

Title: SHIP Annual Report

Indian River County FY 2020/2021 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	LDPC- Dn Pay / Impact Fee	\$136,724.00	5				
3	RL- Rehab Loan	\$143,965.70	4				
6	Emergency Rehab	\$78,009.90	9				
Homeownership Totals:		\$358,699.60	18				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							
Subtotals:		\$358,699.60	18				

Additional Use of Funds

Use	Expended
Administrative	\$.00
Homeownership Counseling	\$.00
Admin From Program Income	\$19,191.33
Admin From Disaster Funds	\$.00

Totals:	\$377,890.93	18	\$.00	\$.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$.00
Program Income (Interest)	\$5,453.94
Program Income (Payments)	\$378,372.66
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$5,109.73
Total:	\$388,936.33

*** Carry Forward to Next Year: \$11,045.40**

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	383	411	549	719	889
VLI	638	684	821	949	1,058
LOW	1,022	1,095	1,315	1,518	1,693
MOD	1,533	1,642	1,971	2,278	2,541
Up to 140%	1,788	1,916	2,299	2,658	2,964

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	\$358,699.60	31.12%
Public Moneys Expended	\$211,779.37	18.37%
Private Funds Expended	\$582,122.00	50.51%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$1,152,600.97	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$358,699.60	\$5,109.73	7019.93%	65%
Construction / Rehabilitation	\$358,699.60	\$5,109.73	7019.93%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$45,302.90	11.65%
Very Low	\$154,337.55	39.68%
Low	\$126,964.00	32.64%
Moderate	\$32,095.15	8.25%
Over 120%-140%	\$0.00	.00%
Totals:	\$358,699.60	92.23%

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	\$45,302.90	2		0	\$45,302.90	2
Very Low	\$154,337.55	7		0	\$154,337.55	7
Low	\$126,964.00	6		0	\$126,964.00	6
Moderate	\$32,095.15	3		0	\$32,095.15	3
Over 120%-140%		0		0	\$.00	0
Totals:	\$358,699.60	18	\$.00	0	\$358,699.60	18

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
RL- Rehab Loan	Unincorporated	1	2	1			4
Emergency Rehab	Unincorporated	1	2	2	3		8
LDPC- Dn Pay / Impact Fee	Unincorporated		1	3			4
Emergency Rehab	Sebastian		1				1
LDPC- Dn Pay / Impact Fee	Fellsmere		1				1
Totals:		2	7	6	3		18

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
RL- Rehab Loan	Unincorporated		1	2	1	4
Emergency Rehab	Unincorporated		1	4	3	8
LDPC- Dn Pay / Impact Fee	Unincorporated		3		1	4
Emergency Rehab	Sebastian		1			1
LDPC- Dn Pay / Impact Fee	Fellsmere		1			1
Totals:			7	6	5	18

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
RL- Rehab Loan	Unincorporated	3	1		4
Emergency Rehab	Unincorporated	3	4	1	8
LDPC- Dn Pay / Impact Fee	Unincorporated	1	3		4

Emergency Rehab	Sebastian		1		1
LDPC- Dn Pay / Impact Fee	Fellsmere		1		1
Totals:		7	10	1	18

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
RL- Rehab Loan	Unincorporated	2	1	1				4
Emergency Rehab	Unincorporated	4	4					8
LDPC- Dn Pay / Impact Fee	Unincorporated	1	3					4
Emergency Rehab	Sebastian			1				1
LDPC- Dn Pay / Impact Fee	Fellsmere			1				1
Totals:		7	8	3				18

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
RL- Rehab Loan	Unincorporated			1	1
Emergency Rehab	Unincorporated			3	3
LDPC- Dn Pay / Impact Fee	Unincorporated			1	1
Emergency Rehab	Sebastian				0
LDPC- Dn Pay / Impact Fee	Fellsmere				0
Totals:				5	5

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
RL- Rehab Loan	Service Industry	53,938.50	1
RL- Rehab Loan	Retail Sales	54,166.20	1
LDPC- Dn Pay/Impact Fee	Service Industry	38,846.00	2
Emergency Rehab	Service Industry	10,206.50	1
LDPC- Dn Pay/Impact Fee	Educator/School Employee	24,423.00	1
Emergency Rehab	Educator/School Employee	4,146.00	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% 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 4.13	Required	Implemented, in LHAP	2010
Printed inventory of public owned lands	Surplus Lands Policy 2.4	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 Waiver	Required	Adopted	2020
Impact fee modifications	MF Affordable Housing Impact Fee Reduction/Waiver	Required	Adopted	2022

Support Services

The County in conjunction with financial institutions, the County 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 invites them to join the SHIP program.
 SHIP staff works closely with Habitat for Humanity staff to provide loan assistance to qualified loan applicants.
 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 provides one-on-one assistance to applicants 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 informational workshops in the Gifford and Wabasso areas of the county, which have a high percentage of minorities and low-income households.

Other Accomplishments

At the end of June 2021, the Indian River County LHAP Program approved 18 loans with FY 2020/2021 program funding. LHAP Program staff held several public meetings and placed newspaper advertisements and announcements. Because of these efforts, the LHAP Program 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 are provided to the public through AHAC, The Affordable Housing Partnership Group, The County Planning Division, and Municipalities within the county and the Counties website.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans:	848	
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:		13.56
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
Emergency Rehab	\$8,667.77
LDPC- Dn Pay/Impact Fee	\$27,344.80
RL- Rehab Loan	\$35,991.43

Expended Funds

Total Unit Count: 18 Total Expended Amount: \$358,699.60

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
RL- Rehab Loan	Melissa Hamm	2755 48th PL	Vero Beach	32967	\$53,938.50	
Emergency Rehab	Frances England	951 48th Ave	Vero Beach	32966	\$6,851.15	
Emergency Rehab	Daniel Thompson	703 5th ST SW	Vero Beach	32962	\$15,302.90	
RL- Rehab Loan	Dawn Womack	155 47th Ave	Vero Beach	32968	\$54,166.20	
Emergency Rehab	Alma Goff	505 22nd Ave	Vero Beach	32962	\$4,858.20	
Emergency Rehab	Carrie Oswald	2429 3rd Ave SW	Vero Beach	32962	\$5,109.38	
RL- Rehab Loan	Cynthia Baita	1356 21st PL SW	Vero Beach	32962	\$30,000.00	
LDPC- Dn Pay/Impact Fee	Debra Corbet	1225 11th Ave SW	Vero Beach	32962	\$19,423.00	
LDPC- Dn Pay/Impact Fee	Racquel Shelton	1206 11th Ave SW	Vero Beach	32962	\$19,423.00	
Emergency Rehab	Tanya Hall	345 10th Court	Vero Beach	32962	\$4,550.00	
Emergency Rehab	Victoria Ramsey	2163 3rd ST SW	Vero Beach	32962	\$6,304.00	
Emergency Rehab	Denise Leake	8435 W 98th Ave	Vero Beach	32967	\$10,206.50	
LDPC- Dn Pay/Impact Fee	Sheena Cummings	1185 11th Ave SW	Vero Beach	32962	\$24,423.00	
LDPC- Dn Pay/Impact Fee	Lakeidra Drisdorn	1159 11th Ave SW	Vero Beach	32962	\$19,423.00	
Emergency Rehab	Natasha Gindel- Torres	242 Delaware Ave	Sebastian	32958	\$4,146.00	
RL- Rehab Loan	Manuel Favela	3286 2nd ST	Vero Beach	32968	\$5,861.00	
Emergency Rehab	Qwontrae Sands	8540 64th Ave	Vero Beach	32967	\$20,681.77	
LDPC- Dn Pay/Impact Fee	Armando Magallon	10071 Grace Ave	Fellsmere	32948	\$54,032.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
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Program Income

Program Income Funds

Loan Repayment:	\$378,372.66
Refinance:	\$.00
Foreclosure:	\$.00
Sale of Property:	\$.00
Interest Earned:	\$5,453.94
Total:	\$383,826.60

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	30
Approved	18
Denied	

Explanation of Recaptured funds

Description	Amount
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:

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
2	LDPC- Dn Pay/Impact Fee	\$19,423.00	1		
3	RL- Rehab Loan	\$84,166.20	2		
6	Emergency Rehab	\$31,562.25	4		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(6) Emergency Rehab	Receiving Supplemental Security Income	\$22,154.05	2		
(3) RL- Rehab Loan	Receiving Social Security Disability Insurance	\$84,166.20	2		
(6) Emergency Rehab	Receiving Social Security Disability Insurance	\$9,408.20	2		
(2) LDPC- Dn Pay/Impact Fee	Receiving Supplemental Security Income	\$19,423.00	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.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$1,098,977.00	
Program Income	\$528,259.39	
Program Funds Expended	\$198,178.88	
Program Funds Encumbered	\$994,660.00	
Total Administration Funds Expended	\$136,310.66	
Total Administration Funds Encumbered	\$0.00	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$1,167,838.88	106.27%
75% Construction / Rehabilitation	\$1,192,838.88	108.54%
30% Very & Extremely Low Income Requirement	\$548,751.00	33.72%
30% Low Income Requirement	\$524,608.00	32.24%
20% Special Needs Requirement	\$575,445.00	52.36%
Carry Forward to Next Year		

LG Submitted Comments: