

Title: SHIP Annual Report
Indian River County FY 2014/2015 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance with Rehab	\$39,081.58	2				
6	Emergency Rehab	\$85,162.81	12				
8	Impact Fee Loan	\$5,569.00	1				
2	Purchase Assistance with Impact Fee Loan	\$306,530.00	13				
3	Rehabilitation	\$400,548.94	12				

Homeownership Totals: \$836,892.33 40

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							

Subtotals: \$836,892.33 40

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$69,755.80		
Homeownership Counseling			
Admin From Program Income	\$10,976.37		
Admin From Disaster Funds			

Totals: \$917,624.50 40 \$0.00 \$0.00

Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$697,558.00
Program Income (Interest)	\$1,771.57
Program Income (Payments)	\$217,755.91
Recaptured Funds	
Disaster Funds	
Other Funds	

Carryover funds from previous year	\$3,878.17
Total:	\$920,963.65

*** Carry Forward to Next Year: \$3,339.15**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
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√ No rental strategies are in use

Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$836,892.33	35.00%
Public Moneys Expended		.00%
Private Funds Expended	\$1,554,164.12	65.00%
Owner Contribution		.00%
Total Value of All Units	\$2,391,056.45	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$836,892.33	\$697,558.00	119.97%	65%
Construction / Rehabilitation	\$836,892.33	\$697,558.00	119.97%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low	\$264,744.67			\$264,744.67	28.75%
Very Low	\$187,304.40			\$187,304.40	20.34%
Low	\$353,839.21			\$353,839.21	38.42%
Moderate	\$31,004.05			\$31,004.05	3.37%
Over 120%-140%				\$.00	.00%
Totals:	\$836,892.33	\$.00	\$.00	\$836,892.33	90.87%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	\$264,744.67	10			\$264,744.67	10
Very Low	\$187,304.40	9			\$187,304.40	9
Low	\$353,839.21	19			\$353,839.21	19
Moderate	\$31,004.05	2			\$31,004.05	2
Totals:	\$836,892.33	40	\$.00	0	\$836,892.33	40

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Purchase Assistance with Rehab	Indian River County			1		1
Purchase Assistance with Rehab	Sebastian				1	1
Emergency Rehab	Fellsmere			1		1
Emergency Rehab	Indian River County	1	3	3		7
Emergency Rehab	Sebastian	1		1	1	3
Emergency Rehab	City of Vero Beach	1				1
Impact Fee Loan	Fellsmere			1		1
Purchase Assistance with Impact Fee Loan	Fellsmere		2	1		3
Purchase Assistance with Impact Fee Loan	Indian River County	1	1	8		10
Rehabilitation	Fellsmere	1				1
Rehabilitation	Indian River County	4	2	3		9
Rehabilitation	Sebastian	1	1			2
Totals:		10	9	19	2	40

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Purchase Assistance with Rehab	Indian River County		1			1
Purchase Assistance with Rehab	Sebastian		1			1
Emergency Rehab	Fellsmere				1	1
Emergency Rehab	Indian River County			2	5	7
Emergency Rehab	Sebastian		1	2		3
Emergency Rehab	City of Vero Beach				1	1
Impact Fee Loan	Fellsmere		1			1
Purchase Assistance with Impact Fee Loan	Fellsmere		1	2		3
Purchase Assistance with Impact Fee Loan	Indian River County		9	1		10
Rehabilitation	Fellsmere		1			1
Rehabilitation	Indian River County		1	6	2	9

Rehabilitation	Sebastian			1	1	2
Totals:			16	14	10	40

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Purchase Assistance with Rehab	Indian River County		1		1
Purchase Assistance with Rehab	Sebastian		1		1
Emergency Rehab	Fellsmere		1		1
Emergency Rehab	Indian River County	3	3	1	7
Emergency Rehab	Sebastian		3		3
Emergency Rehab	City of Vero Beach	1			1
Impact Fee Loan	Fellsmere			1	1
Purchase Assistance with Impact Fee Loan	Fellsmere		3		3
Purchase Assistance with Impact Fee Loan	Indian River County		6	4	10
Rehabilitation	Fellsmere			1	1
Rehabilitation	Indian River County	5	4		9
Rehabilitation	Sebastian	1	1		2
Totals:		10	23	7	40

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance with Rehab	Indian River County		1					1
Purchase Assistance with Rehab	Sebastian		1					1
Emergency Rehab	Fellsmere	1						1
Emergency Rehab	Indian River County	6		1				7
Emergency Rehab	Sebastian	3						3
Emergency Rehab	City of Vero Beach	1						1
Impact Fee Loan	Fellsmere			1				1
Purchase Assistance with Impact Fee Loan	Fellsmere	2	1					3
Purchase Assistance with Impact Fee Loan	Indian River County	1	9					10
Rehabilitation	Fellsmere			1				1

Rehabilitation	Indian River County	1	7	1				9
Rehabilitation	Sebastian		2					2
Totals:		15	21	4				40

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Homeless	Elderly	Other	Other	Total
Purchase Assistance with Rehab	Indian River County							0
Purchase Assistance with Rehab	Sebastian							0
Emergency Rehab	Fellsmere				1	1		2
Emergency Rehab	Indian River County				4	2		6
Emergency Rehab	Sebastian		2			1		3
Emergency Rehab	City of Vero Beach					1		1
Impact Fee Loan	Fellsmere	1						1
Purchase Assistance with Impact Fee Loan	Fellsmere						1	1
Purchase Assistance with Impact Fee Loan	Indian River County		2			1		3
Rehabilitation	Fellsmere							0
Rehabilitation	Indian River County		1		1	5		7
Rehabilitation	Sebastian		1		1	1		3
Totals:		1	6		7	12	1	27

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Form 4

Status of Incentive Strategies

Incentive Strategy:

Adopted regulations providing up to a 20% density bonus for affordable housing development projects (housing element policy 2.5, Land Development Regulations Section 911.14(4)(a)).

Adopted regulations allowing for small lot subdivisions with reduced setbacks, lot size, and lot width requirements (Land Development Regulations, Chapter 911 and Section 971.41(10)).

Adopted policies for expedited permit processing (Housing Element policies 1.5 and 1.6).

Adopted policy for review of proposed local policies or regulations which may increase the cost of housing (Housing Element policy 1.7).

Adopted a policy for inventory of all surplus county owned land (Housing Element policy 2.4).

Adopted regulations allowing zero lot line subdivisions (Land Development Regulations Section 915.15).

Established Local Housing Assistance Program, allowing the county to utilize State Housing Initiatives Partnership (SHIP) program funds for the provision of affordable housing (Local Housing Assistance Program, Local Housing Assistance Plan, Housing Element policies 2.7, 3.5, 4.4, 4.6, 4.7, 4.9 and 9.1).

Adopting Ordinance or Resolution Number or identify local policy:

Identified as part of section "A" above.

Implementation Schedule (Date):

All incentives were implemented as scheduled.

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

Yes

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

All Strategies are working as intended.

Support Services

The county, in conjunction with financial institutions, conducts a homebuyers education workshop program for all applicants who request purchase assistance (see attachments regarding homebuyers education program).

The county holds Indian River County SHIP Affordable Housing Partnership Meetings with local lenders and real estate professionals to provide updates on office policy changes to the SHIP program and invite them to join the SHIP program.

SHIP staff work closely with Habitat for Humanity staff to provide loan assistance to qualified loan applicants in Indian River County.

The Indian River County Council on Aging provides various services to elderly and handicapped individuals including housing assistance.

The Housing Authority and Economic Opportunity Council provides housing assistance to qualified households.

County staff provide one on one assistance to applicants for completing SHIP applications, resolving credit problems, referring applicants to appropriate financial institutions for acquiring first mortgages and providing other assistance as needed.

County SHIP staff, in conjunction with local financial institutions, non-profit organizations and others, conducts information workshops in the Gifford and Wabasso area of the county which have a high percentage of minorities and low income households.

Other Accomplishments

At the end of June 2015, the Indian River County LHAProgram has approved 40 loans with FY 2014/2015 funding, LHAProgram staff held several public meetings, placed newspaper advertisements and announcements. Because of these efforts, the LHAProgram is well known to the public, and there are many more eligible applicants than the county can assist with available SHIP funds.

Availability for Public Inspection and Comments

Annual reports provided to the public through AHAC, Affordable Housing Partnership Group, county planning division, municipalities within the county, and the county website.

Homeownership Default & Foreclosure

Mortgage Foreclosures

- A. Very low income households in foreclosure: 0
- B. Low income households in foreclosure: 3
- C. Moderate households in foreclosure: 0
- Foreclosed Loans Life-to-date: 61
- SHIP Program Foreclosure Percentage Rate Life to Date: 3.61

Mortgage Defaults

- A. Very low income households in default: 0
- B. Low income households in default: 0
- C. Moderate households in default: 0
- Defaulted Loans Life-to-date: 14
- SHIP Program Default Percentage Rate Life to Date: .83

Welfare to Work Programs

Priority is given to Welfare to Work program applicants.

Strategies and Production Costs

Strategy	Average Cost
Purchase Assistance with Rehab	\$19,540.79
Emergency Rehab	\$7,096.90
Impact Fee Loan	\$5,569.00
Purchase Assistance with Impact Fee Loan	\$23,579.23
Rehabilitation	\$33,379.08

Expended Funds

Total Unit Count: 40 Total Expended Amount: \$836,892.00

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
Purchase Assistance with Rehab	Cledanor, Mamese	1055 Highland Dr SW	Vero Beach	32962	\$18,926.88	<input type="checkbox"/>

Purchase Assistance with Rehab	Johnson, Janecia	1373 Barber St	Sebastian	32958	\$20,154.70	<input type="checkbox"/>
Emergency Rehab	Bass, Alberta	P O Box 700546	Wabasso	32970	\$5,388.90	<input type="checkbox"/>
Emergency Rehab	Coffey, Barbara	675 Kenwood DR SW	Vero Beach	32968	\$11,183.70	<input type="checkbox"/>
Emergency Rehab	Cohn & Carnac, Christopher and Patricia	245 Manly Ave	Sebastian	32958	\$10,849.35	<input type="checkbox"/>
Emergency Rehab	Cordle, Roy and Joan	71 N Oleander St	Fellsmere	32948	\$12,498.75	<input type="checkbox"/>
Emergency Rehab	Gallagher, Susan & James	864 Granduer Ave	Sebastian	32958	\$9,444.46	<input type="checkbox"/>
Emergency Rehab	Goncalves, Alaor & Flor	1816 Highland SW DR	Vero Beach	32962	\$3,984.00	<input type="checkbox"/>
Emergency Rehab	Harrington, Jamie	322 Lime Ave	Sebastian	32958	\$3,482.25	<input type="checkbox"/>
Emergency Rehab	Hays, Linda	2845 Potilla Ave	Vero Beach	32960	\$7,094.85	<input type="checkbox"/>
Emergency Rehab	Parker, Kenneth	8726 92nd Court	Vero Beach	32960	\$7,998.00	<input type="checkbox"/>
Emergency Rehab	Parks, Lawrence	1386 14th Ave	Vero Beach	32960	\$3,682.95	<input type="checkbox"/>
Emergency Rehab	Richards, John & Lois	145 44th Ave	Vero Beach	32968	\$3,599.60	<input type="checkbox"/>
Emergency Rehab	Steinke, Mary Jeannette	8756 8th St	Vero Beach	32960	\$5,956.00	<input type="checkbox"/>
Impact Fee Loan	Gonzalez, Raul and Leticia	10058 Grace Ave	Fellsmere	32948	\$5,569.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Adderly, Latoya	2289 Waterside Lane SW	Vero Beach	32962	\$22,560.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Collins, Shatonya	10060 Grace Ave	Fellsmere	32948	\$20,569.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Edden, Joel and Marlene	2261 Waterside Lane SW	Vero Beach	32962	\$23,623.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Fenelon, Wendy and Lucianie	2303 Waterside Lane SW	Vero Beach	32962	\$27,560.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Guerrero, Paul and Armelyn	10064 Grace Ave	Fellsmere	32948	\$25,569.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Jordan, India	2290 Waterside Lane SW	Vero Beach	32962	\$22,100.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	McGlown, George & Candace	2262 Waterside Lane SW	Vero Beach	32962	\$22,560.00	<input type="checkbox"/>

Purchase Assistance with Impact Fee Loan	Nelson, Rosie	2304 Waterside Lane SW	Vero Beach	32962	\$22,100.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Noel, Fabienne	2332 Waterside Lane SW	Vero Beach	32962	\$27,100.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Richardson, Martha Joy	10062 Grace Ave	Fellsmere	32948	\$25,569.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Robbins, Charmini	2248 Waterside Lane SW	Vero Beach	32962	\$22,560.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Royals, Nockma	2234 Waterside Lane SW	Vero Beach	32962	\$22,560.00	<input type="checkbox"/>
Purchase Assistance with Impact Fee Loan	Similien, Idalia & Somiel Figaro	2317 Waterside Lane SW	Vero Beach	32962	\$22,100.00	<input type="checkbox"/>
Rehabilitation	Baker, Beverly	4595 33rd Ave	Vero Beach	32967	\$49,942.00	<input type="checkbox"/>
Rehabilitation	Blackmon, Annie	1210 13th Ave SW	Vero Beach	32962	\$10,864.32	<input type="checkbox"/>
Rehabilitation	Brooks, Deaundra	2345 18th Ave	Vero Beach	32960	\$43,982.85	<input type="checkbox"/>
Rehabilitation	Brown, Teretha	2554 2nd St SW	Vero Beach	32962	\$45,407.50	<input type="checkbox"/>
Rehabilitation	Crowder, Olga	775 Bayfront Terr	Sebastian	32958	\$27,248.25	<input type="checkbox"/>
Rehabilitation	Gonzalez, Kareline	1116 13th Ave SW	Vero Beach	32962	\$5,085.52	<input type="checkbox"/>
Rehabilitation	Harrington, Shirley	2495 8th Avenue SW	Vero Beach	32962	\$37,415.00	<input type="checkbox"/>
Rehabilitation	Hazzard, Barbara	3995 46th St	Vero Beach	32967	\$49,689.50	<input type="checkbox"/>
Rehabilitation	Luna/Guerrero, Claudia & Fabian	49 S Mulberry St	Fellsmere	32948	\$46,976.50	<input type="checkbox"/>
Rehabilitation	Newsome, Elizabeth	4450 34th Ave	Vero Beach	32967	\$11,234.50	<input type="checkbox"/>
Rehabilitation	Peacock, Christina	1354 33rd Ave SW	Vero Beach	32968	\$27,615.00	<input type="checkbox"/>
Rehabilitation	Thomas, Samuel & Eula	101 Dahl Ave	Sebastian	32958	\$45,088.00	<input type="checkbox"/>

Administrative Expenditures

80,732.17 Administrative expenses for Indian River County

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility	Amount
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Program Income

Program Income Funds	
Loan Repayment:	\$217,755.91

Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$1,771.57
Other ():	
Total:	\$219,527.48

Explanation of Recaptured funds

Description	Amount
Total:	\$.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By	Additional Notes
Indian River County 2014 Closeout								

Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
1	Purchase Assistance with Rehab	\$.00			
6	Emergency Rehab	\$20,293.81	2		
8	Impact Fee Loan	\$.00			
2	Purchase Assistance with Impact Fee Loan	\$45,120.00	2		
3	Rehabilitation	\$208,680.60	7		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(2) Purchase Assistance with Impact Fee Loan	Developmental Disabilities	\$45,120.00	2		
(3) Rehabilitation	Receiving Social Security Disability Insurance	\$208,680.60	7		
(6) Emergency Rehab	Receiving Social Security Disability Insurance	\$20,293.81	2		

Provide a description of efforts to reduce homelessness:

Providing downpayment, closing cost and impact fee loans that provide long term affordable housing.

Rehabilitation and emergency rehabilitation loans to provide long term habitable housing and affordable housing.

LG Submitted Comments:

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