

City of DeLand and Volusia County

Spring Hill Community Redevelopment Agency



Annual Report FY 2008 – 2009

Prepared by
City of DeLand

Spring Hill Community Redevelopment Agency

CRA Board Members:

Bob Apgar, Chairman
Andy Kelly, Vice-Chairman
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Frank Bruno, Board Member
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Introduction:

As the City of DeLand and Volusia County continue to grow and experience the effects of revitalization, economic development and population growth, they have recognized the challenges and issues facing the Spring Hill community. This CRA is needed to serve as the catalyst for change and revitalization of a densely populated low income neighborhood. The Spring Hill Redevelopment Area consists of nearly 445 acres and is located west of Woodland Blvd. in the greater DeLand area. Based on survey information from the 2000 census, the population of Spring Hill is 2,202. The poverty rate in Spring Hill is 37.4% compared to 11.6% in Volusia County. Poverty is a serious issue in the area with the median income nearly \$14,000 less per year (\$21,633 compared to the Volusia County median of \$35,219) than the average Volusia County resident.

The City and County have taken steps to address the economic and social challenges facing the Spring Hill community through a range of planning activities that have resulted in the development of a variety of programs. The planning activities have included the creation of the Spring Hill Weed and Seed Neighborhood Redevelopment Action Plan. The resulting programs have included the establishment of the Central Florida Community Development Corporation Community Center on Adelle Avenue; affordable housing programs and home ownership assistance programs; the installation of sanitary sewer lines and other public infrastructure utilizing Community Development Block Grant funding; sanitary sewer connection assistance programs; and exterior building improvement grants. Great strides in some areas and incremental improvements in other areas have been made; however more can be done.

Fiscal Year 2008-2009:

FY 2005-06, the first year the Spring Hill CRA came into existence and received Tax Increment Financing (TIF), the CRA Trust Fund unexpectedly experienced the “real estate bubble” that was experienced throughout Florida. The CRA has been dealing with slight fluctuations in this revenue since its inception. TIF revenues were \$347,482, for FY 08-09, TIF revenues were \$295,626. The chart below displays the TIF Revenues from year to year. As it can be inferred, the “real estate bubble” has started to deflate and the outlook for the future is uncertain at best.

Tax Increment Revenues by Year

<u>FY05-06</u>	<u>FY06-07</u>	<u>FY07-08</u>	<u>FY08-09</u>
\$135,975	\$261,772	\$347,482	\$295,626

Fiscal Year 2008-2009 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 08-09:

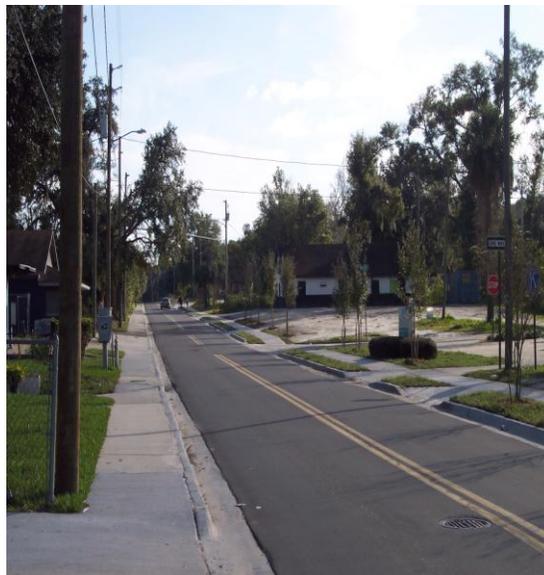
- Completion of the Adelle Avenue Streetscape
- Business/Non-Profit Sewer Connection Assistance Program
- Exterior Improvement Grant
- Low income Sewer Connection Assistance Program in conjunction with Volusia County
- Affordable Housing Program
- Spring Hill Community Resource Center



Completion of the Adelle Avenue Streetscape

In the summer 2007 the CRA completed work installing sanitary sewer lines along Adelle Avenue, from Beresford Avenue to New Hampshire Avenue. Water mains were also upgraded to improve fire protection. As part of the sanitary sewer project, the CRA made streetscape improvements along Adelle Avenue. This project has helped to improve the gateway into the historic Spring Hill neighborhood. These improvements, totaling nearly 2 million dollars, were made possible by leveraging CRA revenues with state grants and community development block grant funds.

In February of 2008, street lighting was installed to enhance the ambiance and increase safety in the area. The CRA Board would extend special thanks to Representative Joyce Cusack and Senator Carey Baker who helped obtain over 1 million in state funds towards the project.



Low income Sewer Connection Assistance Program in conjunction with Volusia County

With the completion of the Adelle Avenue sanitary sewer and streetscape project, the City of DeLand and the County of Volusia created a connection assistance program to assist low to moderate income residents connect to the newly installed infrastructure. This past year, the Spring Hill CRA set aside \$75,000 for the connection assistance program. Twenty four residences have taken advantage of this program since its inception.

Business/Non-Profit Sewer Connection Assistance Program

In addition to providing assistance for low to moderate income residents, the CRA created a secondary program that provides grants for businesses, non profits and other homeowners in the area and who do not qualify for the low to moderate assistance program. This new program covers 50% -75% of the cost to connect based upon the age of their septic tanks. Four residents have utilized the program this year and there are eighteen customers have taken advantage of this program since its inception.



Exterior Improvement Grant

In February of 2008, the association implemented an exterior improvement grant for residents to able to apply for assistance based on a project cost formula:

- 75% up to \$1,000.00 which is reimbursable to the owner/applicant upon approval of the completed project by the SHNA façade committee
- 50% for projects exceeding a total cost of \$1,000.00 will be reimbursed to the owner/applicant upon approval of the completed project by SHNA façade committee.

The maximum grant award that will be made is \$2,500 for any one premise or project. Five residents were helped this year.

Before



After



Affordable Housing Program

The CRA Board earmarked \$50,000 in the 2008-2009 fiscal year budget towards the affordable housing program. The program provides down payment assistance to eligible residents to buy down the cost of a new home. The program is administered through Volusia County 's down payment assistance program and currently provides grants of up to \$10,000 to moderate income families, up to \$12,500 to low income families and up to \$15,000 to very low income families. The program started in February 2007, and two applicants have been awarded grant funding this year.



Spring Hill Community Resource Center

The Central Florida Community Development Corporation (CFCDC) through a contract with the Spring Hill CRA has formed a non profit corporation that promotes the redevelopment of Spring Hill and promotes positive activities in Spring Hill such as community events. In addition, the Resource Center provides a full range of social services to residents that include referrals to other agency programs as well as innovative programming that meets the unique needs of area residents. Its mission is also to increase community awareness of the programs and opportunities offered through or in conjunction with the Spring Hill CRA. Such programs include credit counseling, homeownership education, homebuyer assistance, housing development, and rental housing.

Additionally, the CFCDC provides economic services such as business counseling, technical assistance, business education, micro-loans, incubator assistance, credit counseling and public/private ventures to assist potential, new start-up, or fledgling businesses.

The Resource Center was utilized over 3,500 times this past year by residents.



Financial Overview

	<u>Spring Hill</u> <u>Redevelopment</u>
REVENUES	
Ad Valorem Taxes	\$ 295,626
Federal Grants	24,100
Miscellaneous Revenue	12,479
Total Revenues	<u>332,205</u>
EXPENDITURES	
Operating Expenditures	42,341
Capital Outlay	24,100
Services Provided by General Government	19,747
Debt Service:	
Interest and Fiscal Agent Charges	5,042
Grants and Aid	55,350
Total Expenditures	<u>146,580</u>
OTHER FINANCING SOURCES (USES)	
Total Other Financing Sources (Uses)	<u>0</u>
Net Change in Fund Balances	185,625
Fund Balances, Beginning	<u>115,631</u>
Fund Balances, Ending	<u><u>\$ 301,256</u></u>