

Title: SHIP Annual Report

Report Status: Unsubmitted
w/Extension

Indian River County FY 2021/2022 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Asst with Rehab	\$67,761.16	2				
2	LDPC -Dn Pymt / Impact Fee	\$305,961.00	7				
2	Purchase Asst w / o Rehab	\$522,692.00	13				
2	DPCC-Dn Payment / No Rehab	\$83,317.00	2				
2	DPCC- Dn Closing Costs	\$65,000.00	1				
3	Owner Occupied Rehabilitation Loan	\$387,695.68	15				
3	Owner Occupied	\$19,012.00	1				
6	Emergency Repair	\$11,164.17	10				

Homeownership Totals: \$1,462,603.01 51

Rentals

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

Subtotals: \$1,462,603.01 51

Additional Use of Funds

Use	Expended
Administrative	\$107,240.40
Homeownership Counseling	\$0.00
Admin From Program Income	\$25,860.69
Admin From Disaster Funds	\$2,675.30

Totals: \$1,598,379.40 51 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$1,098,977.00
Program Income (Interest)	\$1,121.46
Program Income (Payments)	\$516,092.50
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$11,045.40
Total:	\$1,627,236.36

*** Carry Forward to Next Year: \$28,856.96**

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	420	450	575	752	929
VLI	700	750	900	1,038	1,158
LOW	1,118	1,198	1,438	1,661	1,853
MOD	1,680	1,800	2,160	2,493	2,781
Up to 140%	1,960	2,100	2,520	2,908	3,244

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	\$1,462,603.01	63.67%
Public Moneys Expended	\$834,531.98	36.33%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$2,297,134.99	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,462,603.01	\$1,110,022.40	131.76%	65%
Construction / Rehabilitation	\$1,462,603.01	\$1,110,022.40	131.76%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$145,565.82	8.95%
Very Low	\$345,132.33	21.21%
Low	\$922,956.08	56.72%
Moderate	\$48,948.78	3.01%
Over 120%-140%	\$0.00	.00%
Totals:	\$1,462,603.01	89.88%

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	\$145,565.82	5		0	\$145,565.82	5
Very Low	\$345,132.33	14		0	\$345,132.33	14
Low	\$922,956.08	25		0	\$922,956.08	25
Moderate	\$48,948.78	7		0	\$48,948.78	7
Over 120%-140%		0		0	\$0.00	0
Totals:	\$1,462,603.01	51	\$0.00	0	\$1,462,603.01	51

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Owner Occupied Rehabilitation Loan	Vero Beach			1			1
Emergency Repair	Unincorporated	1	3		2		6
Owner Occupied Rehabilitation Loan	Fellsmere	1					1
Owner Occupied Rehabilitation Loan	Unincorporated	2	5	4			11
Emergency Repair	Sebastian			1	2		3
Purchase Asst with Rehab	Unincorporated			1	1		2
Emergency Repair	Fellsmere		1				1
Owner Occupied Rehabilitation Loan	Sebastian		1		1		2
LDPC -Dn Pymt / Impact Fee	Unincorporated	1	1	5			7
Purchase Asst w / o Rehab	Unincorporated		3	9	1		13
DPCC-Dn Pymt / No Rehab	Unincorporated			1			1

DPCC-Dn Pymt / No Rehab	Fellsmere			1			1
DPCC- Dn Closing Costs	Unincorporated			1			1
Owner Occupied	Unincorporated			1			1
		Totals:	5	14	25	7	51

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total	
Owner Occupied Rehabilitation Loan	Vero Beach				1	1	
Emergency Repair	Unincorporated			3	3	6	
Owner Occupied Rehabilitation Loan	Fellsmere			1		1	
Owner Occupied Rehabilitation Loan	Unincorporated		2	2	7	11	
Emergency Repair	Sebastian			1	2	3	
Purchase Asst with Rehab	Unincorporated		1	1		2	
Emergency Repair	Fellsmere				1	1	
Owner Occupied Rehabilitation Loan	Sebastian			1	1	2	
LDPC -Dn Pymt / Impact Fee	Unincorporated		3	3	1	7	
Purchase Asst w / o Rehab	Unincorporated		7	4	2	13	
DPCC-Dn Pymt / No Rehab	Unincorporated				1	1	
DPCC-Dn Pymt / No Rehab	Fellsmere	1				1	
DPCC- Dn Closing Costs	Unincorporated			1		1	
Owner Occupied	Unincorporated			1		1	
		Totals:	1	13	18	19	51

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Owner Occupied Rehabilitation Loan	Vero Beach	1			1
Emergency Repair	Unincorporated	2	2	2	6
Owner Occupied Rehabilitation Loan	Fellsmere		1		1
Owner Occupied Rehabilitation Loan	Unincorporated	4	7		11
Emergency Repair	Sebastian	1	2		3

Purchase Asst with Rehab	Unincorporated		1	1	2
Emergency Repair	Fellsmere	1			1
Owner Occupied Rehabilitation Loan	Sebastian	1	1		2
LDPC -Dn Pymt / Impact Fee	Unincorporated	2	5		7
Purchase Asst w / o Rehab	Unincorporated	2	10	1	13
DPCC-Dn Pyment / No Rehab	Unincorporated	1			1
DPCC-Dn Pyment / No Rehab	Fellsmere		1		1
DPCC- Dn Closing Costs	Unincorporated	1			1
Owner Occupied	Unincorporated	1			1

Totals: 17 30 4 51

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp-anic	Asian	Amer-Indian	Other	Total
Owner Occupied Rehabilitation Loan	Vero Beach		1					1
Emergency Repair	Unincorporated	4	2					6
Owner Occupied Rehabilitation Loan	Fellsmere		1					1
Owner Occupied Rehabilitation Loan	Unincorporated	4	6		1			11
Emergency Repair	Sebastian	3						3
Purchase Asst with Rehab	Unincorporated		1	1				2
Emergency Repair	Fellsmere		1					1
Owner Occupied Rehabilitation Loan	Sebastian	2						2
LDPC -Dn Pymt / Impact Fee	Unincorporated	1	6					7
Purchase Asst w / o Rehab	Unincorporated	7	5	1				13
DPCC-Dn Pyment / No Rehab	Unincorporated		1					1
DPCC-Dn Pyment / No Rehab	Fellsmere			1				1
DPCC- Dn Closing Costs	Unincorporated		1					1
Owner Occupied	Unincorporated		1					1

Totals: 21 26 3 1 51

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Owner Occupied Rehabilitation Loan	Vero Beach			1	1
Emergency Repair	Unincorporated			3	3
Owner Occupied Rehabilitation Loan	Fellsmere				0
Owner Occupied Rehabilitation Loan	Unincorporated			7	7
Emergency Repair	Sebastian			2	2
Purchase Asst with Rehab	Unincorporated				0
Emergency Repair	Fellsmere			1	1
Owner Occupied Rehabilitation Loan	Sebastian			1	1
LDPC -Dn Pymt / Impact Fee	Unincorporated			1	1
Purchase Asst w / o Rehab	Unincorporated			2	2
DPCC-Dn Pyment / No Rehab	Unincorporated			1	1
DPCC-Dn Pyment / No Rehab	Fellsmere				0
DPCC- Dn Closing Costs	Unincorporated				0
Owner Occupied	Unincorporated				0
Totals:				19	19

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
Emergency Repair	Service Industry	801.00	1
Purchase Asst with Rehab	Nurse/Healthcare	45,794.16	1
LDPC -Dn Pymt/Impact Fee	Nurse/Healthcare	148,269.00	3
Purchase Asst w/o Rehab	Service Industry	129,423.00	3
LDPC -Dn Pymt/Impact Fee	Service Industry	78,846.00	2
Purchase Asst w/o Rehab	Educator/School Employee	35,000.00	1
Purchase Asst w/o Rehab	Nurse/Healthcare	50,000.00	1
Owner Occupied	Educator/School Employee	19,012.00	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 CLTs - Housing Element Policy 4.10	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 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 Waiver	AHAC Review	Implemented, in LHAP	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 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 loan assistance to 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, resolving credit problems, 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

As of November 25, 2024 the SHIP program has approved 50 loans with FY 2021/2022 program funding, more than 100% increase from the previous fiscal year. Florida Housing Finance Corporation completed its compliance monitoring of the County's SHIP program, and on July 11, 2024 the County received the close out letter which stated that there were no material observations. With effect from August 2024 the County implemented the Neighborly Software System for all its applications. This has resulted in streamlining the administration of housing programs, including automation of processes, improved compliance with regulations, increased efficiency through reduced manual work, and the ability to readily access real-time data for better program management and reporting. Ultimately this will allow staff to increase community outreach.

Availability for Public Inspection and Comments

Annual reports are provided to the public through the AHAC, The Affordable Housing Partnership Group, The County Community Services Division, and Municipalities within the county, and the County's website.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **16**

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- Dn Closing Costs	\$65,000.00
DPCC-Dn Pymt/No Rehab	\$41,658.50
Emergency Repair	\$1,116.42
LDPC -Dn Pymt/Impact Fee	\$43,708.71
Owner Occupied	\$19,012.00
Owner Occupied Rehabilitation Loan	\$25,846.38
Purchase Asst w/o Rehab	\$40,207.08
Purchase Asst with Rehab	\$33,880.58

Expended Funds

Total Unit Count: 51 Total Expended Amount: \$1,462,603.01

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner Occupied Rehabilitation Loan	Gloria Lewis	303 7th CT SW	Vero Beach	32962	\$27,812.00	
Emergency Repair	Heather Kennedy	2740 4th St	Vero Beach	32962	\$981.50	
Owner Occupied Rehabilitation Loan	Cynthia Gillis	10099 Grace Ave	Fellsmere	32948	\$68,432.78	
Emergency Repair	Paul Bartoszewicz	2045 5th St	Vero Beach	32962	\$1,382.90	
Emergency Repair	Barbara Rusnak	1476 5th St	Vero Beach	32962	\$801.00	
Owner Occupied Rehabilitation Loan	Claudet Bell	4401 35th Ave	Vero Beach	32967	\$64,934.90	
Emergency Repair	Barbara Smith	492 Biscayne Ln	Sebastian	32958	\$805.00	
Purchase Asst with Rehab	Aretta Raymond	4785 30th Ave	Vero Beach	32967	\$45,794.16	
Owner Occupied Rehabilitation Loan	Martin Santana	4170 46th Ln	Vero Beach	32967	\$41,279.00	
Owner Occupied Rehabilitation Loan	Patrica Jordan	3456 44th St	Vero Beach	32967	\$27,911.00	
Owner Occupied Rehabilitation Loan	Alfrida Allen	4095 42nd Sq	Vero Beach	32967	\$57,780.50	
Emergency Repair	Janet Bendickson	1646 3rd CT SW	Vero Beach	32962	\$1,269.00	
Owner Occupied Rehabilitation Loan	Heather Helton	4505 13th St	Vero Beach	32966	\$23,478.70	
Emergency Repair	Carolyn Bibbs	1005 Booker St	Fellsmere	32948	\$803.00	
Owner Occupied Rehabilitation Loan	Joyce Hubbard	4775 28th Court	Vero Beach	32967	\$20,217.20	

Owner Occupied Rehabilitation Loan	David Baird	1180 12th CT SW	Vero Beach	32962	\$31,661.25	
Owner Occupied Rehabilitation Loan	Charlotte Kilduff	314 15th St SW	Vero Beach	32962	\$1,286.00	
Emergency Repair	Tommy Rash	321 Main St	Sebastian	32958	\$1,864.00	
Emergency Repair	Dorothy Marcel	2466 13th Ave SW	Vero Beach	32962	\$1,200.93	
Owner Occupied Rehabilitation Loan	Indravadan Brahmbhatt	1245 36th Ave	Vero Beach	32960	\$1,385.50	
Owner Occupied Rehabilitation Loan	Carole Kirkland	631 Wallis Ave	Sebastian	32958	\$3,397.25	
Owner Occupied Rehabilitation Loan	Brandi Lewis	850 Barber St	Sebastian	32958	\$12,674.88	
Emergency Repair	Tina Falco	426 Hazel St	Sebastian	32958	\$850.00	
Purchase Asst with Rehab	Emmanuel Perez	165 48th Ave	Vero Beach	32968	\$21,967.00	
Owner Occupied Rehabilitation Loan	Leonard Dixon	4215 36th Ct	Vero Beach	32967	\$2,234.72	
Emergency Repair	Margaret Saunders	4535 49th Ave	Vero Beach	32967	\$1,206.84	
Owner Occupied Rehabilitation Loan	Rebecca Diaz	635 15th Ave	Vero Beach	32962	\$3,210.00	
LDPC -Dn Pymt/Impact Fee	David Reynolds	1122 11th Ave SW	Vero Beach	32962	\$39,423.00	
LDPC -Dn Pymt/Impact Fee	Rochelle Solomon	1504 17th Ct SW	Vero Beach	32962	\$54,423.00	
Purchase Asst w/o Rehab	Ramon Rodriguez	2201 85th Ave	Vero Beach	32966	\$10,000.00	
LDPC -Dn Pymt/Impact Fee	Rose Galloway	1195 11th Ave SW	Vero Beach	32962	\$39,423.00	
LDPC -Dn Pymt/Impact Fee	Margaret Mowatt	1165 10th Ct SW	Vero Beach	32962	\$39,423.00	
LDPC -Dn Pymt/Impact Fee	Dearrow Ellis	1120 10 Ct SW	Vero Beach	32962	\$39,423.00	
LDPC -Dn Pymt/Impact Fee	Shaniqua Saez	1115 13th Ave SW	Vero Beach	32962	\$54,423.00	
LDPC -Dn Pymt/Impact Fee	Paula Brown	1125 13th Ave Sw	Vero Beach	32962	\$39,423.00	
Purchase Asst w/o Rehab	Melinda Shelley	1116 14th Ave SW	Vero Beach	32962	\$35,000.00	
DPCC-Dn Pymt/No Rehab	Daisy Hicks	1205 13th Ave SW	Vero Beach	32962	\$39,423.00	
DPCC-Dn Pymt/No Rehab	Alejandra Espinoza	10073 Grace Ave	Fellsmere	32948	\$43,894.00	
Purchase Asst w/o Rehab	Andreka Williamson	1195 12th Ct SW	Vero Beach	32962	\$35,000.00	
Purchase Asst w/o Rehab	Sylphida Oval	1111 13th Ave SW	Vero Beach	32962	\$35,000.00	
Purchase Asst w/o Rehab	Sarah Robatcek	1415 11th St SW	Vero Beach	32962	\$50,000.00	
Purchase Asst w/o Rehab	Mark Betlow	1015 11th St SW	Vero Beach	32962	\$35,000.00	

Purchase Asst w/o Rehab	Joseph Barriner	920 13th St SW	Vero Beach	32962	\$35,000.00	
Purchase Asst w/o Rehab	Edward Elias	1160 10th Court SW	Vero Beach	32962	\$39,423.00	
Purchase Asst w/o Rehab	Tiffany Thompson	1135 11th Ave SW	Vero Beach	32962	\$39,423.00	
Purchase Asst w/o Rehab	Shawna Carroll	1170 10th CT SW	Vero Beach	32962	\$39,423.00	
Purchase Asst w/o Rehab	Erica Shears	1265 11th ST SW	Vero Beach	32962	\$50,000.00	
DPCC- Dn Closing Costs	Ruthie Harrington	110 Ormond Court #B	Sebastian	32958	\$65,000.00	
Owner Occupied	Tiffany Hamilton	1536 15th Cir SW	Vero Beach	32962	\$19,012.00	
Purchase Asst w/o Rehab	Charles Green Sr.,	117511th Ave	Vero Beach	32962	\$54,423.00	
Purchase Asst w/o Rehab	Ashley Gilman	1187 11 St SW	Vero Beach	32962	\$65,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Indian River County	Government	All	All	\$135,776.39

Program Income

Program Income Funds	
Loan Repayment:	\$516,092.50
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$1,121.46

Total: \$517,213.96

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	181
Approved	52
Denied	139

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: 250,168.06

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	LDPC -Dn Pymt/Impact Fee	\$39,423.00	1		
2	Purchase Asst w/o Rehab				
2	DPCC-Dn Pyment/No Rehab				
2	DPCC- Dn Closing Costs				
3	Owner Occupied Rehabilitation Loan	\$249,633.88	7		
3	Owner Occupied				
6	Emergency Repair	\$7,554.24	6		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(6) Emergency Repair	Receiving Social Security Disability Insurance	\$7,554.24	6		
(3) Owner Occupied Rehabilitation Loan	Receiving Social Security Disability Insurance	\$249,633.88	7		
(2) LDPC -Dn Pymt/Impact Fee	Receiving Social Security Disability Insurance	\$39,423.00	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. The County also provides rental assistance program and holds VASH vouchers for homeless veterans.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$1,553,430.00	
Program Income	\$192,763.00	
Program Funds Expended		
Program Funds Encumbered	\$1,567,205.30	
Total Administration Funds Expended	\$0.00	
Total Administration Funds Encumbered	\$164,981.15	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$1,567,205.30	100.89%
75% Construction / Rehabilitation	\$1,567,205.30	100.89%
30% Very & Extremely Low Income Requirement	\$773,000.00	44.27%
30% Low Income Requirement	\$794,205.30	45.48%
20% Special Needs Requirement	\$579,205.30	37.29%
Carry Forward to Next Year		

LG Submitted Comments:

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