

Title: SHIP Annual Report

Report Status: Unsubmitted
w/Extension

Indian River County FY 2022/2023 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	DPCC-Downpayment Closing Costs	\$1,030,000.00	14				
3	RL - Rehabilitation Loan	\$387,278.30	7				
6	Emergency Rehab	\$192,219.19	9				

Homeownership Totals: \$1,609,497.49 30

Rentals

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

Subtotals: \$1,609,497.49 30

Additional Use of Funds

Use	Expended	Percentage
Administrative	\$155,343.00	10.00 %
Homeownership Counseling	\$.00	
Admin From Program Income	\$9,638.15	5.00 %
Admin From Disaster Funds	\$.00	-
Admin From HHRP	\$.00	#Error

Totals: \$1,774,478.64 30 \$.00 \$.00

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

Source of Funds	Amount
State Annual Distribution	\$1,553,430.00
Program Income (Interest)	-\$3,812.64
Program Income (Payments)	\$196,575.64
Recaptured Funds	\$.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	\$28,864.96
Total:	\$1,775,057.96

* Carry Forward to Next Year: \$579.32

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	416	454	621	814	1,007
VLI	693	743	891	1,030	1,148
LOW	1,108	1,188	1,426	1,647	1,837
MOD	1,665	1,783	2,139	2,472	2,757
Up to 140%	1,942	2,080	2,495	2,884	3,216

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	\$1,609,497.49	44.14%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$2,037,000.00	55.86%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$3,646,497.49	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,609,497.49	\$1,582,294.96	101.72%	65%
Construction / Rehabilitation	\$1,609,497.49	\$1,582,294.96	101.72%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$288,591.00	16.26%	EL+VL: 44.51%
Very Low	\$501,450.24	28.25%	
Low	\$710,423.50	40.02%	
Moderate	\$109,032.75	6.14%	EL+VL+L: 84.53%
Over 120%-140%	\$0.00	.00%	
Totals: \$1,609,497.49		90.67%	

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	\$288,591.00	5	\$.00	0	\$288,591.00	5
Very Low	\$501,450.24	9	\$.00	0	\$501,450.24	9
Low	\$710,423.50	12	\$.00	0	\$710,423.50	12
Moderate	\$109,032.75	4	\$.00	0	\$109,032.75	4
Over 120%-140%	\$.00	0	\$.00	0	\$.00	0
Totals:	\$1,609,497.49	30	\$.00	0	\$1,609,497.49	30

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
DPCC- Downpayment Closing Costs	Unincorporated	2	4	8			14
Emergency Rehab	Unincorporated	1	4		4		9
RL - Rehabilitation Loan	Unincorporated	2	1	4			7
Totals:		5	9	12	4		30

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
DPCC- Downpayment Closing Costs	Unincorporated		8	6		14
Emergency Rehab	Unincorporated		1	3	5	9
RL - Rehabilitation Loan	Unincorporated			2	5	7
Totals:			9	11	10	30

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
DPCC- Downpayment Closing Costs	Unincorporated	4	8	2	14
Emergency Rehab	Unincorporated	4	5		9
RL - Rehabilitation Loan	Unincorporated	7			7
Totals:		15	13	2	30

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
DPCC-Downpayment Closing Costs	Unincorporated	4	9				1	14
Emergency Rehab	Unincorporated	4	5					9
RL - Rehabilitation Loan	Unincorporated	5	2					7
Totals:		13	16				1	30

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
DPCC-Downpayment Closing Costs	Unincorporated				0
Emergency Rehab	Unincorporated			5	5
RL - Rehabilitation Loan	Unincorporated			5	5
Totals:				10	10

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
DPCC-Downpayment Closing Costs	Nurse/Healthcare	535,000.00	7
DPCC-Downpayment Closing Costs	Retail Sales	130,000.00	2
Emergency Rehab	Nurse/Healthcare	39,850.50	2
Emergency Rehab	Service Industry	40,681.00	2
DPCC-Downpayment Closing Costs	Educator/School Employee	150,000.00	2
RL - Rehabilitation Loan	Educator/School Employee	118,573.50	2
DPCC-Downpayment Closing Costs	Service Industry	85,000.00	1

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% of Density Bonus - Housing Element Policy 2.5	AHAC Review	Implemented, in LHAP	1998
Allowance of accessory dwelling units	Small Lot Subdivision Regulations	AHAC Review	Implemented, in LHAP	1992
Other	Allowing Multi-Family in Conjunction with Commercial	AHAC Review	Implemented, in LHAP	1995
Support of development near transportation/employment hubs	Development Near Transportation Hubs/Employment - Housing Element Policy 1.9	AHAC Review	Implemented, in LHAP	2010
Other	Assistance to Non-Profits for Establishing CDCs - Housing Element 4.11	AHAC Review	Implemented, in LHAP	2010
Other	Assistance to Non-Profits for Establishing CLTs - Housing Element Policy 4.10	AHAC Review	Implemented, in LHAP	2010
Other	Assistance to Employers for Employer Assisted Housing - Housing Element Policy 4.12	AHAC Review	Implemented, in LHAP	2010
Other	Establishing Private/Public Housing Trust Fund - Housing Element Policy 4.13	AHAC Review	Implemented, in LHAP	2010
Other	Regulations Allowing Zero Lot Line Subdivisions	AHAC Review	Implemented, in LHAP	2010
Other	Establishment of LHAP - Housing Element Policies 2.7, 3.6, 4.4, 4.6, 4.7, 4.9, and 9.1	AHAC Review	Implemented, in LHAP	1992
Impact fee modifications	SF Affordable Housing Impact Fee Reduction Waive	AHAC Review	Implemented, in LHAP	2020

Support Services

The County holds Indian River County SHIP Affordable Housing Partnership meetings with local lenders and real estate professionals to provide updates on office changes to the SHIP program and invites them to join the SHIP program. SHIP program staff participated in community outreach programs throughout the year.

SHIP staff works closely with Habitat for Humanity staff to provide qualified loan applicants.

The Indian River County Council on Aging provides various services to elderly and handicapped individuals, including housing assistance. County staff provides one-on-one assistance to applicants completing SHIP applications, referring applicants to appropriate financial institutions for acquiring first mortgages, and providing other assistance as needed.

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

Through its Community Services Department the County also provides the following: Human services programs aimed at promoting the social health and economic stability of its residents; Rental assistance program; Veterans services program; and has an active Children's Services Advisory Committee.

Other Accomplishments

The county continues to explore ways to promote the SHIP funded programs through its social media platforms and through the Affordable Housing Advisory Committee.

Availability for Public Inspection and Comments

Annual reports are provided to the public through the Affordable Housing Advisory Committee (AHAC), the County Community Services Department, and Municipalities within the county and the county's website.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **381**

Mortgage Foreclosures

A. Very low income households in foreclosure: **0**

B. Low income households in foreclosure: **0**

C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **0**

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

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-Downpayment Closing Costs	\$73,571.43

Emergency Rehab	\$21,357.69
RL - Rehabilitation Loan	\$55,325.47

Expended Funds

Total Unit Count: 30

Total Expended Amount: \$1,609,497.49

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
DPCC-Downpayment Closing Costs	Samantha Dewey	8226 99th Ave	Vero Beach	32967	\$65,000.00	
DPCC-Downpayment Closing Costs	Timothy Burson	1106 17th Ave SW	Vero Beach	32962	\$65,000.00	
Emergency Rehab	Brenda Edwards	670 17th Ave	Vero Beach	32962	\$13,745.00	
Emergency Rehab	Holly Moore	13855 95th St	Fellsmere	32948	\$17,841.50	
DPCC-Downpayment Closing Costs	Cutrice Buckner	1197 11th Terrace	Vero Beach	32962	\$85,000.00	
RL - Rehabilitation Loan	Kelly Alger	1471 5th Ave	Vero Beach	32960	\$10,353.50	
Emergency Rehab	George Denekas	1635 41st St	Vero Beach	32960	\$22,839.50	
Emergency Rehab	Ethela Brown	4616 34th Ave	Vero Beach	32967	\$13,620.94	
Emergency Rehab	Jean Bell	4100 46th Lane	Vero Beach	32967	\$15,139.50	
DPCC-Downpayment Closing Costs	Sarah Butler	980 24th St	Vero Beach	32962	\$85,000.00	
DPCC-Downpayment Closing Costs	Demadra & Tracie Brown	1415 19th Ave SW	Vero Beach	32962	\$65,000.00	
DPCC-Downpayment Closing Costs	Hilly Davilus	1215 10th Ct SW	Vero Beach	32962	\$65,000.00	
RL - Rehabilitation Loan	Maria Nemeth	356 24th Ave	Vero Beach	32962	\$23,771.00	
RL - Rehabilitation Loan	Rose Smith	8656 97th Ave	Vero Beach	32967	\$79,680.50	
RL - Rehabilitation Loan	Keith Green	8365 62nd Ave	Vero Beach	32967	\$61,496.50	
RL - Rehabilitation Loan	Louise Brierton	371 Belfast Ter	Sebastian	32958	\$93,403.30	
RL - Rehabilitation Loan	Arlene Johnson	4234 36th Ct	Vero Beach	32967	\$97,475.50	
Emergency Rehab	Kimberla Roberts	2781 43rd St	Vero Beach	32967	\$32,488.50	
Emergency Rehab	Chimere Cave	3466 1st St	Vero Beach	32968	\$28,800.25	

DPCC-Downpayment Closing Costs	Alaina Marshall	7966 103rd Ave	Vero Beach	32967	\$85,000.00	
DPCC-Downpayment Closing Costs	Cadedra Hamm	850 5th Ct #202	Vero Beach	32960	\$85,000.00	
DPCC-Downpayment Closing Costs	Katelynd Greenhill	1166 6th Ave	Vero Beach	32960	\$65,000.00	
Emergency Rehab	Bethany Riddlehoover	1416 4th Lane	Vero Beach	32962	\$26,105.50	
DPCC-Downpayment Closing Costs	Amy Shaw	613 5th St SW	Vero Beach	32962	\$85,000.00	
DPCC-Downpayment Closing Costs	Marvin Naphier	1507 41st Ave	Vero Beach	32960	\$85,000.00	
RL - Rehabilitation Loan	Cheryl Meade	181 12th PL SE	Vero Beach	32962	\$21,098.00	
Emergency Rehab	Carolyn Bibbs	1005 Booker St	Fellsmere	32948	\$21,638.50	
DPCC-Downpayment Closing Costs	Gabrielle Burke	4141 16th St Apt 807	Vero Beach	32967	\$65,000.00	
DPCC-Downpayment Closing Costs	Marjorie Simms	4556 48th Ave,	Vero Beach	32967	\$65,000.00	
DPCC-Downpayment Closing Costs	Chandrika Pullen	4526 47th Ct	Vero Beach	32967	\$65,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Indian River County	Government	All	All	\$164,981.15

Program Income

Program Income Funds	
Loan Repayment:	\$196,575.64
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	-\$3,812.64

Total: \$192,763.00

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	123
Approved	28

Denied	60
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Explanation of Recaptured funds

Description	Amount
	\$.00
	\$.00
	\$.00
Total:	\$.00

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:

251,000.00

Or

Not Applicable

Form 5

Special Needs Breakdown

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
2	DPCC-Downpayment Closing Costs	\$235,000.00	3			
3	RL - Rehabilitation Loan	\$93,403.30	1			
6	Emergency Rehab	\$73,733.50	3			
	Total:	\$402,136.80	7			25.89%

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(2) DPCC-Downpayment Closing Costs	Receiving Supplemental Security Income	\$235,000.00	3		
(6) Emergency Rehab	Receiving Supplemental Security Income	\$15,139.50	1		
(3) RL - Rehabilitation Loan	Receiving Social Security Disability Insurance	\$93,403.30	1		
(6) Emergency Rehab	Receiving Social Security Disability Insurance	\$32,488.50	1		
(6) Emergency Rehab	Developmental Disabilities	\$26,105.50	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 and affordable housing. The County also provides rental assistance and holds VASH vouchers for homeless veterans.

Interim Year Data

Interim Year Data

Revenue	
State Annual Distribution	\$1,950,058.00
SHIP Disaster Funds	
HHRP Allocation	
Program Income	\$271,499.49
Total Revenue:	\$2,221,557.49

Expenditures/Encumbrances	
Program Funds Expended	
Program Funds Encumbered	\$2,175,194.04
Total Administration Funds Expended	\$0.00
Total Administration Funds Encumbered	\$195,005.80
Homeownership Counseling	\$0.00
Total Expenditures/Encumbrances:	\$2,370,199.84

Set-Asides		Percentage
65% Homeownership Requirement	\$2,167,651.93	111.16%
75% Construction / Rehabilitation	\$2,175,194.04	111.55%
30% Very Low Income Requirement	\$1,096,601.67	49.36%
60% Very Low + Low Income Requirements	\$2,110,194.04	94.99%
20% Special Needs Requirement	\$656,830.72	33.68%

LG Submitted Comments: