

Title: SHIP Annual Report
Indian River County FY 2015/2016 Closeout

Report Status: Unsubmitted

Form 1

ATTACHMENT 2

SHIP Distribution Summary:

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance with Rehab	\$173,202.42	8	\$0.00	0	\$0.00	0
2	Purchase Assistance with Impact Fee Loan	\$82,680.00	3	\$0.00	0	\$0.00	0
3	Rehabilitation	\$439,897.84	12	\$0.00	0	\$0.00	0
6	Emergency Rehab	\$65,384.77	9	\$0.00	0	\$0.00	0
Homeownership Totals:		\$761,165.03	32	\$0.00	0	\$0.00	0

Rentals

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

Subtotals: \$761,165.03 32 \$0.00 0 \$0.00 0

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$70,640.10	\$0.00	\$0.00
Homeownership Counseling	\$0.00	\$0.00	\$0.00
Admin From Program Income	\$6,531.69	\$0.00	\$0.00
Admin From Disaster Funds	\$0.00	\$0.00	\$0.00

Totals: \$838,336.82 32 \$0.00 0 \$0.00 0

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

Source of Funds	Amount
State Annual Distribution	\$706,401.00
Program Income (Interest)	\$2,412.01
Program Income (Payments)	\$128,221.92
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$3,339.15
Total:	\$840,374.08

*** Carry Forward to Next Year: \$2,037.26**

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	\$761,165.03	39.49%
Public Moneys Expended	\$.00	.00%
Private Funds Expended	\$1,166,433.00	60.51%
Owner Contribution	\$.00	.00%
Total Value of All Units	\$1,927,598.03	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$761,165.03	\$706,401.00	107.75%	65%
Construction / Rehabilitation	\$761,165.03	\$706,401.00	107.75%	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	\$94,203.55	\$.00	\$.00	\$94,203.55	11.21%
Very Low	\$180,447.40	\$.00	\$.00	\$180,447.40	21.47%
Low	\$426,713.48	\$.00	\$.00	\$426,713.48	50.78%
Moderate	\$59,800.60	\$.00	\$.00	\$59,800.60	7.12%
Over 120%-140%			\$.00	\$.00	.00%
Totals:	\$761,165.03	\$.00	\$.00	\$761,165.03	90.57%

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	\$94,203.55	4	\$.00	0	\$94,203.55	4
Very Low	\$180,447.40	8	\$.00	0	\$180,447.40	8
Low	\$426,713.48	16	\$.00	0	\$426,713.48	16
Moderate	\$59,800.60	4	\$.00	0	\$59,800.60	4
Totals:	\$761,165.03	32	\$.00	0	\$761,165.03	32

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	0	1	3	3	7
Purchase Assistance with Rehab	City of Vero Beach	0	0	1	0	1
Emergency Rehab	Indian River County	1	2	1	1	5
Emergency Rehab	Sebastian	0	0	2	0	2
Emergency Rehab	City of Vero Beach	0	1	1	0	2
Purchase Assistance with Impact Fee Loan	Indian River County	0	3	0	0	3
Rehabilitation	Indian River County	3	1	8	0	12
Totals:		4	8	16	4	32

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	4	2	0	7
Purchase Assistance with Rehab	City of Vero Beach	0	0	1	0	1
Emergency Rehab	Indian River County	0	0	3	2	5
Emergency Rehab	Sebastian	0	1	0	1	2
Emergency Rehab	City of Vero Beach	0	0	1	1	2
Purchase Assistance with Impact Fee Loan	Indian River County	0	1	1	1	3
Rehabilitation	Indian River County	0	1	6	5	12
Totals:		1	7	14	10	32

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Purchase Assistance with Rehab	Indian River County	1	5	1	7
Purchase Assistance with Rehab	City of Vero Beach	0	1	0	1
Emergency Rehab	Indian River County	3	1	1	5
Emergency Rehab	Sebastian	0	2	0	2
Emergency Rehab	City of Vero Beach	1	1	0	2

Purchase Assistance with Impact Fee Loan	Indian River County	0	3	0	3
Rehabilitation	Indian River County	4	7	1	12
Totals:		9	20	3	32

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	4	0	3	0	0	0	7
Purchase Assistance with Rehab	City of Vero Beach	1	0	0	0	0	0	1
Emergency Rehab	Indian River County	1	3	1	0	0	0	5
Emergency Rehab	Sebastian	2	0	0	0	0	0	2
Emergency Rehab	City of Vero Beach	2	0	0	0	0	0	2
Purchase Assistance with Impact Fee Loan	Indian River County	1	1	0	1	0	0	3
Rehabilitation	Indian River County	4	8	0	0	0	0	12
Totals:		15	12	4	1	0	0	32

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Other	Other	Total
Purchase Assistance with Rehab	Indian River County	0	0	0	0	0	0	0
Purchase Assistance with Rehab	City of Vero Beach	0	0	0	0	0	0	0
Emergency Rehab	Indian River County	0	0	0	2	1	3	6
Emergency Rehab	Sebastian	0	0	0	2	0	1	3
Emergency Rehab	City of Vero Beach	0	0	0	1	0	0	1
Purchase Assistance with Impact Fee Loan	Indian River County	0	0	0	0	0	0	0
Rehabilitation	Indian River County	0	0	0	4	3	6	13
Totals:		0	0	0	9	4	10	23

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

ATTACHMENT 2

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 2016, the Indian River County LHAProgram has approved 33 loans with FY 2015/2016 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:	3
B. Low income households in foreclosure:	1
C. Moderate households in foreclosure:	1
Foreclosed Loans Life-to-date:	67
SHIP Program Foreclosure Percentage Rate Life to Date:	3.88

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

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Welfare to Work Programs

Priority is given to Welfare to Work program applicants.

Strategies and Production Costs

Strategy	Average Cost
Purchase Assistance with Rehab	\$173,202.42
Emergency Rehab	\$69,569.47
Impact Fee Loan	\$.00
Purchase Assistance with Impact Fee Loan	\$82,680.00
Rehabilitation	\$439,897.84

Expended Funds

Total Unit Count: 32

Total Expended Amount: \$761,165.00

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Purchase Assistance with Rehab	Arnold, Michael and Jennifer	1445 25th Court SW	Vero Beach	32962	\$16,327.00	
Purchase Assistance with Rehab	Binford, Joann	1995 1st Place SW	Vero Beach	32962	\$19,788.30	
Purchase Assistance with Rehab	Cisneros, Pablo and Adda	1220 35th Avenue	Vero Beach	32960	\$19,456.25	
Purchase Assistance with Rehab	Fortier, William and Josie	1825 31st Avenue	Vero Beach	32960	\$18,908.75	
Purchase Assistance with Rehab	Gonzalez, Elizabeth	2943 6th Street SW	Vero Beach	32968	\$24,961.00	
Purchase Assistance with Rehab	McNulty, Jamie	8856 104th Court	Vero Beach	32967	\$21,562.10	
Purchase Assistance with Rehab	Nightingale, Sondra	1104 37th Avenue SW	Vero Beach	32968	\$22,762.02	
Purchase Assistance with Rehab	Soares, Bobbie	3540 68th Place	Vero Beach	32967	\$29,437.00	
Emergency Rehab	Adorno, Gloria	535 22nd Court	Vero Beach	32962	\$8,326.40	
Emergency Rehab	Brown, Teretha	2554 2nd Street SW	Vero Beach	32962	\$4,229.05	
Emergency Rehab	Miesma, Tim and Mark	2448 1st Court SE	Vero Beach	32962	\$5,096.35	
Emergency Rehab	Mitchner-Franck, Ruby	8435 58th Avenue	Vero Beach	32967	\$4,987.50	
Emergency Rehab	Othmer, Gayle	2126 31st Avenue	Vero Beach	32960	\$8,166.50	

Emergency Rehab	Putzke, Brandon and Mary	1475 29th Avenue	Vero Beach	32960	\$13,512.60	
Emergency Rehab	Tacon, Amy	558 Saunders St	Sebastian	32958	\$6,001.32	
Emergency Rehab	White, George and Marlene	638 Benedictine Ter	Sebastian	32958	\$9,776.50	
Emergency Rehab	Wiggins, Alvin B	1696 19th Avenue SW	Vero Beach	32962	\$5,288.55	
Purchase Assistance with Impact Fee Loan	Beans, Roni Rae	4568 N US HWY #1	Vero Beach	32967	\$27,560.00	
Purchase Assistance with Impact Fee Loan	Casas, , Milando and Feliza	2052 Waterside Lane SW	Vero Beach	32962	\$27,560.00	
Purchase Assistance with Impact Fee Loan	Harris, Ruby	2122 Waterside Lane SW	Vero Beach	32962	\$27,560.00	
Rehabilitation	Bostic, Buford	4665 38th Avenue	Vero Beach	32967	\$48,220.00	
Rehabilitation	Bryant, Clara	4620 39th Avenue	Vero Beach	32967	\$38,601.00	
Rehabilitation	Bush, Stacey Ann	8135 103rd Court	Vero Beach	32967	\$16,343.50	
Rehabilitation	Collie, Julie Mae	4302 28th Avenue	Vero Beach	32961	\$19,925.00	
Rehabilitation	Drisdorn, Falisha	3960 46th Place	Vero Beach	32967	\$40,988.34	
Rehabilitation	Goff, Alma	505 22nd Avenue	Vero Beach	32962	\$45,535.50	
Rehabilitation	Hamilton, Fannie	4013 41st Square	Vero Beach	32967	\$45,808.00	
Rehabilitation	Howton, Myrlee	1577 15th Circle SW	Vero Beach	32962	\$23,182.00	
Rehabilitation	Soius, Marie	1156 15th Avenue SW	Vero Beach	32962	\$49,462.00	
Rehabilitation	Stephens, Fannie	4560 38th Court	Vero Beach	32960	\$19,039.00	
Rehabilitation	Stewart, Dorothy L	4515 49th Avenue	Vero Beach	32967	\$46,850.00	
Rehabilitation	Wouters, Michael and Elaine	228 13th Place SW	Vero Beach	32962	\$45,943.50	

Administrative Expenditures

\$77,171.79 Administrative expenses for Indian River County

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility
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Program Income

Program Income Funds	
Loan Repayment:	\$128,221.92
Refinance:	

Foreclosure:	
Sale of Property:	
Interest Earned:	\$2,412.01
Other ():	
Total:	\$130,633.93

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 2015 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	0	\$.00	0
3	Rehabilitation	\$237,229.84	6	\$.00	0
6	Emergency Rehab	\$10,384.90	2	\$.00	0

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Rehabilitation	Receiving Veterans Disability Benefits	\$40,988.34	1	\$.00	0
(3) Rehabilitation	Receiving Social Security Disability Insurance	\$131,259.00	3	\$.00	0
(3) Rehabilitation	Person with Disabling Condition (not DD)	\$64,982.50	2	\$.00	0
(6) Emergency Rehab	Receiving Social Security Disability Insurance	\$5,096.35	1	\$.00	0
(6) Emergency Rehab	Person with Disabling Condition (not DD)	\$5,288.55	1	\$.00	0

Provide a description of efforts to reduce homelessness:

Providing down payment, 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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