

Grantee: Deltona, FL

Grant: B-08-MN-12-0006

October 1, 2011 thru December 31, 2011 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:

\$1,316,633.05

Total Budget:

\$7,952,542.05

Disasters:

Declaration Number

No Disasters Found

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:

afety, quality 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-da

Distribution and and Uses of Funds:

y public comment 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	\$7,385,627.50
Total Budget	\$670,425.99	\$7,385,627.50
Total Obligated	\$670,425.99	\$7,306,334.99
Total Funds Drawdown	\$132,397.01	\$6,475,133.38
Program Funds Drawdown	\$0.00	\$5,725,414.88
Program Income Drawdown	\$132,397.01	\$749,718.50
Program Income Received	\$601,791.34	\$1,591,142.90



Total Funds Expended	\$720,791.12	\$6,630,518.43
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	\$254,542.80
Limit on State Admin	\$0.00	\$254,542.80

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,658,977.25	\$2,009,158.14

Overall Progress Narrative:

We have sold 32 homes (24 in 001 and 8 in 001.1) There are 8 more under contract and moving towards closing and only 10 left to sell. Some of the 10 remaining to be sold are being reappraised given their days on the market. We have started looking at additional units to purchase and are planning on buying 5 additional homes.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Purchase Rehabilitation	\$0.00	\$6,370,425.99	\$5,470,903.13
003, Redevelopment	\$0.00	\$300,000.00	\$29,081.32
006, Administrative/Planning Costs	\$0.00	\$635,909.00	\$225,430.43



Activities

Grantee Activity Number: 001
Activity Title: Purchase Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

001

Projected Start Date:

03/24/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase Rehabilitation

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Deltona

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,711,447.99
Total Budget	\$670,425.99	\$4,711,447.99
Total Obligated	\$670,425.99	\$4,711,447.99
Total Funds Drawdown	\$99,959.67	\$4,482,351.12
Program Funds Drawdown	\$0.00	\$3,811,925.13
Program Income Drawdown	\$99,959.67	\$670,425.99
Program Income Received	\$549,208.93	\$1,286,420.95
Total Funds Expended	\$670,425.99	\$4,482,351.12
City of Deltona	\$670,425.99	\$4,482,351.12
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:

Sold 6 more houses for a total of 20 Low Mod houses sold. We are on target to meet all of our goals and objectives.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	13	24/49
#Energy Star Replacement Windows	36	54/25



#Additional Attic/Roof Insulation	9	15/20
#High efficiency heating plants	12	22/0
#Efficient AC added/replaced	12	23/30
#Replaced thermostats	2	5/30
#Replaced hot water heaters	6	12/30
#Light Fixtures (indoors) replaced	54	78/60
#Light fixtures (outdoors) replaced	39	55/10
#Refrigerators replaced	13	24/40
#Clothes washers replaced	0	0/0
#Dishwashers replaced	10	19/30
#Units with solar panels	0	0/0
#Low flow toilets	15	26/49
#Low flow showerheads	8	20/20
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	-1	1/49
#Sites re-used	13	24/49
#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	13	24/49
# of Singlefamily Units	13	24/49

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	15	-2	5	15/24	9/25	24/49	100.00
# Owner Households	15	-2	5	15/24	9/25	24/49	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1950 W Nemo Dr	Deltona		Florida	32725-	Match / N
2272 Illinois Ave	Deltona		Florida	32738-	Match / N
1972 Matico Ave	Deltona		Florida	32725-	Match / N
1449 LaCasita St	Deltona		Florida	32725-	Match / N
2981 Irondale St	Deltona		Florida	32738-	Match / N
854 Trumbull St	Deltona		Florida	32725-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 001.1

Activity Title: Acquisition rehab-LMH-25%

Activity 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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,658,978.00
Total Budget	\$0.00	\$1,658,978.00
Total Obligated	\$0.00	\$1,658,978.00
Total Funds Drawdown	\$0.00	\$1,658,978.00
Program Funds Drawdown	\$0.00	\$1,658,978.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$52,582.41	\$304,721.95
Total Funds Expended	\$0.00	\$1,658,978.00
City of Deltona	\$0.00	\$1,658,978.00
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 identified in action plan

Activity Progress Narrative:

Received a \$27 reimbursement check on the recording fees for 3237 Cranston St Deltona FL 32738 thus program income needed to be increased by that amount. Correcting accumulated data entry totals. The objectives and performance measures have been corrected and we are on target to meet our program goals.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	8/15
#Energy Star Replacement Windows	0	12/5
#Additional Attic/Roof Insulation	2	7/5
#High efficiency heating plants	1	6/0
#Efficient AC added/replaced	1	7/15



#Replaced thermostats	0	2/15
#Replaced hot water heaters	0	5/10
#Light Fixtures (indoors) replaced	2	11/20
#Light fixtures (outdoors) replaced	0	7/5
#Refrigerators replaced	1	8/10
#Clothes washers replaced	0	0/0
#Dishwashers replaced	1	6/10
#Units with solar panels	0	0/0
#Low flow toilets	2	7/15
#Low flow showerheads	0	7/10
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	1/15
#Sites re-used	0	2/0
#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)	1	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	8/15
# of Singlefamily Units	3	8/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	8/15	0/0	8/15	100.00
# Owner Households	3	0	3	8/15	0/0	8/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1174 W Embassy Dr	Deltona		Florida	32725-6332	Match / Y

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

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

03/24/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity SW Volusia

Overall	Oct 1 thru Dec 31, 2011	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	\$24,298.45	\$79,261.46
Program Funds Drawdown	\$0.00	\$29,081.32
Program Income Drawdown	\$24,298.45	\$50,180.14
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$50,365.13	\$79,261.46
City of Deltona	\$50,365.13	\$79,261.46
Habitat for Humanity SW Volusia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funding associated with costs, such as sales costs, closing costs, and reasonable developer's 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:

There are three properties being developed by Habitat for Humanity and their status is: 1) 1242 Abigail - Habitat is working on drywall and interior finish-out. They will likely be completed in March 2012 to receive a Certificate of Occupancy. 2) 3064 Shallowford - The blighted structure was demolished and Habitat now has a second family qualified for this unit. They will be submitting a building permit application by the beginning of February 2012 and it will take them 5-6 months to complete the 4 bedroom 2 bathroom home. 3) 3230 Tallwood - The City offered to prepare the uncleared site for a finished vacant lot (pad ready) and Habitat will let the City know within the next week if they agree. This will help advance this project. The City also supplied Habitat with qualified applicants for Very Low Income and Habitat will likely accept one or two of the families.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/4	

Beneficiaries Performance Measures

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

Grantee Activity Number: 006

Activity Title: Administrative and Planning Costs

Activity 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

	Oct 1 thru Dec 31, 2011	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	\$8,138.89	\$254,542.80
Program Funds Drawdown	\$0.00	\$225,430.43
Program Income Drawdown	\$8,138.89	\$29,112.37
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$409,927.85
City of Deltona	\$0.00	\$409,927.85
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

