City of DeLand and Volusia County

Spring Hill Community Redevelopment Agency

Annual Report
FY 2021 – 2022

Prepared by
City of DeLand
Spring Hill Community Redevelopment Agency

CRA Board Members as of 10/1/2021:
Bob Apgar, Chairman
Ben Johnson, Board Member
Jessica Davis, Board Member
Barbara Girtman, Board Member
Anthony Hill, Board Member
Helen Woulard, Board Member
Charles Paiva, Board Member

Staff Assigned to the CRA:
Michael Grebosz, Assistant City Manager
Kieu Moses, Risk/Safety/Events Manager
Boundary Map:

Spring Hill CRA

Land Area:
- 698 acres total
- 267 acres in City Limits (38%)
- 431 acres in Unincorporated County (62%)

Population*:
- 3,453 total population
- 1,769 live within City Limits (51%)
- 1,684 live in Unincorporated County (49%)
*estimates based on 2020 U.S. Census

Land Use:
- 44% of Land Area in CRA is Residential (305 acres)
- 31% of Residential Land is in City Limits (96 acres)

Prepared by:
City of DeLand Planning Dept.
March 2023

Sources:
- Volusia County GIS
- City of DeLand Community Development
- U.S. Census Bureau - 2020 US Census
- Volusia Co. Property Appraiser - 2020 Tax Roll

Map of Spring Hill CRA Boundaries
Board Meetings:

Typically the meetings of the Board are on a monthly basis/as needed basis. DeLand City Hall is where the meetings are 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 698 acres of and is located west of Woodland Blvd. in the greater DeLand area. Based on survey information, the population of Spring Hill is 2,381. 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 Redevelopment Plan. The resulting programs have included the establishment of the Dr. Joyce M. Cusack Resource Center; affordable housing 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 have been made in some areas and incremental improvements in other areas have been made; however more can be done.
Financial Data:

Tax Increment Revenues by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>FY 08-09</th>
<th>FY 09-10</th>
<th>FY 10-11</th>
<th>FY 11-12</th>
<th>FY 12-13</th>
<th>FY 13-14</th>
<th>FY 14-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$295,626</td>
<td>$196,571</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>FY 15-16</td>
<td>$0</td>
<td>$30,990</td>
<td>$73,691</td>
<td>$49,650</td>
<td>$191,278</td>
<td>$290,476</td>
<td>$399,458</td>
</tr>
</tbody>
</table>

*Chart of Tax Increment Revenue from FY 08/09 to FY 21/22*

Total Expenditures:
$318,980

Property Values:
Values at creation:
$50,472,881 (Incorporated) $21,264,498 (Unincorporated) – Total $71,737,379

Values as of 1/1 of the reporting year:
$90,078,699 (Incorporated) $41,628,457 (Unincorporated) – Total $131,707,156

Amount Expended on Affordable Housing:
$0

Audit Report:

Full Spring Hill CRA Audit Report can be found at:

Page 6 of this document contains the Spring Hill CRA excerpt from the audit report.
SPRING HILL COMMUNITY REDEVELOPMENT AGENCY
BALANCE SHEET / STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>General Fund</th>
<th>Adjustments</th>
<th>Governmental Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$497,172</td>
<td>$</td>
<td>$497,172</td>
</tr>
<tr>
<td>Receivables, net</td>
<td>10,000</td>
<td></td>
<td>10,000</td>
</tr>
<tr>
<td>Due from other governments</td>
<td>23,429</td>
<td></td>
<td>23,429</td>
</tr>
<tr>
<td>Capital assets:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-depreciable</td>
<td>-</td>
<td>406,193</td>
<td>406,193</td>
</tr>
<tr>
<td>Depreciable, net</td>
<td>-</td>
<td>1,655,352</td>
<td>1,655,352</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td><strong>$530,601</strong></td>
<td><strong>$2,061,545</strong></td>
<td><strong>$2,592,146</strong></td>
</tr>
</tbody>
</table>

| LIABILITIES                     |              |             |                         |
| Accounts payable and accrued liabilities | $9,418 | $             | $9,418                  |
| **Total liabilities**           | **$9,418**   | **$**       | **$9,418**              |

| FUND BALANCE / NET POSITION    |              |             |                         |
| Fund Balance:                  |              |             |                         |
| Restricted for:                |              |             |                         |
| Community redevelopment       | 521,183      | (521,183)   | -                       |
| Net Position:                  |              |             |                         |
| Net investment in capital assets | -       | 2,061,545   | 2,061,545               |
| Restricted for:                |              |             |                         |
| Community redevelopment       | -            | 521,183     | 521,183                 |
| **Total fund balance / net position** | $521,183 | 2,061,545   | 2,582,728               |

| Total liabilities and fund balance / net position | $530,601 | $2,061,545 | $2,592,146 |

Balance Sheet September 30, 2022
Summary of Achievements:

Fiscal Year 2021-2022 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 21-22:

- Exterior Improvement Grant(s)
- Property of the Quarter Program
- Dr. Joyce M. Cusack Resource Center Operation
- Sewer Connection Assistance
- Dirt Road Paving & Sidewalk Improvements

Exterior Improvement Grant

Description: Grant program for residents to able to apply for assistance to improve the exterior of their property to help facilitate and encourage property improvements in the CRA. The grants are matched up to a certain percentage for property owners. Projects typically include: storm door replacement, window replacement, stabilization, water-wise landscaping, exterior painting and hazardous tree removal.

Two grants were awarded this year; however, none were successfully completed.

Due to the reduction of applicants for this program along with the cost of supplies and cost of labor increasing. The grant program was modified and CRA contributions were increased for the next budget year.

Property of the Quarter

Description: Recognition program for parcels in the CRA that awards the owner for upkeep and improvements to their property. The program was designed to assist with encouraging property owners to make improvements and/or maintain well-kept properties in the CRA. The program recognizes a winner quarterly.
Dr. Joyce M. Cusack Resource Center Operation

The Dr. Joyce M. Cusack Resource Center promotes the redevelopment of Spring Hill and promotes positive activities in Spring Hill. 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 education, housing development education, and rental housing education. 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 CareerSource as a satellite office and public/private ventures to assist potential, new start-up, or fledgling businesses.

Other programs like the Annual Backpack Giveaway, TURN Festival, Thanksgiving Dinner, Holiday Toy Drive and food pantry are additional services provided.

New this year was a program called LEEAP (entrepreneurship information program) and the Resource Center staff partnered with a community organization on an Easter Egg Hunt event in Spring Hill Park.

The Resource Center was utilized over 16,268 times this past year by clients.

The CRA spent $164,808 this past year in personnel and operating costs for this item.

Sewer Connection Assistance

One additional property was approved for the Sewer Connection Assistance Program that was restarted this Fiscal Year, thanks to a $100,000 appropriation from the State Legislature.

The CRA spent $0 this past year toward this program as the property owner(s) have not yet completed the process to seek reimbursement.
Dirt Road Paving & Sidewalk Improvements

In coordination with Volusia County, the CRA spent $105,246.81 to pave five dirt road segments (Miles, Spring, Green, Carver & S. Orange) that are within the CRA boundaries.

The projects were completed in this fiscal year.