

City of DeLand and Volusia County

Spring Hill Community Redevelopment Agency



Annual Report FY 2009 – 2010

Prepared by
City of DeLand

Spring Hill Community Redevelopment Agency

CRA Board Members:

Bob Apgar, Chairman
Andy Kelly, Vice-Chairman
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Grady Jackson, Board Member
Charles Paiva, Board Member

CRA Staff:

Dale Arrington, Assistant City Manager
Michael Grebosz, Assistant to the City Manager

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 2009-2010:

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 \$295,626 for FY 08-09 and TIF revenues for 09-10 were \$196,571. 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>	<u>FY 09-10</u>
\$135,975	\$261,772	\$347,482	\$295,626	\$196,571

Fiscal Year 2009-2010 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 09-10:

- Exterior Improvement Grant
- Spring Hill Community Resource Center

Exterior Improvement Grant

In February of 2008 and continued in the 2009-2010 FY, 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



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 5,400 times this past year by residents.



Financial Overview

FINANCIAL OVERVIEW

	Spring Hill Redevelopment
REVENUES	
Ad Valorem Taxes	\$ 124,284
Miscellaneous Revenue	75,658
Donations from Private Sources	0
Total Revenues	<u>199,942</u>
EXPENDITURES	
Operating Expenditures	29,616
Services Provided by General Government	10,000
Debt Service:	
Interest and Fiscal Agent Charges	4,610
Grants and Aid	20,301
Total Expenditures	<u>64,527</u>
OTHER FINANCING SOURCES (USES)	
Transfer from General Fund	0
Total Other Financing Sources (Uses)	<u>0</u>
Net Change in Fund Balances	135,415
Fund Balances, Beginning	<u>301,256</u>
Fund Balances, Ending	<u><u>\$ 436,671</u></u>