

**Grantee: Volusia County, FL**

**Grant: B-08-UN-12-0019**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-12-0019

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

Volusia County, FL

**Award Date:****Grant Amount:**

\$5,222,831.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

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.

**Recovery Needs:**

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.

**Overall****This Report Period****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$5,222,831.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,222,831.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$783,424.65	\$0.00
Limit on Admin/Planning	\$522,283.10	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Volusia County has implemented internal policies and procedures to commence the NSP acquisition and rehabilitation of foreclosed and abandoned homes. Using county procurements procedures, we have competitively procured rehabilitation contractors, appraisers, and home inspection companies to assist in the acquisition and rehabilitation process. We are planning to begin to acquire eligible properties in the next quarter. In the next quarter, Volusia County will be issuing a NOFA and selecting non-profit organizations to as partners to acquire and rehabilitate eligible properties for affordable rental housing to households at 50% or below of AMI.

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$522,283.00	\$0.00	\$522,283.00	\$0.00
2, Acquisition/Rehabilitation/Resale	\$2,564,840.00	\$0.00	\$2,564,840.00	\$0.00
3, Financing Mechanisms	\$2,564,840.00	\$0.00	\$2,564,840.00	\$0.00
4, Demolition	\$200,000.00	\$0.00	\$200,000.00	\$0.00
5, Redevelopment	\$600,000.00	\$0.00	\$600,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 1-a

**Activity Title:** Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Administration

**Projected Start Date:**

03/03/2009

**Projected End Date:**

09/02/2010

**National Objective:**

N/A

**Responsible Organization:**

County of Volusia, FL

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$522,283.00

**Total CDBG Program Funds Budgeted**

N/A

\$522,283.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

General program planning and oversight.

**Location Description:**

County of Volusia, FL

**Activity Progress Narrative:**

Volusia County has assigned staff to NSP duties; competitively procured appraisal services, rehabilitation services, and home inspection services; established policies and procedures for acquisition, rehabilitation and sale of NSP eligible properties; established working partnerships with non-profit agencies, real estate agencies, lenders and housing agencies to further the NSP program; advertised and accepted public comment.

**Performance Measures**

**No Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>2-a</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**  
Acquisition - buyout of residential properties

**Activity Status:**  
Under Way

**Project Number:**  
2

**Project Title:**  
Acquisition/Rehabilitation/Resale

**Projected Start Date:**  
03/03/2009

**Projected End Date:**  
09/02/2010

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
County of Volusia, FL

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### Activity Description:

Purchase of abandoned foreclosed property at an average 1% discount. Properties will be sold to income eligible buyers to be used as their primary residence in an amount equal to or less than the cost to acquire and rehabilitate the home up to a decent, safe and habitable condition. Costs will include reasonable real estate fees, sales fees, closing costs, and other soft/project related costs.

### Location Description:

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

### Activity Progress Narrative:

Volusia County has implemented internal policies and procedures to commence the NSP acquisition of foreclosed and abandoned homes for the purpose of rehabilitating and selling to eligible homebuyers in accordance with NSP and URA guidelines. Using county procurement procedures, we have competitively procured appraisers, and home inspection companies to assist in the acquisition process. We have established partnerships with lenders, real estate agencies, and housing agencies. Potential acquisition targets have been identified and are being evaluated. We are planning to begin to acquire eligible properties in the next quarter.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/26
# of housing units	0	0	0	0/0	0/0	0/26
# of Households benefitting	0	0	0	0/6	0/20	0/26
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/26

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

**Activity Category:**  
Acquisition - buyout of residential properties

**Project Number:**  
2

**Projected Start Date:**  
03/03/2009

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

**Activity Status:**  
Under Way

**Project Title:**  
Acquisition/Rehabilitation/Resale

**Projected End Date:**  
09/02/2010

**Responsible Organization:**  
County of Volusia, FL

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### Activity Description:

Purchase of abandoned foreclosed properties for the purpose of permanent rental housing for those with incomes at less than 50% of area median income. Community Assistance will solicit Community Housing Development Organizations who are member of the County's Continuum of Care to purchase and rehabilitate suitable rental housing units at a 1% discount. Affordability will be ensured through the use of a Land Use Restriction Agreement. Community Assistance will allow for development and other soft costs associated with the acquisition.

### Location Description:

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

### Activity Progress Narrative:

Volusia County has implemented internal policies and procedures to commence the NSP acquisition of foreclosed and abandoned homes for the purpose of rehabilitating and renting to income eligible rental households in accordance with NSP and URA guidelines. Using county procurement procedures, we have competitively procured appraisers, and home inspection companies to assist in the acquisition process. We have established partnerships with housing agencies and other non-profit organizations. We are planning to begin to acquire eligible properties in the next quarter through non-profit partners.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/4

### Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>2-c</b>
<b>Activity Title:</b>	<b>Rehab and resale</b>

#### Activity Category:

Rehabilitation/reconstruction of residential structures

#### Activity Status:

Under Way

#### Project Number:

2

#### Project Title:

Acquisition/Rehabilitation/Resale

#### Projected Start Date:

03/03/2009

#### Projected End Date:

09/02/2010

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

County of Volusia, FL

#### Overall

#### Apr 1 thru Jun 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$712,420.25
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$712,420.25
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

#### Activity Description:

Rehabilitation of single-family and multi-family residential properties. Rehabilitation costs will include labor, materials, supplies, permits, lead based paint assessment, asbestos assessment, abatement and clearance activities, accessibility compliance and any other code deficiencies. Rehabilitation costs will also include project delivery costs. Rehabilitation contractors will also increase the energy conservation or provide renewable energy sources for the properties. Eligible costs will include maintenance and other reasonable carrying costs.

#### Location Description:

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

#### Activity Progress Narrative:

Volusia County has implemented internal policies and procedures to commence the NSP rehabilitation of foreclosed and abandoned homes for the purpose of selling to income eligible first time homebuyers in accordance with NSP and URA guidelines. Using county procurement procedures, we have competitively procured rehabilitation contractors to assist in the rehabilitation process. We have established green rehabilitation standards. We have established partnerships with other county divisions, housing agencies and other non-profit organizations. We are planning to begin to rehabilitate NSP acquired properties in the next quarter.



## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/26
# of housing units	0	0	0	0/0	0/0	0/26
# of Households benefitting	0	0	0	0/10	0/16	0/26

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 3-a

**Activity Title:** Homebuyer Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/03/2009

**Projected End Date:**

09/02/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

County of Volusia, FL

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,282,420.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,282,420.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**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.

**Location Description:**

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

**Activity Progress Narrative:**

Volusia County has implemented internal policies and procedures to commence providing homebuyer assistance in the form of a deferred payment loan with sharing of appreciation for NSP first time homebuyers in accordance with NSP and URA guidelines. Using county procurement procedures, we are in the process of competitively procuring real estate brokerage to assist in the sale process. We have established partnerships with other county divisions, housing agencies, lenders, and real estate companies who act as our affordable housing partners who work with potential homebuyers.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/26
# of Households benefitting	0	0	0	0/6	0/20	0/26

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

## Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>4-a</b>
<b>Activity Title:</b>	<b>Demolition of Blighted Structures</b>

### Activity Category:

Clearance and Demolition

### Activity Status:

Under Way

### Project Number:

4

### Project Title:

Demolition

### Projected Start Date:

03/03/2009

### Projected End Date:

09/02/2010

### National Objective:

NSP Only - LMMI

### Responsible Organization:

County of Volusia, FL

## Overall

## Apr 1 thru Jun 30, 2009

## To Date

Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Activity Description:

Demolition of substandard, unsafe housing units in areas adjacent to existing public facilities will be demolished in low income areas to improve the public facility.

## Location Description:

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

## Activity Progress Narrative:

Volusia County has implemented internal policies and procedures to provide an NSP program to clear and demolish NSP eligible properties. No eligible properties have yet been identified.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of Public Facilities	0	0	0	0/0	0/0	0/2

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>5-a</b>
<b>Activity Title:</b>	<b>Redevelopment of Vacant Properties</b>

#### Activity Category:

Acquisition, construction, reconstruction of public facilities

#### Activity Status:

Under Way

#### Project Number:

5

#### Project Title:

Redevelopment

#### Projected Start Date:

03/03/2009

#### Projected End Date:

09/02/2010

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

County of Volusia, FL

#### Overall

#### Apr 1 thru Jun 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

#### Activity Description:

Redevelopment of vacant properties in areas adjacent to existing public facilities for the improvement of the public facility.

#### Location Description:

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

#### Activity Progress Narrative:

Volusia County has implemented policies and procedures that conform with the NSP program and county policies to acquire NSP eligible properties for the purpose of constructing public facilities. No potential NSP target properties for this activity have been identified to date.

#### Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
<b># of Public Facilities</b>	0	0	0	0/0	0/0	0/2

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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