

Title: SHIP Annual Report

Report Status: Submitted

Indian River County FY 2016/2017 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance without Rehab	\$146,282.33	13				
3	Owner Occupied Rehabilitation Loans	\$822,567.29	19				
6	Emergency Repair Loans	\$15,990.64	3				
8	Impact Fee / Capacity Charge Loans	\$22,680.00					

Homeownership Totals: \$1,007,520.26 35

Rentals

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

Subtotals: \$1,007,520.26 35

Additional Use of Funds

Use	Expended
Administrative	\$92,989.10
Homeownership Counseling	\$.00
Admin From Program Income	\$9,139.27
Admin From Disaster Funds	\$.00

Totals: \$1,109,648.63 35 \$.00 \$.00

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

Source of Funds	Amount
State Annual Distribution	\$929,891.00
Program Income (Interest)	\$2,450.83
Program Income (Payments)	\$180,334.64
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$2,037.26
Total:	\$1,114,713.73

*** Carry Forward to Next Year: \$5,065.10**

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	310	358	510	667	824
VLI	516	553	663	766	855
LOW	825	883	1,060	1,225	1,366
MOD	1,239	1,327	1,593	1,839	2,052
Up to 140%	1,445	1,548	1,858	2,145	2,394

√ 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	\$1,007,520.26	38.05%
Public Moneys Expended		.00%
Private Funds Expended	\$1,640,160.20	61.95%
Owner Contribution		.00%
Total Value of All Units	\$2,647,680.46	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,007,520.26	\$929,891.00	108.35%	65%
Construction / Rehabilitation	\$1,007,520.26	\$929,891.00	108.35%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$268,588.29	24.09%
Very Low	\$75,887.19	6.81%
Low	\$449,943.90	40.36%
Moderate	\$213,100.88	19.12%
Over 120%-140%		.00%
Totals:	\$1,007,520.26	90.38%

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	\$268,588.29	8		0	\$268,588.29	8
Very Low	\$75,887.19	4		0	\$75,887.19	4
Low	\$449,943.90	12		0	\$449,943.90	12
Moderate	\$213,100.88	11		0	\$213,100.88	11
Over 120%-140%		0		0	\$.00	0
Totals:	\$1,007,520.26	35	\$.00	0	\$1,007,520.26	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	7		11
Owner Occupied Rehabilitation Loans	Unincorporated	6	2	8	1		17
Purchase Assistance without Rehab	VERO BEACH				2		2
Owner Occupied Rehabilitation Loans	SEBASTIAN	1	1				2
Emergency Repair Loans	Unincorporated	1	1		1		3
Totals:		8	4	12	11		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	7	3		11
Owner Occupied Rehabilitation Loans	Unincorporated		1	10	6	17
Purchase Assistance without Rehab	VERO BEACH		2			2
Owner Occupied Rehabilitation Loans	SEBASTIAN				2	2
Emergency Repair Loans	Unincorporated			2	1	3
Totals:		1	10	15	9	35

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Purchase Assistance without Rehab	Unincorporated	2	6	3	11
Owner Occupied Rehabilitation Loans	Unincorporated	8	9		17
Purchase Assistance without Rehab	VERO BEACH		2		2
Owner Occupied Rehabilitation Loans	SEBASTIAN	2			2
Emergency Repair Loans	Unincorporated	1	2		3
Totals:		13	19	3	35

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance without Rehab	Unincorporated	1	5	4			1	11
Owner Occupied Rehabilitation Loans	Unincorporated	9	6	1	1			17
Purchase Assistance without Rehab	VERO BEACH	2						2
Owner Occupied Rehabilitation Loans	SEBASTIAN	1					1	2
Emergency Repair Loans	Unincorporated	1	2					3
Totals:		14	13	5	1		2	35

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Purchase Assistance without Rehab	Unincorporated				0
Owner Occupied Rehabilitation Loans	Unincorporated			6	6
Purchase Assistance without Rehab	VERO BEACH				0
Owner Occupied Rehabilitation Loans	SEBASTIAN			2	2
Emergency Repair Loans	Unincorporated			1	1
Totals:				9	9

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	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
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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 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 2017, the Indian River County LHA Program approved 35 loans with FY 2016/2017 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 applicants 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: **814**

Mortgage Foreclosures

A. Very low income households in foreclosure: **30**

B. Low income households in foreclosure: **38**

C. Moderate households in foreclosure: **13**

Foreclosed Loans Life-to-date: **81**

SHIP Program Foreclosure Percentage Rate Life to Date: **9.95**

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	\$5,330.21
Impact Fee / Capacity Charge Loans	\$7,560.00
Owner Occupied Rehabilitation Loans	\$28,364.39
Purchase Assistance without Rehab	\$11,252.49

Expended Funds

Total Unit Count: **35** Total Expended Amount: **\$1,007,520.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Purchase Assistance without Rehab	BASIL BALL	2546 86TH CT	VERO BEACH	32966	\$8,883.74	
Owner Occupied Rehabilitation Loans	BASIL BALL	2546 86TH CT	VERO BEACH	32966	\$9,672.95	2016-2017
Owner Occupied Rehabilitation Loans	ALBERTA BASS	4345 82ND ST	VERO BEACH	32967	\$43,897.95	
Purchase Assistance without Rehab	JASMINE BELL	1656 3RD CT SW	VERO BEACH	32962	\$10,000.00	
Owner Occupied Rehabilitation Loans	JASMINE BELL	1656 3RD CT SW	VERO BEACH	32962	\$8,820.15	2016-2017
Purchase Assistance without Rehab	KITTIE RENEE BUSKIRK	1425 26TH AVE	VERO BEACH	32960	\$10,000.00	
Owner Occupied Rehabilitation Loans	KITTIE RENEE BUSKIRK	1425 26TH AVE	VERO BEACH	32960	\$9,637.65	2016-2017
Owner Occupied Rehabilitation Loans	VELMA CARTER	3620 44TH ST	VERO BEACH	32967	\$43,300.60	
Owner Occupied Rehabilitation Loans	TONILEE M CHRISTINO	4126 39TH DR	VERO BEACH	32967	\$41,298.00	

Owner Occupied Rehabilitation Loans	SHIGENO CLAYTON	4003 41ST SQ	VERO BEACH	32967	\$49,874.00	
Owner Occupied Rehabilitation Loans	ERNIE COUNCIL	4711 30TH AVE	VERO BEACH	32967	\$49,536.50	
Owner Occupied Rehabilitation Loans	OLGA CROWDER	775 BAYFRONT TER	SEBASTIAN	32958	\$8,003.44	
Purchase Assistance without Rehab	ALANCIA & VALCIUS, CLOTILDE DORVELIA	1555 22ND AVE SW	VERO BEACH	32962	\$15,000.00	
Owner Occupied Rehabilitation Loans	ALANCIA & VALCIUS, CLOTILDE DORVELIA	1555 22ND AVE SW	VERO BEACH	32962	\$9,641.45	2016-2017
Purchase Assistance without Rehab	ROBERTO & MIRIAM GOMEZ	8776 102 CT	VERO BEACH	32967	\$10,000.00	
Owner Occupied Rehabilitation Loans	ROBERTO & MIRIAM GOMEZ	8776 102 CT	VERO BEACH	32967	\$6,749.85	2016-2017
Owner Occupied Rehabilitation Loans	KARELINE GONZALEZ	1116 13TH AVE SW	VERO BEACH	32962	\$35,736.65	
Owner Occupied Rehabilitation Loans	LAWRENCE & SHARON B GOODWIN	805 35TH AVE	VERO BEACH	32960	\$44,497.50	
Owner Occupied Rehabilitation Loans	MARY L HEATH	6455 51ST AVE	VERO BEACH	32967	\$25,558.65	
Owner Occupied Rehabilitation Loans	SANDY HUBLER	4005 41ST SQ	VERO BEACH	32967	\$34,991.50	
Purchase Assistance without Rehab	ALLISON DENEEN HURST	2094 WATERSIDE LN SW	VERO BEACH	32962	\$15,000.00	
Impact Fee / Capacity Charge Loans	ALLISON DENEEN HURST	2094 WATERSIDE LN SW	VERO BEACH	32962	\$7,560.00	2016-2017
Owner Occupied Rehabilitation Loans	LINDA JACKSON	4059 42ND SQ	VERO BEACH	32967	\$42,601.50	
Purchase Assistance without Rehab	TRAYSHOND A JELKS	2025 WATERSIDE LN SW	VERO BEACH	32962	\$15,000.00	
Impact Fee / Capacity Charge Loans	TRAYSHOND A JELKS	2025 WATERSIDE LN SW	VERO BEACH	32962	\$7,560.00	2016-2017
Purchase Assistance without Rehab	CHARLIE ALLISON JOHNSON	2079 36TH AVE	VERO BEACH	32960	\$10,000.00	

Owner Occupied Rehabilitation Loans	CHARLIE ALLISON JOHNSON	2079 36TH AVE	VERO BEACH	32960	\$9,933.00	2016-2017
Owner Occupied Rehabilitation Loans	BOLIN C LEE	448 15TH ST SW	VERO BEACH	32962	\$47,391.50	
Purchase Assistance without Rehab	MICHAEL MARTINEZ	525 20TH CT	VERO BEACH	32962	\$10,000.00	
Owner Occupied Rehabilitation Loans	MICHAEL MARTINEZ	525 20TH CT	VERO BEACH	32962	\$9,315.40	2016-2017
Owner Occupied Rehabilitation Loans	KYLE WAYNE & JAMIE MILLER	450 11TH LN SW	VERO BEACH	32962	\$49,909.50	
Purchase Assistance without Rehab	SONIA & LLOYD MILLER	534 4TH PL SW	VERO BEACH	32962	\$7,426.06	
Owner Occupied Rehabilitation Loans	SONIA & LLOYD MILLER	534 4TH PL SW	VERO BEACH	32962	\$4,561.10	2016-2017
Purchase Assistance without Rehab	STEPHANIE MOURE	6246 6TH ST	VERO BEACH	32968	\$10,000.00	
Owner Occupied Rehabilitation Loans	STEPHANIE MOURE	6246 6TH ST	VERO BEACH	32968	\$9,572.60	2016-2017
Purchase Assistance without Rehab	JULIAN SEVERINO & ROCIO ORDAZ	8346 100TH CT	VERO BEACH	32967	\$9,972.53	
Owner Occupied Rehabilitation Loans	JULIAN SEVERINO & ROCIO ORDAZ	8346 100TH CT	VERO BEACH	32967	\$9,873.65	2016-2017
Emergency Repair Loans	WILLIAM SR PUGLIESE	3245 1ST ST	VERO BEACH	32968	\$4,184.70	
Owner Occupied Rehabilitation Loans	BONITA REED	4051 42ND SQ	VERO BEACH	32967	\$49,871.00	
Owner Occupied Rehabilitation Loans	LOIS G & JOHN R RICHARDS	145 44TH AVE	VERO BEACH	32968	\$43,510.90	
Purchase Assistance without Rehab	OSNEL & NOEL, JULIETTE SANON	2123 WATERSIDE LN SW	VERO BEACH	32962	\$15,000.00	
Impact Fee / Capacity Charge Loans	OSNEL & NOEL, JULIETTE SANON	2123 WATERSIDE LN SW	VERO BEACH	32962	\$7,560.00	2016-2017
Emergency Repair Loans	LUCILLE SHUREN	8535 61ST DR	SEBASTIAN	32967	\$3,101.94	

Owner Occupied Rehabilitation Loans	LAVETTE J STEPHENS	663 5TH ST SW	VERO BEACH	32962	\$39,217.15	
Owner Occupied Rehabilitation Loans	JAMES A & DOROTHY J. STEWART	4610 34TH AVE	VERO BEACH	32967	\$34,686.10	
Emergency Repair Loans	DANIEL THOMPSON	703 5TH ST SW	VERO BEACH	32962	\$8,704.00	
Owner Occupied Rehabilitation Loans	BETTY J WARD	916 LOUISIANA AVE	SEBASTIAN	32958	\$12,540.50	
Owner Occupied Rehabilitation Loans	DEBORAH S YATES	2035 5TH ST	VERO BEACH	32962	\$38,366.55	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Indian River County	Government	All	All	\$102,128.37

Program Income

Program Income Funds	
Loan Repayment:	\$6,598.12
Refinance:	\$.00
Foreclosure:	\$26,161.75
Sale of Property:	\$147,574.77
Interest Earned:	\$2,450.83
Total:	\$182,785.47

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: 146,469.23

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	\$15,000.00	1		
3	Owner Occupied Rehabilitation Loans	\$273,679.35	7		
6	Emergency Repair Loans	\$7,286.64	2		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Rehabilitation Loans	Receiving Social Security Disability Insurance	\$273,679.35	7		
(2) Purchase Assistance without Rehab	Receiving Social Security Disability Insurance	\$15,000.00	1		
(6) Emergency Repair Loans	Receiving Social Security Disability Insurance	\$7,286.64	2		

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	\$657,875.00	
Program Funds Expended	\$809,351.65	
Program Funds Encumbered	\$78,109.50	
Total Administration Funds Expended	\$65,787.50	
Total Administration Funds Encumbered	\$0.00	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$887,461.15	134.90%
75% Homeownership Requirement	\$887,461.15	134.90%
30% Very & Extremely Low Income Requirement	\$413,316.61	62.83%
30% Low Income Requirement	\$362,408.84	55.09%
20% Special Needs Requirement	\$257,169.41	39.09%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$350,000.00
Program Funds Expended	\$263,300.33
Program Funds Encumbered	\$184,117.65

LG Submitted Comments:

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