

# City of DeLand and Volusia County

Spring Hill Community  
Redevelopment Agency

Annual Report  
FY 2023 – 2024

Prepared by  
City of DeLand

# Spring Hill Community Redevelopment Agency

## CRA Board Members as of 10/1/2023:

Christopher Cloudman, Chairman

Charles Paiva, Board Member

Daniel Reed, Board Member

Don Dempsey, Board Member

David Santiago, Board Member

Anthony Hill, Board Member

Open Board Seat

## 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%)

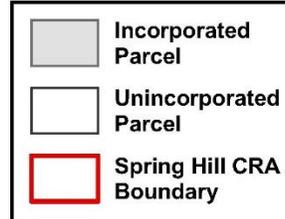
### Population\*:

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:

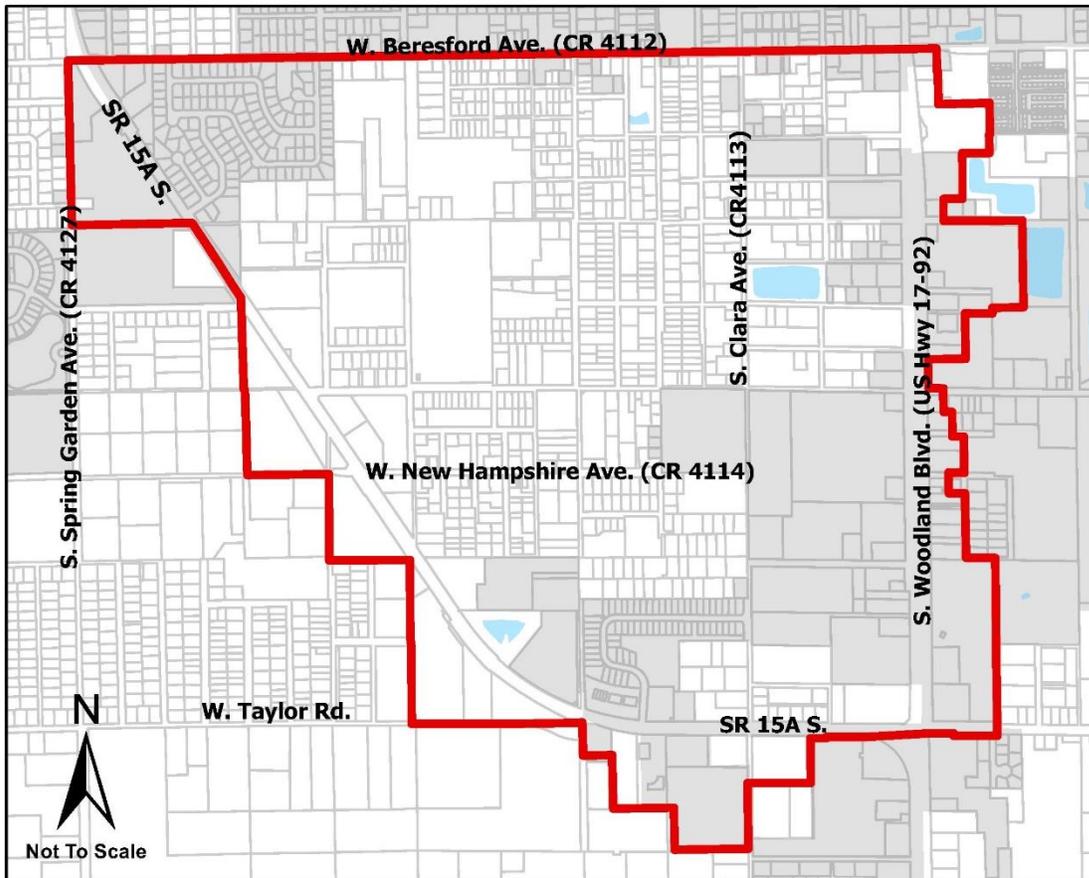
44% of Land Area in CRA is Residential (305 acres)  
31% of Residential Land is in City Limits (96 acres)



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**

| <u>FY 10-11</u> | <u>FY 11-12</u> | <u>FY 12-13</u> | <u>FY 13-14</u> | <u>FY 14-15</u> | <u>FY 15-16</u> | <u>FY 16-17</u> |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$30,990        |
| <u>FY 17-18</u> | <u>FY 18-19</u> | <u>FY 19-20</u> | <u>FY 20-21</u> | <u>FY 21-22</u> | <u>FY 22-23</u> | <u>FY 23-24</u> |
| \$73,691        | \$49,650        | \$191,278       | \$290,476       | \$399,458       | \$719,115       | \$902,936       |

*Chart of Tax Increment Revenue from FY 10/11 to FY 23/24*

## **Total Expenditures:**

\$670,679

## **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:

\$100,643,283 (Incorporated) \$47,826,536 (Unincorporated) – Total \$148,469,8199

## **Amount Expended on Affordable Housing:**

\$0

## **Audit Report:**

Full Spring Hill CRA Audit Report can be found at:

<https://www.deland.org/Archive.aspx?AMID=41>

Page 6 of this document contains the Spring Hill CRA excerpt from the audit report.

**SPRING HILL COMMUNITY DEVELOPMENT AGENCY**  
**BALANCE SHEET / STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2024**

|  | <b>Balance Sheet</b>    |                     | <b>Statement of<br/>Net Position</b> |
|--|-------------------------|---------------------|--------------------------------------|
|  | <b>General<br/>Fund</b> | <b>Adjustments</b>  | <b>Governmental<br/>Activities</b>   |
| <b>ASSETS</b>  |                         |                     |                                      |
| Cash and cash equivalents                                |                         |                     |                                      |
| Capital Assets:  | \$ 1,734,755            | \$ -                | \$ 1,734,755                         |
| Non-depreciable  | -                       | 406,193             | 406,193                              |
| Depreciable, net   | -                       | 1,871,769           | 1,871,769                            |
| <b>Total assets</b>                                      | <b>\$ 1,734,755</b>     | <b>\$ 2,277,962</b> | <b>\$ 4,012,717</b>                  |
| <b>LIABILITIES</b>                                       |                         |                     |                                      |
| Accounts payable and accrued liabilities                 | \$ 342,633              | \$ -                | \$ 342,633                           |
| <b>Total liabilities</b>                                 | <b>342,633</b>          | <b>-</b>            | <b>342,633</b>                       |
| <b>FUND BALANCE / NET POSITION</b>                       |                         |                     |                                      |
| Fund Balance:  |                         |                     |                                      |
| Restricted for:  |                         |                     |                                      |
| Community redevelopment                                  | 1,392,122               | (1,392,122)         | -                                    |
| Net Position:  |                         |                     |                                      |
| Net investment in capital assets                         | -                       | 2,277,962           | 2,277,962                            |
| Restricted for:  |                         |                     |                                      |
| Community revdevelopment                                 | -                       | 1,392,122           | 1,392,122                            |
| <b>Total fund balance / net position</b>                 | <b>1,392,122</b>        | <b>2,277,962</b>    | <b>3,670,084</b>                     |
| <b>Total liabilities and fund balance / net position</b> | <b>\$ 1,734,755</b>     | <b>\$ 2,277,962</b> | <b>\$ 4,012,717</b>                  |

*Balance Sheet September 30, 2024*

## **Summary of Achievements:**

### **Fiscal Year 2023-2024 Capital and Non-Capital Projects:**

The Spring Hill CRA has funded the following projects for FY 23-24:

- Exterior Improvement Grant(s)
- Property of the Quarter Program
- Various Infrastructure Improvements
- Dr. Joyce M. Cusack Resource Center Operation

### **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.

This year the grant award max amount per grant was increased to \$5,000 due to the rising costs associated with supplies and contractor labor.

Two grants were awarded this year, one for exterior painting and one for tree removal. Total grant funding award was \$4,312.50

### **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.

## **Various Infrastructure Improvements**

Description: The Board approved of a plan to allocate reserve funding toward various infrastructure improvements to include road milling and paving, retaining wall rejuvenation, entry sign replacement, playground and park improvements.

Additional improvements will continue into future fiscal years to include: main intersection decorative pavement refresh, sidewalk installation and improvements, crosswalk striping, ADA upgrades, increase funding to exterior grant program, implement two new grant programs, increase funding for TURN Festival, pursuit to purchase additional property in CORE area, 910 S. Adelle vacant lot enhancement project, install decorative fence at Dr. Joyce M. Cusack Resource Center, implement trash amnesty days program, enhance Mayor's Backpack Giveaway, enhance property of the quarter program.

Total funding expended this fiscal year was \$303,769.42.

## **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, medical insurance assistance, diabetes management and stress management programs. This year the Resource Center added a program for Domestic Abuse/Violence Awareness Day.

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. In 2021, the Center launched a program called LEEAP to assist with entrepreneurship opportunities in the community and continues to offer the program. Other economic advancement programs include hosting a job fair and an expungement workshop.

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

One event to highlight this year is the Women Empower Women Series where four weeks of education and advocacy sessions are held at the Center. The programming focuses on educating, advocating, and empowering the women of this community with resources, support, and positivity. The hope is to address the needs of women in Spring Hill and build women up, so that they can build up the community and improve both their lives and the lives of those around them. At the heart of Women Empower Women is the belief that the investment in women is essential to building a better community.

The Resource Center was utilized over 7,661 times this past year by clients.

The CRA spent \$249,636 this past year in personnel and operating costs for this item.

# Appendix A:

## SPRING HILL CRA PERFORMANCE MEASURES & STANDARDS

**Description:**

The Spring Hill Community Redevelopment Agency (the “CRA”) is a planning agency established by the County Council of Volusia County in partnership with the City of DeLand. The purpose of the CRA is to foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable community and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District, the City of DeLand, and County of Volusia.

**Mission:**

Manage the Spring Hill CRA by implementing measures to reduce blight and increase economic development in the designated area thus increasing property values and quality of life.

### Performance Measures

| Performance                                 | Strategic Focus Area  | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Target |
|---|-----------------------|-----------------|-----------------|-----------------|
| % change in property values over prior year | High Value Government | 26.08% City     | 8.2% City       | 10.5%           |
|   |                       | 0.58% County    | 12.4% County    |                 |
| # of property improvement grants            | High Value Government | 1               | 2               | 5               |

### Fiscal Year 2023-2024 Achievements

- ✓ Continue to provide services at the Resource Center to be in line with grant funding requirements.
- ✓ Awarded two property improvement grants.
- ✓ Continued the property of the quarter program.
- ✓ Successfully completed the annual Mayor’s Backpack Giveaway event.
- ✓ Completed the TURN Festival.
- ✓ Partnered with community groups to hold events such as an Easter Egg Hunt and a Health Fair.
- ✓ Worked with the Boys and Girls Club to allow for property to be best utilized for future renovation and construction.

## Action Plan

| Outreach & Communication |   |  |
|--------------------------|---|--|
| Goals & Objectives       | Strategic Plan Area(s)  |  |
| 1                        | <p>Enhance communication with the Spring Hill Community.</p> <ul style="list-style-type: none"> <li>• Develop and disseminate a monthly newsletter.</li> <li>• Update the Spring Hill Website and other communication channels to increase usefulness and communication.</li> </ul>   | <p>Preserving<br/>"Sense of Community"<br/>&amp;<br/>Communication</p> |
| 2                        | <p>Work with Spring Hill Resource Center and other community partners in the overall development and maintenance of the Spring Hill Redevelopment Plan.</p> <ul style="list-style-type: none"> <li>• By end of fiscal year determine the % change in number of residents served by the Spring Hill Resource Center over prior year.</li> <li>• Look into additional grant funding from the State of Florida for the next phase of sanitary sewer construction.</li> <li>• Provide property improvement grant program for up to 5 residential and businesses owners before fiscal year end.</li> </ul> | <p>High Value Government</p>   |

## Long-Term Goals

- ✓ Increase the availability of grants (septic abandonment, sewer connection, exterior improvement, and others).
  - Target Start: FY 2023-2024 and continue beyond
  - Strategic Focus Area: High Value Government
- ✓ Improve and increase the infrastructure (streets, sidewalks, lighting, water and sewer).
  - Target Start: FY 2023-2024 and continue beyond
  - Strategic Focus Area: High Value Government, Creating Connected Community, & Preparing for the Future.
- ✓ Attract business development within the CRA.
  - Target Completion: FY 2023-2024 and continue beyond
  - Strategic Focus Area: Regional High Value Job Creation
- ✓ Increase employment opportunity for area residents.
  - Target Completion: FY 2023-2024 and continue beyond
  - Strategic Focus Area: Regional High Value Job Creation