

City of DeLand and Volusia County

Spring Hill Community Redevelopment Agency



Annual Report FY 2013 – 2014

Prepared by
City of DeLand

Spring Hill Community Redevelopment Agency

CRA Board Members:

Bob Apgar, Chairman

Pat Patterson, Board Member

Vonzelle Johnson, Board Member

Joyce Cusack, Board Member

Bo Davenport, Board Member

Grady Jackson, Board Member

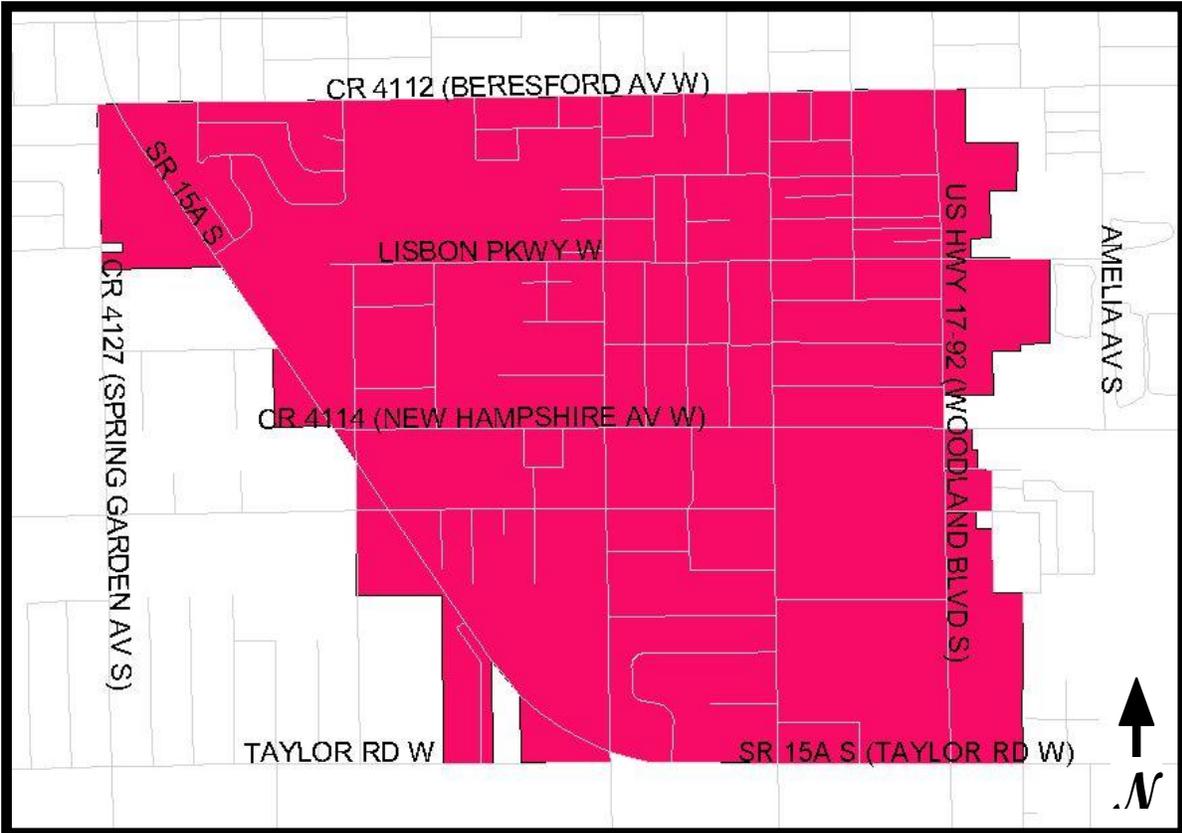
Charles Paiva, Board Member

CRA Staff:

Dale Arrington, Assistant City Manager

Michael Grebosz, Assistant to the City Manager

Boundary Map:



Board Meetings:

Typically the meetings of the Board are on a monthly basis /as needed basis. DeLand City Hall is where the meetings held. The time a meeting occurs depends on the complexity of the agenda, typically a meeting commences at 6:00 or 6:30 PM.

Introduction:

As the City of DeLand and Volusia County 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 2010 census, the population of Spring Hill is 2,366. 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 Community Resource 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 2013-2014:

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 last recorded in FY 09-10 with \$196,571. Since then, TIF revenues for 10-11, 11-12 and 12-13 were \$0. The chart below displays the TIF Revenues from year to year. As it can be inferred, the “real estate bubble” has deflated 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>	<u>FY 10-11</u>	<u>FY 11-12</u>	<u>FY 12-13</u>	<u>FY 13-14</u>
\$135,975	\$261,772	\$347,482	\$295,626	\$196,571	\$0	\$0	\$0	\$0

Fiscal Year 2013-2014 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 13-14:

- Exterior Improvement Grant
- Sewer Connection Grant
- Spring Hill Community Resource Center

Exterior Improvement Grant

Established in February of 2008 and continued through the 2013-2014 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. One resident applied for assistance this year.

Sewer Connection Grant

The Connection Assistance Program is being offered by the Spring Hill Community Redevelopment Agency (CRA) to provide assistance to businesses, nonprofit organizations, and homeowners within the Spring Hill CRA Boundaries. The main goal of the program is to provide financial assistance to help get residents off of septic systems and onto a more environmentally friendly municipal sewer system.

To apply the applicant:

- Must be a homeowner, business owner, or non profit, within the Spring Hill CRA Boundaries
- Homeowners who rent properties within the Spring Hill CRA Boundaries are eligible
- Complete the Connection Assistance Program Application
- Applicants must meet the requirements of the Sanitary Sewer Connection Assistance Program which includes requesting assistance within the specified period of time

A total of three residents were connected this year.



Spring Hill Community Resource Center

The Spring Hill Community Resource Center 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 that include but are not limited to the Department of Children and Families and Social Security Administration, 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. They also offer healthy initiative programs such as HIV testing, weight loss, diabetes and stress management programs.

Additionally, the Resource Center provides economic services such as job placement assistance through as a CareerSource satellite office, credit counseling and public/private ventures to assist potential, new start-up, or fledgling businesses.

The Resource Center was utilized over 9,800 times this past year by clients.



Financial Overview

City of DeLand, Florida
Spring Hill Community Redevelopment Fund
Financial Statement
For The Year Ended September 30, 2014

2014

	<u>Actual</u>
REVENUES	
Ad Valorem Taxes	\$ 0
Federal Grants	0
Donations	0
Miscellaneous Revenues	<u>2,455</u>
Total Revenues	<u>2,455</u>
EXPENDITURES	
Operating Expenses	19,114
Capital Outlay	0
Services Provided by General Government	10,000
Debt Service:	
Interest and Fiscal Agent Charges	0
Grants and Aid	9,853
Contingent Expenditures	<u>0</u>
Total Expenditures	<u>38,967</u>
OTHER FINANCING SOURCES (USES)	
Transfer from Reserves	<u>0</u>
Total Other Financing Sources	
(Uses)	<u>0</u>
Change in Fund Balance	<u>\$</u> <u>(36,512)</u>