

# Title: SHIP Annual Report

Report Status: Submitted

Indian River County FY 2019/2020 Closeout

Form 1

## SHIP Distribution Summary

### Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	DPRL - Purchase & Rehab	\$25,124.57	1				
2	LDPC - Dn Pay / Impact Fee	\$173,521.00	8				
2	DPCC - Dn Pymt / No Rehab	\$9,290.21	1				
3	RL - Rehab Loan	\$305,858.85	8				
3	RIG - Rehab / Impact Fee	\$48,995.05	1				
3	Emergency Rehab	\$27,038.37	2				
6	Emergency Rehab	\$26,077.00	3				

**Homeownership Totals: \$615,905.05 24**

### Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
<b>Rental Totals:</b>							

**Subtotals: \$615,905.05 24**

## Additional Use of Funds

Use	Expended
Administrative	\$35,823.10
Homeownership Counseling	\$ .00
Admin From Program Income	\$14,712.35
Admin From Disaster Funds	\$ .00

**Totals: \$666,440.50 24 \$ .00 \$ .00**

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

Source of Funds	Amount
State Annual Distribution	\$358,231.00
Program Income (Interest)	\$10,560.37
Program Income (Payments)	\$299,196.98
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$3,561.88
<b>Total:</b>	<b>\$671,550.23</b>

**\* Carry Forward to Next Year: \$5,109.73**

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
ELI	366	398	543	711	879
VLI	610	653	783	905	1,010
LOW	975	1,045	1,253	1,448	1,616
MOD	1,464	1,567	1,881	2,172	2,424
Up to 140%	1,708	1,828	2,194	2,534	2,828

### 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	\$615,905.05	25.23%
Public Moneys Expended	\$35,000.00	1.43%
Private Funds Expended	\$1,789,812.92	73.33%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$2,440,717.97	100.00%

### SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$615,905.05	\$361,792.88	170.24%	65%
Construction / Rehabilitation	\$615,905.05	\$361,792.88	170.24%	75%

### Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$78,641.00	11.71%
Very Low	\$208,942.44	31.11%
Low	\$314,836.70	46.88%
Moderate	\$13,484.91	2.01%
Over 120%-140%	\$ .00	.00%
<b>Totals:</b>	<b>\$615,905.05</b>	<b>91.71%</b>

### 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	\$78,641.00	3		0	\$78,641.00	3
Very Low	\$208,942.44	8		0	\$208,942.44	8
Low	\$314,836.70	11		0	\$314,836.70	11
Moderate	\$13,484.91	2		0	\$13,484.91	2
Over 120%-140%		0		0	\$ .00	0
<b>Totals:</b>	<b>\$615,905.05</b>	<b>24</b>	<b>\$ .00</b>	<b>0</b>	<b>\$615,905.05</b>	<b>24</b>

### Form 3

### Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
RL - Rehab Loan	Sebastian		1	1			2
Emergency Rehab	Unincorporated	1	2	1	1		5
RL - Rehab Loan	Vero Beach	1	1	1			3
RL - Rehab Loan	Unincorporated	1		2			3
DPRL - Purchase & Rehab	Unincorporated		1				1
RIG - Rehab / Impact Fee	Unincorporated			1			1
LDPC - Dn Pay / Impact Fee	Unincorporated		3	5			8
DPCC - Dn Pymt / No Rehab	Unincorporated				1		1
<b>Totals:</b>		<b>3</b>	<b>8</b>	<b>11</b>	<b>2</b>		<b>24</b>

### Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
RL - Rehab Loan	Sebastian				2	2
Emergency Rehab	Unincorporated		1	1	3	5
RL - Rehab Loan	Vero Beach				3	3
RL - Rehab Loan	Unincorporated		1	1	1	3
DPRL - Purchase & Rehab	Unincorporated			1		1
RIG - Rehab / Impact Fee	Unincorporated				1	1
LDPC - Dn Pay / Impact Fee	Unincorporated	1	3	4		8
DPCC - Dn Pymt / No Rehab	Unincorporated			1		1
<b>Totals:</b>		<b>1</b>	<b>5</b>	<b>8</b>	<b>10</b>	<b>24</b>

### Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
RL - Rehab Loan	Sebastian		2		2
Emergency Rehab	Unincorporated	2	3		5
RL - Rehab Loan	Vero Beach	2	1		3
RL - Rehab Loan	Unincorporated	1	2		3
DPRL - Purchase & Rehab	Unincorporated	1			1
RIG - Rehab / Impact Fee	Unincorporated		1		1
LDPC - Dn Pay / Impact Fee	Unincorporated		7	1	8
DPCC - Dn Pymt / No Rehab	Unincorporated	1			1
<b>Totals:</b>		<b>7</b>	<b>16</b>	<b>1</b>	<b>24</b>

### Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
RL - Rehab Loan	Sebastian	2						2
Emergency Rehab	Unincorporated	2	3					5
RL - Rehab Loan	Vero Beach	2		1				3
RL - Rehab Loan	Unincorporated	1	2					3
DPRL - Purchase & Rehab	Unincorporated	1						1
RIG - Rehab / Impact Fee	Unincorporated	1						1

LDPC - Dn Pay / Impact Fee	Unincorporated	1	7				8
DPCC - Dn Pymt / No Rehab	Unincorporated		1				1
<b>Totals:</b>		<b>10</b>	<b>13</b>	<b>1</b>			<b>24</b>

**Demographics (Any Member of Household)**

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
RL - Rehab Loan	Sebastian			2	2
Emergency Rehab	Unincorporated			3	3
RL - Rehab Loan	Vero Beach			3	3
RL - Rehab Loan	Unincorporated			1	1
DPRL - Purchase & Rehab	Unincorporated				0
RIG - Rehab / Impact Fee	Unincorporated			1	1
LDPC - Dn Pay / Impact Fee	Unincorporated				0
DPCC - Dn Pymt / No Rehab	Unincorporated				0
<b>Totals:</b>				<b>10</b>	<b>10</b>

**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

**Form 4**

**Status of Incentive Strategies**

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting	Expedited Permitting - Housing Element Policy 1.5 and 1.6	Required	Implemented, in LHAP	1994
Ongoing review process	Ongoing Review - Housing Element Policy 1.7	Required	Implemented, in LHAP	1994
Flexible densities	20% Density Bonus - Housing Element Policy 2.5	Required	Implemented, in LHAP	1998
Allowance of accessory dwelling units	Small Lot Subdivision Regulations	Required	Implemented, in LHAP	1992
Other	Allowing Multi-Family in Conjunction with Commercial	Required	Implemented, in LHAP	1995

Support of development near transportation/employment hubs	Development Near Transportation Hubs/Employment-Housing Element Policy 1.9	Required	Implemented, in LHAP	2010
Other	Assistance to Non-Profits for Establishing CLTs - Housing Element Policy 4.10	Required	Implemented, in LHAP	2010
Other	Assistance to Non-Profits for Establishing CDCs - Housing Element Policy 4.11	Required	Implemented, in LHAP	2010
Other	Assistance to Employers for Employer Assisted Housing - Housing Element Policy 4.12	Required	Implemented, in LHAP	2010
Other	Establishing Private/Public Housing Trust Fund - Housing Element Policy 4.13	Required	Implemented, in LHAP	2010
Other	Regulations Allowing Zero Lot Line Subdivisions	Required	Implemented, in LHAP	2012
Other	Establishment of LHAP - Housing Element Policies 2.7, 3.6, 4.4, 4.6, 4.7, 4.9, and 9.1	Required	Implemented, in LHAP	1992
Impact fee modifications	SF Affordable Housing Impact Fee Reduction/Waiver	Required	Adopted	2020

## Support Services

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

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

As of June 30, 2020, the Indian River County LHAP Program has approved 24 loans with FY 2019/2020 funding. LHAP Program staff held several public meetings, placed newspapers advertisements and acco

## Availability for Public Inspection and Comments

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

### Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **830**

#### Mortgage Foreclosures

A. Very low income households in foreclosure: **47**

B. Low income households in foreclosure: **53**

C. Moderate households in foreclosure: **15**

Foreclosed Loans Life-to-date: **115**

SHIP Program Foreclosure Percentage Rate Life to Date: **13.86**

#### 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: **0**

SHIP Program Default Percentage Rate Life to Date: **0.00**

### Strategies and Production Costs

Strategy	Average Cost
DPCC - Dn Pymt/No Rehab	\$9,290.21
DPRL - Purchase & Rehab	\$25,124.57
Emergency Rehab	\$10,623.07
LDPC - Dn Pay/Impact Fee	\$21,690.13
RIG - Rehab/Impact Fee	\$48,995.05
RL - Rehab Loan	\$38,232.36

### Expended Funds

Total Unit Count: **24**

Total Expended Amount: **\$615,905.05**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
RL - Rehab Loan	Robert & Patricia Doherty	928 Canal Circle	Sebastian	32958	\$48,391.50	
Emergency Rehab	Douglas W Miller	131 13th Ave	Vero Beach	32962	\$19,481.80	
Emergency Rehab	Renita D Brown	603 4th PI SW	Vero Beach	32962	\$2,400.50	

RL - Rehab Loan	Mario E Cuervo	1605 32nd Ave	Vero Beach	32960	\$49,089.50	
Emergency Rehab	Chimere K Smith	3466 1st St	Vero Beach	32968	\$4,194.70	
RL - Rehab Loan	Mary/George Brown/Brinson	1096 25th St SW	Vero Beach	32962	\$48,710.00	
DPRL - Purchase & Rehab	Gary Morales	5825 59th Ct	Vero Beach	32967	\$25,124.57	
RIG - Rehab/Impact Fee	Larry E & Sally M Grayam	2143 2nd Ave SE	Vero Beach	32962	\$48,995.05	
LDPC - Dn Pay/Impact Fee	Peacola Flemming	1190 11th Ave SW	Vero Beach	32962	\$19,423.00	
LDPC - Dn Pay/Impact Fee	Mae Simmons	1150 11th Ave SW	Vero Beach	32962	\$24,423.00	
RL - Rehab Loan	Katelyn Pursel	1426 25th Ave SW	Vero Beach	32962	\$43,712.85	
RL - Rehab Loan	Joseph & Angela Scibelli	1788 33rd Ave	Vero Beach	32960	\$27,530.50	
RL - Rehab Loan	Thomas J & Cheryl A Placanica	2146 35th Ave	Vero Beach	32960	\$26,963.50	
RL - Rehab Loan	Angela R Young	4281 36th Ct	Vero Beach	32967	\$27,040.00	
Emergency Rehab	Willie & Clara Green	1246 17th Ave SW	Vero Beach	32962	\$16,265.72	
RL - Rehab Loan	Patricia I Carnac	245 Manly Ave	Sebastian	32958	\$34,421.00	
DPCC - Dn Pymt/No Rehab	Jevon Cummings	4031 41st Sq	Vero Beach	32967	\$9,290.21	
LDPC - Dn Pay/Impact Fee	Keiosha Harrell	1605 17th Ct SW	Vero Beach	32962	\$24,423.00	
LDPC - Dn Pay/Impact Fee	Lisa Blake	1250 11th Ct SW	Vero Beach	32962	\$22,560.00	
LDPC - Dn Pay/Impact Fee	Blondell Effend	1775 15th Ct SW	Vero Beach	32962	\$19,423.00	
LDPC - Dn Pay/Impact Fee	Talitha Nicole Taylor	1155 10th Ct SW	Vero Beach	32962	\$19,423.00	
Emergency Rehab	Heather Lea Kennedy	2470 4th St	Vero Beach	32962	\$10,772.65	
LDPC - Dn Pay/Impact Fee	Crystal Curet	1235 11th Ave SW	Vero Beach	32962	\$19,423.00	
LDPC - Dn Pay/Impact Fee	Ashley Ausby	1260 11th Ave	Vero Beach	32962	\$24,423.00	

### Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Indian River County	Government	ALL	ALL	\$50,535.45

### Program Income

<b>Program Income Funds</b>
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Loan Repayment:	\$294,246.98
Refinance:	\$ .00
Foreclosure:	
Sale of Property:	\$4,950.00
Interest Earned:	\$10,560.37
<b>Total:</b>	<b>\$309,757.35</b>

**Number of Affordable Housing Applications**

Number of Affordable Housing Applications	
Submitted	46
Approved	24
Denied	

**Explanation of Recaptured funds**

Description	Amount
<b>Total:</b>	<b>\$ .00</b>

**Rental Developments**

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By

**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	DPRL - Purchase & Rehab	\$25,124.57	1		
2	LDPC - Dn Pay/Impact Fee	\$24,423.00	1		
2	DPCC - Dn Pymt/No Rehab				
3	RL - Rehab Loan	\$235,106.00	6		
3	RIG - Rehab/Impact Fee	\$48,995.05	1		
3	Emergency Rehab	\$27,038.37	2		
6	Emergency Rehab	\$19,481.80	1		

### Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) RL - Rehab Loan	Receiving Supplemental Security Income	\$124,065.00	3		
(6) Emergency Rehab	Receiving Social Security Disability Insurance	\$19,481.80	1		
(3) RL - Rehab Loan	Receiving Social Security Disability Insurance	\$49,089.50	1		
(1) DPRL - Purchase & Rehab	Receiving Social Security Disability Insurance	\$25,124.57	1		
(3) RIG - Rehab/Impact Fee	Receiving Supplemental Security Income	\$48,995.05	1		
(2) LDPC - Dn Pay/Impact Fee	Receiving Social Security Disability Insurance	\$24,423.00	1		
(3) RL - Rehab Loan	Developmental Disabilities	\$27,530.50	1		
(3) Emergency Rehab	Person with Disabling Condition (not DD)	\$16,265.72	1		
(3) RL - Rehab Loan	Survivor of Domestic Violence	\$34,421.00	1		
(3) Emergency Rehab	Receiving Social Security Disability Insurance	\$10,772.65	1		

### Provide a description of efforts to reduce homelessness:

Providing down-payment, closing costs and impact fee loans to help provide long term affordable housing. Providing rehabilitation and emergency rehabilitation loans to provide long term habitable housing and affordable housing.

## Interim Year Data

**Interim Year Data**

<b>Interim Year 1</b>		
State Annual Distribution		
Program Income	\$378,372.66	
Program Funds Expended		
Program Funds Encumbered	\$244,996.43	
Total Administration Funds Expended	\$18,918.63	
Total Administration Funds Encumbered	\$0.00	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$244,996.43	N/A
75% Construction / Rehabilitation	\$244,996.43	N/A
30% Very & Extremely Low Income Requirement	\$116,041.05	30.67%
30% Low Income Requirement	\$123,846.00	32.73%
20% Special Needs Requirement	\$110,137.00	N/A
<b>Carry Forward to Next Year</b>		

**LG Submitted Comments:**

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"