

Grantee: Daytona Beach, FL

Grant: B-11-MN-12-0032

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-11-MN-12-0032

Obligation Date:**Grantee Name:**

Daytona Beach, FL

Award Date:**Grant Amount:**

\$1,127,616.00

Contract End Date:

03/10/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

NSP3 funds totaling \$840,616 will focus on completing the Phase 1 redevelopment of the Daytona Village Apartments, a complex of 13 buildings with 76 housing units. Phase 1 was begun with NSP1 funds and includes renovation of four (4) buildings consisting of 16 housing rental units. All tenants in Phase 1 will be households at or below 50% AMI; \$175,000 will be used to acquire 2 single-family houses for resale (one moderate and one low-income); \$112,000 will be used for administration.

How Fund Use Addresses Market Conditions:

The determination that Census Tracts 820.00 and 815.00 are the areas of greatest need for the City of Daytona Beach is based on a broad array of data and indicators. Firstly, these Census Tracts are identified by HUD as having a need score of 20.00 and 19.0 respectively. In CT 820.00 among 1,184 total residential units, 20.4% are delinquent and with a total of 242 delinquent properties, ranking this among the highest of all Census Tracts in the City. In CT 815.00 among 1,171 total residential units, 18.1% are delinquent and with a total of 211 delinquent properties, ranking this among the highest of all Census Tracts in the City. Secondly Census Tract 820.00 is selected again as one of our Target Areas due to the location of the Daytona Village Apartments, which is the subject of our total grant funding for NSP1. Redevelopment of this 13 building complex consisting of 76 units was not fully funded by NSP1. Although about \$5.2 million in Unmet Need funding was identified and requested only \$194,492 of the request was funded by the State of Florida Department of Community Affairs. Necessarily, redevelopment of the total number of units is divided into two phases. An additional \$840,616 of NSP3 funding is needed to complete Phase 1 of the rehabilitation of the Daytona Village Apartments property. Phase 1 includes redevelopment of buildings N, M, L, and K (see the attached map showing all 13 building and accompanying Attachment "B" showing associated projected rehab costs per building). The completion of this project is of utmost most importance to the stabilization of this neighborhood.

Ensuring Continued Affordability:

The City will annually monitor all those assisted with NSP3 funds during the affordability period to ensure that the specified units are affordable and that the property continues to meet minimum housing quality standards. For the rental units, the City of Daytona Beach is partnering with the local Housing Authority to manage the rental housing units and will ensure long term affordability for the rental units through monitoring the intake, rental, and management of the units placed into housing service. For homeownership units the City will use a Land Use Restriction Agreement (LURA) that will be recorded against the property and secured by a recorded forgivable loan on the property. The affordability period shall meet the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254.

Definition of Blighted Structure:

Any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Blighted structures also include those properties that are abandoned and/or foreclosed; have significant environmental challenges to redevelopment and use as homes; or severely deteriorated.

Definition of Affordable Rents:

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The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Deltona, Daytona Beach, Ormond Beach Metropolitan Statistical Area (MSA). The current rents are listed below:

Efficiency-\$645.00, One-Bedroom-\$754.00, Two-Bedroom-\$938.00, Three-Bedroom-\$1,213.00 & Four Bedroom-\$1,248.00.
The City will review and approve the rents charged on an annual basis.

Housing Rehabilitation/New Construction Standards:

All housing that requires rehabilitation must meet local building codes including the Florida Building Code (2004), and ordinances pertaining to providing housing that is decent, safe, sanitary, and fit for habitation. The City of Daytona Beach's Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with the City's Ordinances, which defines the minimum housing code for the City of Daytona Beach.

In addition, we are adopting HUD recommended standard for green energy as follows:

-All gut rehabilitation or new construction (i.e., general replacement of the interior of the building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential building up to three stories must be designed meet the standard for Energy Star Qualified New Homes.

-All gut rehabilitation or new construction of mid &ndashor high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily building piloted by the Environmental Protection Agency and the Department of Energy).

-Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

-Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed.

-Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

The City will also encourage adoption of energy efficient and environmentally-friendly green elements as part of NSP3 program design. Attachment C to the NSP3 Notice describes in more detail how energy efficient and environmentally-friendly green elements can be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resource Exchange at www.hud.gov/nspta

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Vicinity Hiring:

The City of Daytona Beach certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The Distribution and Use of Funds will be distributed to 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. Our goal for NSP 3 is to substantially increase rental opportunity in Census Tract 820.00 and in Census Tract 815.00 to stimulate some new homeownership opportunities for private lending through first mortgages supported by NSP 3 silent second mortgages.

The output we expect to achieve is to redevelop buildings L and K (building on activities undertaken under NSP1) to result in eight (8) new rental units and two (2) new homebuyers in the next 24 months utilizing NSP 3 funding and first mortgage private lending. Also, the City will dedicate \$50,000 of its HOME allocation toward the rehabilitation of these housing units. A partnership with the Housing Authority of Daytona Beach and NSP 3 homebuyer subsidies will enable us to accomplish this outcome.

Grantee Contact Information:

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Emory M. Counts, Economic/Community Development Director

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,255,232.00
Total CDBG Program Funds Budgeted	N/A	\$1,127,616.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$169,142.40	\$0.00
Limit on Admin/Planning	\$112,761.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$112,761.60	\$112,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$281,904.00	\$840,616.00

Overall Progress Narrative:

· Met with Housing Authority and Picerne Development, Inc. regarding the possible site plans for the NSP3 project. However, no work can be done at the sites until the asbestos abatement is completed.

- The asbestos abatement contractor has started work and is anticipated to finish around the first of the year. Additionally, demolition and debris removal will be completed prior to any use of NSP3 funds for construction.
- Documents are being prepared to apply for Low Income Housing Tax Credit monies to assist NSP3 project development.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehabilitation	\$0.00	\$840,616.00	\$0.00
2, Acquisition and Rehabilitation	\$0.00	\$175,000.00	\$0.00
3, Acquisition and Rehabilitation	\$0.00	\$112,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00