

Title: SHIP Annual Report

Indian River County FY 2018/2019 Closeout

Report Status: Approved

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance without Rehab	\$113,945.65	8				
3	Owner Occupied Rehabilitation Loans	\$486,966.71	16				
6	Emergency Repair Loans	\$17,509.05	3				
8	Impact Fee / Capacity Charge Loans	\$21,157.00	3				

Homeownership Totals: \$639,578.41 30

Rentals

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

Subtotals: \$639,578.41 30

Additional Use of Funds

Use	Expended
Administrative	\$35,000.00
Homeownership Counseling	
Admin From Program Income	\$17,269.91
Admin From Disaster Funds	

Totals: \$691,848.32 30 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$350,000.00
Program Income (Interest)	\$6,069.67
Program Income (Payments)	\$339,328.61
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$11.92
Total:	\$695,410.20

*** Carry Forward to Next Year: \$3,561.88**

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	341	382	533	699	864
VLI	568	609	731	845	942
LOW	910	975	1,170	1,352	1,508
MOD	1,365	1,462	1,755	2,028	2,262
Up to 140%	1,592	1,706	2,047	2,366	2,639

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	\$639,578.41	100.00%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$639,578.41	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$639,578.41	\$350,011.92	182.73%	65%
Construction / Rehabilitation	\$639,578.41	\$350,011.92	182.73%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$83,087.35	11.95%
Very Low	\$172,840.50	24.85%
Low	\$335,843.06	48.29%
Moderate	\$47,807.50	6.87%
Over 120%-140%	\$.00	.00%
Totals:	\$639,578.41	91.97%

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	\$83,087.35	2		0	\$83,087.35	2
Very Low	\$172,840.50	8		0	\$172,840.50	8
Low	\$335,843.06	14		0	\$335,843.06	14
Moderate	\$47,807.50	6		0	\$47,807.50	6
Over 120%-140%		0		0	\$0.00	0
Totals:	\$639,578.41	30	\$0.00	0	\$639,578.41	30

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Owner Occupied Rehabilitation Loans	Unincorporated	2	3	6	3		14
Emergency Repair Loans	Unincorporated		1	1			2
Emergency Repair Loans	SEBASTIAN			1			1
Purchase Assistance without Rehab	Unincorporated		2	2	3		7
Impact Fee / Capacity Charge Loans	Unincorporated		2	1			3
Purchase Assistance without Rehab	SEBASTIAN			1			1
Owner Occupied Rehabilitation Loans	SEBASTIAN			1			1
Owner Occupied Rehabilitation Loans	VERO BEACH			1			1
Totals:		2	8	14	6		30

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Owner Occupied Rehabilitation Loans	Unincorporated		3	7	4	14
Emergency Repair Loans	Unincorporated			2		2
Emergency Repair Loans	SEBASTIAN			1		1
Purchase Assistance without Rehab	Unincorporated		5	2		7
Impact Fee / Capacity Charge Loans	Unincorporated		3			3

Purchase Assistance without Rehab	SEBASTIAN		1			1
Owner Occupied Rehabilitation Loans	SEBASTIAN		1			1
Owner Occupied Rehabilitation Loans	VERO BEACH				1	1
Totals:			13	12	5	30

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Owner Occupied Rehabilitation Loans	Unincorporated	5	7	2	14
Emergency Repair Loans	Unincorporated	1	1		2
Emergency Repair Loans	SEBASTIAN	1			1
Purchase Assistance without Rehab	Unincorporated	1	4	2	7
Impact Fee / Capacity Charge Loans	Unincorporated		2	1	3
Purchase Assistance without Rehab	SEBASTIAN		1		1
Owner Occupied Rehabilitation Loans	SEBASTIAN		1		1
Owner Occupied Rehabilitation Loans	VERO BEACH		1		1
Totals:		8	17	5	30

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Owner Occupied Rehabilitation Loans	Unincorporated	4	8	2				14
Emergency Repair Loans	Unincorporated	1	1					2
Emergency Repair Loans	SEBASTIAN	1						1
Purchase Assistance without Rehab	Unincorporated	4	1	2				7
Impact Fee / Capacity Charge Loans	Unincorporated	2	1					3
Purchase Assistance without Rehab	SEBASTIAN	1						1
Owner Occupied Rehabilitation Loans	SEBASTIAN	1						1

Owner Occupied Rehabilitation Loans	VERO BEACH	1						1
Totals:		15	11	4				30

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Owner Occupied Rehabilitation Loans	Unincorporated			4	4
Emergency Repair Loans	Unincorporated				0
Emergency Repair Loans	SEBASTIAN				0
Purchase Assistance without Rehab	Unincorporated				0
Impact Fee / Capacity Charge Loans	Unincorporated				0
Purchase Assistance without Rehab	SEBASTIAN				0
Owner Occupied Rehabilitation Loans	SEBASTIAN				0
Owner Occupied Rehabilitation Loans	VERO BEACH			1	1
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

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
Impact fee modifications	SF Affordable Housing Impact Fee Reduction/Waiver	Required	Adopted	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 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 2019, the Indian River County LHAP Program has approved 22 loans with FY 2018/2019 funding. LHAP Program staff held several public meetings, 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 provided to the public through 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: **820**

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: **14.02**

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	\$5,836.35
Impact Fee / Capacity Charge Loans	\$7,052.33
Owner Occupied Rehabilitation Loans	\$30,435.42
Purchase Assistance without Rehab	\$14,243.21

Expended Funds

Total Unit Count: **30** Total Expended Amount: **\$639,578.41**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner Occupied Rehabilitation Loans	MAVIS BROWN	2119 SUNRISE DR SW	VERO BEACH	32962	\$44,786.20	

Emergency Repair Loans	ROBERT & JEANE BROWN	110 16TH AVE	VERO BEACH	32962	\$5,534.60	
Emergency Repair Loans	PENNY CALDWELL	494 EASY ST	SEBASTIAN	32958	\$3,652.95	
Owner Occupied Rehabilitation Loans	BRENDA FLOWERS CANADY	4258 36TH CT	VERO BEACH	32967	\$37,451.50	
Owner Occupied Rehabilitation Loans	BRENDA CROSDALE	4048 42ND SQ	VERO BEACH	32967	\$34,068.50	
Owner Occupied Rehabilitation Loans	JESSE & ANDRIANA CHAMBERS	8636 61ST DR	VERO BEACH	32967	\$23,470.50	
Owner Occupied Rehabilitation Loans	PARASTOU N ERFANI	2523 2ND PL SW	VERO BEACH	32962	\$50,000.00	
Purchase Assistance without Rehab	JA'LICIA SADE GACHELIN	2050 WATERSIDE WAY SW	VERO BEACH	32962	\$15,000.00	
Impact Fee / Capacity Charge Loans	JA'LICIA SADE GACHELIN	2050 WATERSIDE WAY SW	VERO BEACH	32962	\$7,560.00	
Purchase Assistance without Rehab	ALICIA NICOLE GOODNIGHT	2120 WATERSIDE WAY SW	VERO BEACH	32962	\$20,000.00	
Impact Fee / Capacity Charge Loans	ALICIA NICOLE GOODNIGHT	2120 WATERSIDE WAY SW	VERO BEACH	32962	\$7,560.00	
Purchase Assistance without Rehab	STEPHANIE ANN GRIESHABER	831 WASENA AVE	SEBASTIAN	32958	\$15,000.00	
Owner Occupied Rehabilitation Loans	STEPHANIE ANN GRIESHABER	831 WASENA AVE	SEBASTIAN	32958	\$9,730.30	
Owner Occupied Rehabilitation Loans	DAVID J. & SUZANNE GUARIN	1726 29TH AVE	VERO BEACH	32960	\$48,279.00	
Purchase Assistance without Rehab	SHELDON JAMES KOSCUK	8345 99TH CT	VERO BEACH	32967	\$10,000.00	
Owner Occupied Rehabilitation Loans	SHELDON JAMES KOSCUK	8345 99TH CT	VERO BEACH	32967	\$9,900.00	
Purchase Assistance without Rehab	JESSICA AMELIA RICE	2103 2ND AVE SE	VERO BEACH	32962	\$15,000.00	
Owner Occupied Rehabilitation Loans	JESSICA AMELIA RICE	2103 2ND AVE SE	VERO BEACH	32962	\$9,991.00	
Owner Occupied Rehabilitation Loans	JEANETTE ROWE	3406 47TH ST	VERO BEACH	32967	\$37,755.85	

Owner Occupied Rehabilitation Loans	ANDREA SCHULZE	1190 5TH AVE SW	VERO BEACH	32962	\$40,779.51	
Owner Occupied Rehabilitation Loans	LARRY AND LUCILLE SHUREN	8535 61ST DR	SEBASTIAN	32967	\$44,551.00	
Purchase Assistance without Rehab	DAVID LEE AND SCHWARZKO PF, KARINA SMITH	1260 12TH CT SW	VERO BEACH	32962	\$20,000.00	
Impact Fee / Capacity Charge Loans	DAVID LEE AND SCHWARZKO PF, KARINA SMITH	1260 12TH CT SW	VERO BEACH	32962	\$6,037.00	
Purchase Assistance without Rehab	LEONARDO AND LUZ VAZQUEZ	8866 104TH AVE	VERO BEACH	32967	\$9,378.45	
Owner Occupied Rehabilitation Loans	LEONARDO AND LUZ VAZQUEZ	8866 104TH AVE	VERO BEACH	32967	\$4,731.80	
Purchase Assistance without Rehab	CARLOS VAZQUEZ	916 35TH AVE SW	VERO BEACH	32968	\$9,567.20	
Owner Occupied Rehabilitation Loans	CARLOS VAZQUEZ	916 35TH AVE SW	VERO BEACH	32968	\$4,230.05	
Emergency Repair Loans	ALVIN WIGGINS	1696 19TH AVE SW	VERO BEACH	32962	\$8,321.50	
Owner Occupied Rehabilitation Loans	LADONNA WILLIAMS	2440 42ND PL	VERO BEACH	32967	\$45,331.50	
Owner Occupied Rehabilitation Loans	MARGARET WILLIAMS	3856 44TH ST	VERO BEACH	32967	\$41,910.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Indian River County	Government	ALL	ALL	\$52,269.91

Program Income

Program Income Funds	
Loan Repayment:	\$4,228.94
Refinance:	\$.00
Foreclosure:	\$116,190.14
Sale of Property:	\$218,909.53
Interest Earned:	\$6,069.67

Total: \$345,398.28

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	
Approved	
Denied	

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:

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
3	Owner Occupied Rehabilitation Loans	\$195,590.70	5		
6	Emergency Repair Loans	\$13,856.10	2		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Rehabilitation Loans	Person with Disabling Condition (not DD)	\$82,237.70	2		
(6) Emergency Repair Loans	Receiving Social Security Disability Insurance	\$13,856.10	2		
(3) Owner Occupied Rehabilitation Loans	Receiving Social Security Disability Insurance	\$113,353.00	3		

Provide a description of efforts to reduce homelessness:

Providing downpayment, 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.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$358,231.00	
Program Income	\$313,319.23	
Program Funds Expended	\$241,238.57	
Program Funds Encumbered	\$378,822.60	
Total Administration Funds Expended	\$51,489.06	
Total Administration Funds Encumbered		
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	\$620,061.17	173.09%
75% Construction / Rehabilitation	\$620,061.17	173.09%
30% Very & Extremely Low Income Requirement	\$286,136.22	42.61%
30% Low Income Requirement	\$329,730.25	49.10%
20% Special Needs Requirement	\$380,999.29	106.36%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	
Program Funds Expended	
Program Funds Encumbered	\$14,074.23

LG Submitted Comments: