

Title: SHIP Annual Report

Indian River County FY 2017/2018 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance without Rehab	\$275,000.00	19				
3	Owner Occupied Rehabilitation Loans	\$535,416.28	15				
6	Emergency Repair Loans	\$3,682.95	1				
8	Impact Fee / Capacity Charge Loans	\$73,350.00					

Homeownership Totals: \$887,449.23 35

Rentals

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

Subtotals: \$887,449.23 35

Additional Use of Funds

Use	Expended
Administrative	\$65,787.50
Homeownership Counseling	\$.00
Admin From Program Income	\$15,279.39
Admin From Disaster Funds	\$.00

Totals: \$968,516.12 35 \$.00 \$.00

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

Source of Funds	Amount
State Annual Distribution	\$657,875.00
Program Income (Interest)	\$6,616.93
Program Income (Payments)	\$298,971.01
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$5,065.10
Total:	\$968,528.04

*** Carry Forward to Next Year: \$11.92**

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	340	375	519	681	843
VLI	566	606	727	840	937
LOW	905	970	1,163	1,344	1,500
MOD	1,359	1,455	1,746	2,016	2,250
Up to 140%	1,585	1,697	2,037	2,352	2,625

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	\$887,449.23	26.52%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$2,458,467.00	73.48%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$3,345,916.23	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$887,449.23	\$662,940.10	133.87%	65%
Construction / Rehabilitation	\$887,449.23	\$662,940.10	133.87%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$205,509.71	21.22%
Very Low	\$207,656.90	21.44%
Low	\$362,546.92	37.43%
Moderate	\$111,735.70	11.54%
Over 120%-140%		.00%
Totals:	\$887,449.23	91.63%

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	\$205,509.71	8		0	\$205,509.71	8
Very Low	\$207,656.90	8		0	\$207,656.90	8
Low	\$362,546.92	13		0	\$362,546.92	13
Moderate	\$111,735.70	6		0	\$111,735.70	6
Over 120%-140%		0		0	\$.00	0
Totals:	\$887,449.23	35	\$.00	0	\$887,449.23	35

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality						Total
		ELI	VLI	Low	Mod	Over 140%	
Purchase Assistance without Rehab	Unincorporated		4	8	6		18
Owner Occupied Rehabilitation Loans	Unincorporated	8	3	4			15
Purchase Assistance without Rehab	FELLSMERE			1			1
Emergency Repair Loans	Unincorporated		1				1
Totals:		8	8	13	6		35

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality					Total
		0 - 25	26 - 40	41 - 61	62+	
Purchase Assistance without Rehab	Unincorporated	1	15	2		18
Owner Occupied Rehabilitation Loans	Unincorporated		2	9	4	15
Purchase Assistance without Rehab	FELLSMERE			1		1
Emergency Repair Loans	Unincorporated			1		1
Totals:		1	17	13	4	35

Family Size

Description	List Unincorporated and Each Municipality				Total
		1 Person	2- 4 People	5 + People	
Purchase Assistance without Rehab	Unincorporated	1	12	5	18
Owner Occupied Rehabilitation Loans	Unincorporated	6	9		15

Purchase Assistance without Rehab	FELLSMERE			1	1
Emergency Repair Loans	Unincorporated		1		1
Totals:		7	22	6	35

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance without Rehab	Unincorporated	8	7	3				18
Owner Occupied Rehabilitation Loans	Unincorporated	4	7	4				15
Purchase Assistance without Rehab	FELLSMERE			1				1
Emergency Repair Loans	Unincorporated		1					1
Totals:		12	15	8				35

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Homeless	Elderly	Total
Purchase Assistance without Rehab	Unincorporated				0
Owner Occupied Rehabilitation Loans	Unincorporated			5	5
Purchase Assistance without Rehab	FELLSMERE				0
Emergency Repair Loans	Unincorporated				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

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 flexible lot sizes	Small Lot Subdivision Regulations	Required	Implemented, in LHAP	1992
Allowance of accessory dwelling units	Accessory Dwelling Unit Regulations	Required	Implemented, in LHAP	1992
Other	Allowing Multi-Family in Conjunction with Commercial	Required	Implemented, in LHAP	1995
Printed inventory of public owned lands	Inventory of Surplus Land - Housing Element Policy 2.4	Required	Implemented, in LHAP	1998
Impact fee modifications	Financing Impact Fees - Housing Element Policy 4.3 and 4.4	Required	Implemented, in LHAP	1992
Other	Expedited Permitting for Housing Using New Construction Tech. - Housing Element Policy 1.8	Required	Implemented, in LHAP	2010
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

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 applications 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 household.

Other Accomplishments

At the end of June 2018, the Indian River County LHA Program approved 35 loans with FY 2017/2018 funding. LHA Program staff held several public meetings, placed newspaper advertisements and announcements. Because of these efforts, the LHA Program is well known to the public, and there are many more eligible applications than the county can assist with available SHIP funds.

Availability for Public Inspection and Comments

Annual reports provided to the public through Affordable Housing Advisory Committee (AHAC), Affordable 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:	817	
Mortgage Foreclosures		
A. Very low income households in foreclosure:	35	
B. Low income households in foreclosure:	45	
C. Moderate households in foreclosure:	13	
Foreclosed Loans Life-to-date:	93	
SHIP Program Foreclosure Percentage Rate Life to Date:		11.38
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 Repair Loans	\$3,682.95
Impact Fee / Capacity Charge Loans	\$7,335.00
Owner Occupied Rehabilitation Loans	\$22,309.01
Purchase Assistance without Rehab	\$14,473.68

Expended Funds

Total Unit Count: 35

Total Expended Amount: \$887,449.00

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Purchase Assistance without Rehab	ROBERTO & RUBBY ACOSTA	2066 WATERSIDE LN SW	VERO BEACH	32962	\$10,000.00	
Impact Fee / Capacity Charge Loans	ROBERTO & RUBBY ACOSTA	2066 WATERSIDE LN SW	VERO BEACH	32962	\$7,560.00	2017-2018
Purchase Assistance without Rehab	MELISSA SUE ARDUINI	2100 WATERSIDE WAY SW	VERO BEACH	32962	\$10,000.00	
Impact Fee / Capacity Charge Loans	MELISSA SUE ARDUINI	2100 WATERSIDE WAY SW	VERO BEACH	32962	\$7,560.00	2017-2018
Purchase Assistance without Rehab	LAKEYDRA MASHAY BELL	2070 WATERSIDE WAY SW	VERO BEACH	32962	\$20,000.00	
Impact Fee / Capacity Charge Loans	LAKEYDRA MASHAY BELL	2070 WATERSIDE WAY SW	VERO BEACH	32962	\$7,560.00	2017-2018
Owner Occupied Rehabilitation Loans	ROSA PILAR BURGA	43 VISTA GARDENS TR #205	VERO BEACH	32962	\$31,647.50	
Owner Occupied Rehabilitation Loans	JUDE CAROLE	4205 39TH DR	VERO BEACH	32967	\$29,830.00	
Purchase Assistance without Rehab	KIMBERLY ANN CARTER	2039 WATERSIDE LN SW	VERO BEACH	32962	\$20,000.00	
Impact Fee / Capacity Charge Loans	KIMBERLY ANN CARTER	2039 WATERSIDE LN SW	VERO BEACH	32962	\$7,560.00	2017-2018
Purchase Assistance without Rehab	PAUL JASON DIGGS	1908 1ST PL SW	VERO BEACH	32962	\$15,000.00	
Owner Occupied Rehabilitation Loans	PAUL JASON DIGGS	1908 1ST PL SW	VERO BEACH	32962	\$9,890.65	2017-2018

Owner Occupied Rehabilitation Loans	KAYLA C DRISDOM	4150 46TH PL	VERO BEACH	32967	\$14,453.95	
Owner Occupied Rehabilitation Loans	MYRA FERGUSON	3000 49TH ST	VERO BEACH	32967	\$39,860.50	
Purchase Assistance without Rehab	REBECCA GEDEON	2080 WATERSIDE LN SW	VERO BEACH	32962	\$15,000.00	
Impact Fee / Capacity Charge Loans	REBECCA GEDEON	2080 WATERSIDE LN SW	VERO BEACH	32962	\$7,560.00	2017-2018
Owner Occupied Rehabilitation Loans	ELIZAYNE ALMANZA GUTIERREZ	523 20TH ST SW	VERO BEACH	32962	\$14,694.00	
Purchase Assistance without Rehab	ELVONY & WHITE, BRIAN HAYNES	3445 1ST PL	VERO BEACH	32968	\$15,000.00	
Owner Occupied Rehabilitation Loans	ELVONY & WHITE, BRIAN HAYNES	3445 1ST PL	VERO BEACH	32968	\$7,947.00	2017-2018
Purchase Assistance without Rehab	PEDRO & ROJAS, MANUELA HERNANDEZ	10059 GRACE AVE	FELLSMERE	32948	\$15,000.00	
Impact Fee / Capacity Charge Loans	PEDRO & ROJAS, MANUELA HERNANDEZ	10059 GRACE AVE	FELLSMERE	32948	\$6,833.00	2017-2018
Owner Occupied Rehabilitation Loans	THEDA A HOLLAND	1166 15TH AVE SW	VERO BEACH	32962	\$6,950.96	
Purchase Assistance without Rehab	KATHLEEN HYATT	636 9TH PL	VERO BEACH	32960	\$20,000.00	
Owner Occupied Rehabilitation Loans	KATHLEEN HYATT	636 9TH PL	VERO BEACH	32960	\$8,640.45	2017-2018
Owner Occupied Rehabilitation Loans	ANNIE LAURA JOHNSON	6495 86TH ST	VERO BEACH	32967	\$47,056.50	
Owner Occupied Rehabilitation Loans	LITISA JONES	4110 39TH DR	VERO BEACH	32967	\$46,312.00	
Owner Occupied Rehabilitation Loans	MELANIE K JONES	343 13TH ST SW	VERO BEACH	32962	\$29,446.00	
Owner Occupied Rehabilitation Loans	MARY LINDA KING	4655 38TH CT	VERO BEACH	32967	\$7,786.80	
Owner Occupied Rehabilitation Loans	CASSANDRA MARION	1230 12TH CT SW	VERO BEACH	32962	\$28,780.50	

Purchase Assistance without Rehab	KATHERINE SILVANA MARTIN	2105 WATERSIDE WAY SW	VERO BEACH	32962	\$20,000.00	
Impact Fee / Capacity Charge Loans	KATHERINE SILVANA MARTIN	2105 WATERSIDE WAY SW	VERO BEACH	32962	\$7,560.00	2017-2018
Purchase Assistance without Rehab	MARGARET ANN MITCHELL	2125 WATERSIDE WAY SW	VERO BEACH	32962	\$10,000.00	
Impact Fee / Capacity Charge Loans	MARGARET ANN MITCHELL	2125 WATERSIDE WAY SW	VERO BEACH	32962	\$7,560.00	2017-2018
Owner Occupied Rehabilitation Loans	SHEREE LYNN MONTANARO	2705 49TH AVE	VERO BEACH	32966	\$32,717.00	
Purchase Assistance without Rehab	KATELYN PURSEL	1426 25TH AVE SW	VERO BEACH	32962	\$15,000.00	
Owner Occupied Rehabilitation Loans	KATELYN PURSEL	1426 25TH AVE SW	VERO BEACH	32962	\$8,978.82	2017-2018
Purchase Assistance without Rehab	BRIDGETTE & MOON, CHAD ROBERTSON	445 13TH PL SW	VERO BEACH	32962	\$10,000.00	
Owner Occupied Rehabilitation Loans	BRIDGETTE & MOON, CHAD ROBERTSON	445 13TH PL SW	VERO BEACH	32962	\$9,616.45	2017-2018
Purchase Assistance without Rehab	KAYLA RUSZCZYK	2053 WATERSIDE LN SW	VERO BEACH	32962	\$15,000.00	
Impact Fee / Capacity Charge Loans	KAYLA RUSZCZYK	2053 WATERSIDE LN SW	VERO BEACH	32962	\$7,560.00	2017-2018
Owner Occupied Rehabilitation Loans	SANTA SHELLY	4096 42ND SQ	VERO BEACH	32967	\$30,790.50	
Purchase Assistance without Rehab	CHIMERE SMITH	3466 1ST ST	VERO BEACH	32966	\$10,000.00	
Owner Occupied Rehabilitation Loans	CHIMERE SMITH	3466 1ST ST	VERO BEACH	32966	\$9,648.95	2017-2018
Emergency Repair Loans	LATRICIA O SMITH	3206 3RD ST	VERO BEACH	32968	\$3,682.95	
Purchase Assistance without Rehab	MARQUITA ALICIA SMITH	1250 12TH CT SW	VERO BEACH	32962	\$15,000.00	
Impact Fee / Capacity Charge Loans	MARQUITA ALICIA SMITH	1250 12TH CT SW	VERO BEACH	32962	\$6,037.00	2017-2018
Owner Occupied Rehabilitation Loans	VIVIAN P STINSON	630 24TH PL SW	VERO BEACH	32962	\$46,195.85	

Owner Occupied Rehabilitation Loans	JORGE AND SERRANO, SANDRA VALDIVIA	1016 36TH AVE	VERO BEACH	32960	\$49,998.20	
Purchase Assistance without Rehab	SANDRA VALENCIA	1335 22ND AVE SW	VERO BEACH	32962	\$15,000.00	
Owner Occupied Rehabilitation Loans	SANDRA VALENCIA	1335 22ND AVE SW	VERO BEACH	32962	\$4,593.10	2017-2018
Purchase Assistance without Rehab	JERMAINE OMAR & HOWARD, TAKIECA S. WILLIAMS	1115 11TH AVE SW	VERO BEACH	32962	\$15,000.00	
Owner Occupied Rehabilitation Loans	JERMAINE OMAR & HOWARD, TAKIECA S. WILLIAMS	1115 11TH AVE SW	VERO BEACH	32962	\$9,790.30	2017-2018
Purchase Assistance without Rehab	NATASHA SHONTA WILLIAMS	2136 18TH AVE SW	VERO BEACH	32962	\$10,000.00	
Owner Occupied Rehabilitation Loans	NATASHA SHONTA WILLIAMS	2136 18TH AVE SW	VERO BEACH	32962	\$9,790.30	2017-2018

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Indian River County	Government	ALL	ALL	\$81,066.89

Program Income

Program Income Funds	
Loan Repayment:	\$5,829.83
Refinance:	\$0.00
Foreclosure:	\$61,393.14
Sale of Property:	\$231,748.04
Interest Earned:	\$6,616.93
Total:	\$305,587.94

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	0
Approved	0
Denied	0

Explanation of Recaptured funds

Description	Amount

Total: \$0.00

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: 156,531.58

Or

Not Applicable

Form 5

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
2	Purchase Assistance without Rehab	\$40,000.00	3		
3	Owner Occupied Rehabilitation Loans	\$198,366.46	6		
6	Emergency Repair Loans	\$3,682.95	1		
8	Impact Fee / Capacity Charge Loans	\$15,120.00			

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(2) Purchase Assistance without Rehab	Developmental Disabilities	\$10,000.00	1		
(8) Impact Fee / Capacity Charge Loans	Developmental Disabilities	\$7,560.00			
(2) Purchase Assistance without Rehab	Receiving Social Security Disability Insurance	\$30,000.00	2		
(3) Owner Occupied Rehabilitation Loans	Receiving Social Security Disability Insurance	\$198,366.46	6		
(8) Impact Fee / Capacity Charge Loans	Receiving Social Security Disability Insurance	\$7,560.00			
(6) Emergency Repair Loans	Receiving Social Security Disability Insurance	\$3,682.95	1		

Provide a description of efforts to reduce homelessness:

Priority is given to Welfare to Work program applicants.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$350,000.00	
Program Income	\$345,398.28	
Program Funds Expended	\$643,140.29	
Program Funds Encumbered		
Total Administration Funds Expended	\$52,269.91	
Total Administration Funds Encumbered	\$0.00	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$643,140.29	183.75%
75% Construction / Rehabilitation	\$643,140.29	183.75%
30% Very & Extremely Low Income Requirement	\$232,457.35	33.43%
30% Low Income Requirement	\$362,875.44	52.18%
20% Special Needs Requirement	\$213,008.68	30.63%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$358,231.00
Program Funds Expended	\$44,829.62
Program Funds Encumbered	\$26,676.50

LG Submitted Comments: