

# Grantee: Volusia County, FL

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

### January 1, 2019 thru March 31, 2019 Performance Report

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<b>Grant Number:</b> B-08-UN-12-0019	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Volusia County, FL	<b>Contract End Date:</b> 03/10/2013	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$5,222,831.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Paula Szabo
<b>LOCCS Authorized Amount:</b> \$5,222,831.00	<b>Estimated PI/RL Funds:</b> \$2,858,292.34	
<b>Total Budget:</b> \$8,081,123.34		

### Disasters:

#### Declaration Number

No Disasters 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 A

**Distribution and and Uses of Funds:**

ctivity 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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$8,081,123.34
<b>Total Budget</b>	\$0.00	\$8,081,123.34
<b>Total Obligated</b>	\$0.00	\$8,081,123.34
<b>Total Funds Drawdown</b>	\$0.00	\$8,081,123.34
<b>Program Funds Drawdown</b>	\$0.00	\$5,222,831.00
<b>Program Income Drawdown</b>	\$0.00	\$2,858,292.34
<b>Program Income Received</b>	\$0.00	\$2,858,292.34
<b>Total Funds Expended</b>	\$0.00	\$8,081,123.34
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$783,424.65	\$0.00
<b>Limit on Admin/Planning</b>	\$522,283.10	\$785,595.58
<b>Limit on Admin</b>	\$0.00	\$785,595.58
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$2,020,280.84	\$3,060,687.24



## Overall Progress Narrative:

On February 19, 2019 HUD approved a transfer of NSP1 program income in the amount of \$127,335.92 to its CDBG entitlement program income in anticipation of closing out its NSP1 grant. This program income had been associated with Activity 2-c. Volusia County is in the final stages of reviewing and preparing documentation in advance of requesting permission from HUD to close-out its NSP1 grant.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$785,595.58	\$501,777.30
2, Acquisition/Rehabilitation/Resale	\$0.00	\$7,295,527.76	\$4,721,053.70
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00



# Activities

**Project # /** 1 / Administration

**Grantee Activity Number:** 1-a  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

1

**Projected Start Date:**

03/03/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/31/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

County of Volusia, FL

Overall	Jan 1 thru Mar 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$785,595.58
<b>Total Budget</b>	\$0.00	\$785,595.58
<b>Total Obligated</b>	\$0.00	\$785,595.58
<b>Total Funds Drawdown</b>	\$0.00	\$785,595.58
<b>Program Funds Drawdown</b>	\$0.00	\$501,777.30
<b>Program Income Drawdown</b>	\$0.00	\$283,818.28
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$785,595.58
County of Volusia, FL	\$0.00	\$785,595.58
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**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.

**Location Description:**

County of Volusia, FL

**Activity Progress Narrative:**

Volusia County did not undertake any activity related to Activity 1-a during this reporting period, except for documentation review to prepare for closeout of our NSP1 grant.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries 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

**Project # / 2 / Acquisition/Rehabilitation/Resale**

**Grantee Activity Number: 2-a**

**Activity Title: Acquisition**

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected End Date:**

03/31/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

County of Volusia, FL

**Overall**

**Jan 1 thru Mar 31, 2019**

**To Date**



<b>Total Projected Budget from All Sources</b>	N/A	\$1,538,732.33
<b>Total Budget</b>	\$0.00	\$1,538,732.33
<b>Total Obligated</b>	\$0.00	\$1,538,732.33
<b>Total Funds Drawdown</b>	\$0.00	\$1,538,732.33
<b>Program Funds Drawdown</b>	\$0.00	\$1,466,659.15
<b>Program Income Drawdown</b>	\$0.00	\$72,073.18
<b>Program Income Received</b>	\$0.00	\$99.80
<b>Total Funds Expended</b>	\$0.00	\$1,538,732.33
County of Volusia, FL	\$0.00	\$1,538,732.33
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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.

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.

**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 Progress Narrative:**

Volusia County did not undertake any activity related to Activity 2-a during this reporting period, except for documentation review to prepare for closeout of our NSP1 grant.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

  

	This Report Period	Cumulative Actual Total / Expected
	<b>Total</b>	<b>Total</b>



# of Housing Units

0

0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0

## 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:**  
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:**  
03/31/2019

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Haven Recovery Center, Inc.

Overall	Jan 1 thru Mar 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,239,372.72
<b>Total Budget</b>	\$0.00	\$1,239,372.72
<b>Total Obligated</b>	\$0.00	\$1,239,372.72
<b>Total Funds Drawdown</b>	\$0.00	\$1,239,372.72
<b>Program Funds Drawdown</b>	\$0.00	\$894,503.76
<b>Program Income Drawdown</b>	\$0.00	\$344,868.96
<b>Program Income Received</b>	\$0.00	\$13,891.00
<b>Total Funds Expended</b>	\$0.00	\$1,239,372.72
Haven Recovery Center, Inc.	\$0.00	\$1,239,372.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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.

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.

### 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 Progress Narrative:

Volusia County did not undertake any activity related to Activity 2-b during this reporting period, except for documentation review to prepare for closeout of our NSP1 grant.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	11/4
<b>#Energy Star Replacement</b>	0	6/2
<b>#Additional Attic/Roof</b>	0	5/2
<b>#High efficiency heating plants</b>	0	7/0
<b>#Replaced thermostats</b>	0	7/2
<b>#Replaced hot water heaters</b>	0	4/2
<b>#Light Fixtures (indoors)</b>	0	9/2
<b>#Light fixtures (outdoors)</b>	0	8/0
<b>#Refrigerators replaced</b>	0	11/3
<b>#Clothes washers replaced</b>	0	11/0
<b>#Dishwashers replaced</b>	0	11/2
<b>#Low flow toilets</b>	0	7/2
<b>#Low flow showerheads</b>	0	7/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	11/4
<b># of Singlefamily Units</b>	0	11/4



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	11/4	0/0	11/4	100.00
# Renter Households	0	0	0	11/4	0/0	11/4	100.00

## 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-b1</b>
<b>Activity Title:</b>	<b>Low Income Rental - Neighborhood Center</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
2

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

**Benefit Type:**  
Direct ( HouseHold )

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

**Activity Status:**  
Completed

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

**Projected End Date:**  
03/02/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
The Neighborhood Center of West Volusia

Overall	Jan 1 thru Mar 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$158,437.25
<b>Total Budget</b>	\$0.00	\$158,437.25
<b>Total Obligated</b>	\$0.00	\$158,437.25
<b>Total Funds Drawdown</b>	\$0.00	\$158,437.25
<b>Program Funds Drawdown</b>	\$0.00	\$72,510.14
<b>Program Income Drawdown</b>	\$0.00	\$85,927.11
<b>Program Income Received</b>	\$0.00	\$9,798.00
<b>Total Funds Expended</b>	\$0.00	\$158,437.25
The Neighborhood Center of West Volusia	\$0.00	\$158,437.25
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**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.

**Location Description:**

718 S. Brooks Avenue, Deland, FL 32720

**Activity Progress Narrative:**

Volusia County did not undertake any activity related to Activity 2-b1 during this reporting period, except for documentation review to prepare for closeout of our NSP1 grant.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total



<b># of Properties</b>	0	1/1
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	This Report Period <b>Total</b>	Cumulative Actual Total / Expected <b>Total</b>
<b># of Housing Units</b>	0	1/1
<b># of Singlefamily Units</b>	0	1/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
<b># of Households</b>	0	0	0	1/1	0/0	1/1	100.00
<b># Renter Households</b>	0	0	0	1/1	0/0	1/1	100.00

### 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-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:**  
03/31/2019

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

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

Overall	Jan 1 thru Mar 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,696,108.19
<b>Total Budget</b>	\$0.00	\$2,696,108.19
<b>Total Obligated</b>	\$0.00	\$2,696,108.19
<b>Total Funds Drawdown</b>	\$0.00	\$2,696,108.19
<b>Program Funds Drawdown</b>	\$0.00	\$1,059,483.06
<b>Program Income Drawdown</b>	\$0.00	\$1,636,625.13
<b>Program Income Received</b>	\$0.00	\$2,206,905.86
<b>Total Funds Expended</b>	\$0.00	\$2,696,108.19
County of Volusia, FL	\$0.00	\$2,696,108.19
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
County of Volusia, FL	Acquisition - general	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.

**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, 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.

### Location Description:

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

### Activity Progress Narrative:

On February 19, 2019, HUD approved the transfer of NSP1 program income to Volusia County's CDBG program. The amount of program income that was transferred after the HUD approval was \$127,335.92 and the program income was associated with Activity 2-c. Volusia County is reporting the accomplishments and beneficiary data that relate to two foreclosed homes that were acquired with NSP1 funds, and the rehabilitation and sale-related expenses were completed with NSP3 funds. The homes were located in target areas for both of the NSP grants. Volusia County needed both grant funds in order to complete the projects. The house located at 341 Dogwood Avenue, Orange City was sold on June 27, 2017 to a moderate-income household. The program income earned from the sale of the property was receipted in the County's NSP3 grant. The house located at 2102 Queen Palm Drive, Edgewater was sold on October 12, 2017 to a moderate-income household. The program income earned from the sale was receipted in the County's NSP3 grant.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	37/40
#Energy Star Replacement	19	211/15
#Additional Attic/Roof	2	34/18
#Efficient AC added/replaced	1	28/19
#Replaced thermostats	1	29/19
#Refrigerators replaced	2	33/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	37/40
# of Singlefamily Units	2	37/40

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	2	2	0/0	21/32	37/40	56.76



# Owner Households	0	2	2	0/0	21/32	37/40	56.76
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## Activity Locations

Address	City	County	State	Zip	Status / Accept
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### Address Support Information

**Address:** 2102 Queen Palm Drive, Edgewater, Florida 32141

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 10/12/2017	<b>Affordability End Date:</b> 10/12/2032
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**Description of Affordability Strategy:**

Recapture

<b>Activity Type for End Use:</b> Rehabilitation/reconstruction of residential	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b> 10/12/2017
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<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b> 10/12/2017	<b>Deadline Date:</b>
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**Description of End Use:**

Acquisition and rehabilitation of a foreclosed home for resale to moderate-income household with recapture provisions secured by a recorded second mortgage to Volusia County for the affordability period.

**Address:** 341 Dogwood Avenue, Orange City, Florida 32763

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 06/27/2017	<b>Affordability End Date:</b> 06/27/2032
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**Description of Affordability Strategy:**

Recapture

<b>Activity Type for End Use:</b> Rehabilitation/reconstruction of residential	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b> 06/27/2017
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<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b> 06/27/2017	<b>Deadline Date:</b>
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**Description of End Use:**

Acquisition and rehabilitation of a foreclosed home for resale to LMMI household with 15 year recapture provisions enforced by a second mortgage to Volusia County.

## 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-d</b>
<b>Activity Title:</b>	<b>Low Income Acquisition for Resale</b>

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 2

**Projected Start Date:**  
 04/15/2010

**Benefit Type:**  
 Direct ( HouseHold )

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

**Activity Status:**  
 Under Way

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

**Projected End Date:**  
 03/31/2019

**Completed Activity Actual End Date:**

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

Overall	Jan 1 thru Mar 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,662,877.27
<b>Total Budget</b>	\$0.00	\$1,662,877.27
<b>Total Obligated</b>	\$0.00	\$1,662,877.27
<b>Total Funds Drawdown</b>	\$0.00	\$1,662,877.27
<b>Program Funds Drawdown</b>	\$0.00	\$1,227,897.59
<b>Program Income Drawdown</b>	\$0.00	\$434,979.68
<b>Program Income Received</b>	\$0.00	\$627,597.68
<b>Total Funds Expended</b>	\$0.00	\$1,662,877.27
County of Volusia, FL	\$0.00	\$1,662,877.27
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**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 increased 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.

**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 Progress Narrative:**

Volusia County did not undertake any activity related to Activity 2-d during this reporting period, except for documentation review to prepare for closeout of our NSP1 grant.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	17/12
#Energy Star Replacement	0	106/5
#Additional Attic/Roof	0	14/5
#Efficient AC added/replaced	0	14/5
#Replaced thermostats	0	14/5
#Refrigerators replaced	0	14/5
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/12
# of Singlefamily Units	0	17/12

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	17/7	0/0	17/12	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	17/7	0/0	17/12	100.00

**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	

