 120% AMI or \$4,976,932, (10% of the total allocation may be used for administrative and planning costs, not to exceed \$663,590). One hundred percent of the NSP funds must be used to benefit individuals and households whose income does not exceed 120% of area median income (AMI), measured as 2.4 times the current Section 8 income limits for households below 50 percent of median income, adjusted for a family. NSP shall refer to such households as “low (50% AMI), moderate (80% AMI), and middle-income (120%).” At least 25% of NSP grant funds must be expended for housing individual households, whose incomes do not exceed 50 percent of area median income. The City of Deltona will expend 25% of the NSP grant to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals and families whose incomes do not exceed 50% of area median income through the following activities: Income levels for eligibility under the NSP program will be verified by calculating the total gross income per household, adjusted for family size based on the Deltona-Daytona Beach FL MSA, in accordance with 24 CFR Section 92.203(b)(1)(2)(3); or census block data for area median income that exceeds 51% or the AMI. Annual income is a combination of the gross amounts, before any deductions, of earned, unearned asset income of all household members. Annual income is income anticipated to be received in the 12-month period following initial determination of eligibility (or re-examination of income for annual re-certification on rental properties. The City currently has not identified any low/mod housing units for acquisition and relocation activity. In accordance with the City of Deltona’s Public Participation Plan a 30 day public comment period is required for a substantial amendment to the consolidated/action plans. HUD is waiving the requirement for the citizen’s participation plan and will allow a 15 day public notice and posting of the proposed plan on the City of Deltona’s website at [www.deltonafl.gov](http://www.deltonafl.gov), click on Housing and Community Development, NSP. Two public hearings were scheduled for the purpose of receiving input from the public regarding the proposed amendments. The public hearings were held at the Deltona City Hall located at 2345 Providence Blvd., Deltona, FL 32725. The first public hearing was held on November 21, 2008, 6:30 PM; and the second public hearing during a special City Commission meeting scheduled for November 24, 2008, 6:00 PM. After the 2nd public hearing and comments from the public, the City Commission approved the NSP Substantial Amendment and authorization submission to the U.S. Department of Housing and Urban Development on or before December 1, 2008. Public comments received during the 15-daypubliccomm

**Distribution and and Uses of Funds:**

nt period included questions regarding what the median area income was for Deltona,andwhythefunding was based on federal criteria and not City criteria.

**Definitions and Descriptions:**

None to-date.

**Low Income Targeting:**

All of the units acquired or to be built on the two vacant lots within Deltona’s NSP program are targeting very low and low income qualified home buyers first and moderate income buyers second. The price points of the units acquired was adjusted down to accommodate this and the 25% set-aside units are to be allocated with the most affordable units available to the very low and low income qualified home buyers first. Further, partnering with Habitat for Humanity and special interest groups, such as veterans and teachers/educators unions, will provide for a balanced cross-section of buyers to stabilize the community.

**Acquisition and Relocation:**

The City of Deltona has acquired 44 properties, 42 single family homes, and two vacant lots to-date and is approaching closure of acquisition of the remaining units. All of the units meet the foreclosed, vacant, and abandoned criteria for the NSP program. All of the units are being property managed until rehabilitation efforts begin and following certificate of completion and final inspection of rehabilitated units. Because all units were purchased as vacant, there are no relocation efforts being conducted.

**Public Comment:**

None to-date.

| <b>Overall</b>                                 | <b>This Report Period</b> | <b>To Date</b>  |
|--|---------------------------|-----------------|
| <b>Total Projected Budget from All Sources</b> | \$0.00                    | \$10,800,000.00 |
| <b>Total Budget</b>                            | \$0.00                    | \$10,800,000.00 |
| <b>Total Obligated</b>                         | \$0.00                    | \$10,760,000.00 |
| <b>Total Funds Drawdown</b>                    | \$0.00                    | \$10,247,508.27 |
| <b>Program Funds Drawdown</b>                  | \$0.00                    | \$6,568,867.53  |
| <b>Program Income Drawdown</b>                 | \$0.00                    | \$3,678,640.74  |



|  |         |                |
|--|---------|----------------|
| <b>Program Income Received</b>                     | \$0.00  | \$3,997,935.72 |
| <b>Total Funds Expended</b>                        | \$0.00  | \$9,276,199.20 |
| <b>HUD Identified Most Impacted and Distressed</b> | \$0.00  | \$0.00         |
| <b>Other Funds</b>                                 | \$ 0.00 | \$ 0.00        |
| Match Funds  | \$ 0.00 | \$ 0.00        |
| Non-Match Funds                                    | \$ 0.00 | \$ 0.00        |

### Funds Expended

| <b>Overall</b>                  | <b>This Period</b> | <b>To Date</b>  |
|---------------------------------|--------------------|-----------------|
| City of Deltona1                | \$ 0.00            | \$ 8,416,040.32 |
| City of Deltona2                | \$ 0.00            | \$ 649,107.32   |
| Habitat for Humanity SW Volusia | \$ 0.00            | \$ 211,051.56   |

## Progress Toward Required Numeric Targets

| <b>Requirement</b>                       | <b>Target</b>  | <b>Projected</b> | <b>Actual</b>  |
|--|----------------|------------------|----------------|
| <b>Overall Benefit Percentage</b>        | 99.99%         | .00%             | .00%           |
| <b>Minimum Non Federal Match</b>         | \$ .00         | \$ .00           | \$ .00         |
| <b>Overall Benefit Amount</b>            | \$9,799,020.00 | \$ .00           | \$ .00         |
| <b>Limit on Public Services</b>          | \$995,386.35   | \$ .00           | \$ .00         |
| <b>Limit on Admin/Planning</b>           | \$663,590.90   | \$1,000,000.00   | \$835,149.33   |
| <b>Limit on Admin</b>                    | \$ .00         | \$1,000,000.00   | \$835,149.33   |
| <b>Most Impacted and Distressed</b>      | \$ .00         | \$ .00           | \$ .00         |
| <b>Progress towards LH25 Requirement</b> | \$2,700,000.00 |                  | \$3,088,963.01 |

## Overall Progress Narrative:

Staff is updating DRGR to insure that required information from file has been updated in DRGR.

## Project Summary

| <b>Project #, Project Title</b>                    | <b>This Report</b>            | <b>To Date</b>                |                               |
|--|-------------------------------|-------------------------------|-------------------------------|
|  | <b>Program Funds Drawdown</b> | <b>Project Funds Budgeted</b> | <b>Program Funds Drawdown</b> |
| 001, Purchase Rehabilitation                       | \$0.00                        | \$8,745,000.00                | \$6,027,069.55                |
| 002, Demolition                                    | \$0.00                        | \$0.00                        | \$0.00                        |
| 003, Redevelopment                                 | \$0.00                        | \$1,055,000.00                | \$229,298.75                  |
| 004, Land Bank                                     | \$0.00                        | \$0.00                        | \$0.00                        |
| 005, Financial Mechanisms/Homeownership Activities | \$0.00                        | \$0.00                        | \$0.00                        |
| 006, Administrative/Planning Costs                 | \$0.00                        | \$1,000,000.00                | \$312,499.23                  |
| 9999, Restricted Balance                           | \$0.00                        | \$0.00                        | \$0.00                        |

