Grantee: Deltona, FL

Grant: B-08-MN-12-0006

April 1, 2013 thru June 30, 2013 Performance Report

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 Amount:
$6,635,909.00

Grant Status:
Active

QPR Contact:
Cheryl Sue Atkins

Estimated PI/RL Funds:
$3,000,000.00

Total Budget:
$9,635,909.00

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 &ldquomonthly rental subsidy&rdquo. 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 incompliance 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

housinga

Distribution and and Uses of Funds:

lity 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 &ldquolow (50% AMI), moderate (80% AMI), and middle-income (120%).&rdquo 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&rsquos 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&rsquos participation plan and will allow a 15 day public notice and posting of the proposed plan on the City of Deltona&rsquos website at 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-daypubliccom

Distribution and and Uses of Funds:

ment 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$8,731,334.99
Total Budget	$0.00	$8,731,334.99
Total Obligated	$0.00	$8,089,799.99
Total Funds Drawdown	$196,257.15	$7,682,060.40
Program Funds Drawdown	$0.00	$5,725,414.88
Program Income Drawdown	$196,257.15	$1,956,645.52

Program Income Received	$38,164.84	$2,387,500.58
Total Funds Expended	$195,217.18	$7,681,020.43
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$995,386.35	$0.00
Limit on Admin/Planning	$663,590.90	$392,242.92
Limit on State Admin	$0.00	$392,242.92

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$1,658,977.25	$2,583,978.00

Overall Progress Narrative:

The status of the NSP #1 program as of 6/30/13 is as follows: of the 53 properties initially purchased with NSP #1 funds all have been sold with the exception of 3 homes. Of the remaining three homes, one house has an active contract and the City is improving the marketability of the remaining two with the anticipatino that those homes will be sold soon. The City has bought seven more properties utilizing NSP #1 income. To date, the City has sold two of the houses that were purchased utilizing NSP 1 program income funds and currently has two more program income houses under contract for sale to clients. The City has contracts to buy another three houses utilizing NSP #1 program income funds. The City has reserved the remaining homes, both the remaining homes bought with NSP funds and properties purchased with NSP #1 income, for VLI clients.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Purchase Rehabilitation	$0.00	$7,495,425.99	$5,470,903.13
003, Redevelopment	$0.00	$600,000.00	$29,081.32
006, Administrative/Planning Costs	$0.00	$635,909.00	$225,430.43

Activities

Grantee Activity Number:	001
Activity Title:	Purchase Rehabilitation

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
001

Project Title:
Purchase Rehabilitation

Projected Start Date:
03/24/2009

Projected End Date:
07/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Deltona

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$5,211,447.99
Total Budget	$0.00	$5,211,447.99
Total Obligated	$0.00	$4,711,447.99
Total Funds Drawdown	$171,021.71	$4,683,776.05
Program Funds Drawdown	$0.00	$3,811,925.13
Program Income Drawdown	$171,021.71	$871,850.92
Program Income Received	$0.00	$1,832,119.24
Total Funds Expended	$171,021.71	$4,683,776.05
City of Deltona1	$171,021.71	$4,683,776.05
Match Contributed	$0.00	$0.00

Activity Description:

§2301(c)(3)(B) purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties; This activity will assist income qualified persons at or below 120% AMI with the purchase of a home that was previously abandoned or foreclosed and rehabilitated to City and County code.

Location Description:

Designated target areas as identified in action plan.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	35/49
#Energy Star Replacement Windows	0	83/25

#Additional Attic/Roof Insulation	0	21/20
#High efficiency heating plants	0	33/0
#Efficient AC added/replaced	0	34/30
#Replaced thermostats	0	9/30
#Replaced hot water heaters	0	18/30
#Light Fixtures (indoors) replaced	0	109/60
#Light fixtures (outdoors) replaced	0	68/10
#Refrigerators replaced	0	35/40
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	28/30
#Units with solar panels	0	0/0
#Low flow toilets	0	36/49
#Low flow showerheads	0	26/20
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	1/49
#Sites re-used	0	33/49
#Units deconstructed	0	0/0
#Units ¿ other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	35/49
# of Singlefamily Units	0	35/49

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	15/24	16/25	35/49	88.57
# Owner Households	0	0	0	15/24	16/25	35/49	88.57

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number:	001.1
Activity Title:	Acquisition rehab-LMH-25%

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
001

Project Title:
Purchase Rehabilitation

Projected Start Date:
03/12/2010

Projected End Date:
03/24/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Deltona

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$2,283,978.00
Total Budget	$0.00	$2,283,978.00
Total Obligated	$0.00	$2,283,978.00
Total Funds Drawdown	$0.00	$2,257,399.42
Program Funds Drawdown	$0.00	$1,658,978.00
Program Income Drawdown	$0.00	$598,421.42
Program Income Received	$38,164.84	$547,654.55
Total Funds Expended	$0.00	$2,257,399.42
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition rehab and sale of foreclosed houses with purchase price $60,000 or less for persons at or below 50% of median income.

Location Description:

Target areas as identifired in action plan

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/15
#Energy Star Replacement Windows	0	38/5
#Additional Attic/Roof Insulation	0	13/5
#High efficiency heating plants	0	12/0
#Efficient AC added/replaced	0	13/15
#Replaced thermostats	0	3/15

#Replaced hot water heaters	0	9/10
#Light Fixtures (indoors) replaced	0	41/20
#Light fixtures (outdoors) replaced	0	14/5
#Refrigerators replaced	0	14/10
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	8/10
#Units with solar panels	0	0/0
#Low flow toilets	0	17/15
#Low flow showerheads	0	11/10
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	1/15
#Sites re-used	0	14/0
#Units deconstructed	0	0/0
#Units ¿ other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	4/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/15
# of Singlefamily Units	0	14/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	14/15	0/0	14/15	100.00
# Owner Households	0	0	0	14/15	0/0	14/15	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number:	003
Activity Title:	Redevelopment

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
003

Project Title:
Redevelopment

Projected Start Date:
03/24/2009

Projected End Date:
07/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Habitat for Humanity SW Volusia

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$300,000.00
Total Budget	$0.00	$300,000.00
Total Obligated	$0.00	$300,000.00
Total Funds Drawdown	$0.00	$211,051.56
Program Funds Drawdown	$0.00	$29,081.32
Program Income Drawdown	$0.00	$181,970.24
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$211,051.56
City of Deltona1	$0.00	$0.00
Habitat for Humanity SW Volusia	$0.00	$211,051.56
Match Contributed	$0.00	$0.00

Activity Description:

Funding associated with costs, such as sales costs, closing costs, and reasonable developer&rsquos fees, related to NSP-assisted housing, rehabilitation, or construction activities: New construction of housing and building infrastructure for housing is eligible; and re-developing property to be used as rental housing. This activity will assist income qualified persons at or below 120% AMI with the purchase of a home that was constructed from property that was redevelop from demolished or vacant properties. Priority will be given to qualified persons at or below 50% AMI.

Location Description:

(Housing and Economic Recovery Act §2301(c)(2)) Census tract and block groups identified by HUD with the greatest foreclosure and abandonment risk, rated with a score of 9 and 10 that are at or below 120% AMI.

Activity Progress Narrative:

This home received 5 Energy Star rated windows and Energy Star rated sliding glass patio doors. Also R30 in the roof, and new furnace, AC and thermostat.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	2	4/4

#Low flow showerheads	2	3/4
#Units with bus/rail access	0	0/3
#Units exceeding Energy Star	0	0/4
#Sites re-used	1	2/2
#Units ¿ other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/4
# of Singlefamily Units	1	2/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/4	0/0	2/4	100.00
# Owner Households	1	0	1	2/4	0/0	2/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3230 Tallwood Dr	Deltona		Florida	32738-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	006
Activity Title:	Administrative and Planning Costs

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
006

Project Title:
Administrative/Planning Costs

Projected Start Date:
03/24/2009

Projected End Date:
07/30/2013

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Deltona

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$635,909.00
Total Budget	$0.00	$635,909.00
Total Obligated	$0.00	$635,909.00
Total Funds Drawdown	$24,195.47	$392,242.92
Program Funds Drawdown	$0.00	$225,430.43
Program Income Drawdown	$24,195.47	$166,812.49
Program Income Received	$0.00	$7,726.79
Total Funds Expended	$24,195.47	$392,242.92
City of Deltona1	$24,195.47	$392,242.92
Match Contributed	$0.00	$0.00

Activity Description:

(Housing and Economic Recovery Act §2301(c)(3)) An amount of up to 10% of an NSP grant provided to a jurisdiction and up to 10% of program income earned may be used for general administration and planning activities, as defined at 24 CFR 570.205 and 206. Activity delivery costs, as defined in 24 CFR 570.206, may be charged to the particular activity performed above and will not count as general administration and planning costs.

Location Description:

Deltona Community Development, 2345 Providence Blvd., Deltona, FL 32725

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	

Grantee Activity Number:	3.2
Activity Title:	COD-demo/reconstr

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
003

Project Title:
Redevelopment

Projected Start Date:
07/01/2012

Projected End Date:
03/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Deltona

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$300,000.00
Total Budget	$0.00	$300,000.00
Total Obligated	$0.00	$158,465.00
Total Funds Drawdown	$1,039.97	$137,590.45
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$1,039.97	$137,590.45
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$136,550.48
Match Contributed	$0.00	$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	