

Title: SHIP Annual Report

Report Status: Unsubmitted

**Flagler County / Palm Coast FY 2017/2018
Closeout**

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Down Payment Assistance	\$440,000.00	22				

Homeownership Totals: **\$440,000.00** **22**

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
13	Rental Assistance	\$2,421.22	2				
18	Foreclosure Prevention	\$11,712.25	3				
26	Rapid Rehousing	\$2,300.00	1				

Rental Totals: **\$16,433.47** **6**

Subtotals: **\$456,433.47** **28**

Additional Use of Funds

Use	Expended
Administrative	\$47,094.30
Homeownership Counseling	\$9,827.00
Admin From Program Income	\$2,287.30
Admin From Disaster Funds	\$.00

Totals: **\$515,642.07** **28** **\$.00** **\$.00**

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

Source of Funds	Amount
State Annual Distribution	\$470,943.00
Program Income (Interest)	\$1,090.54
Program Income (Payments)	\$45,269.25
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$1,302.68
Total:	\$516,000.11

*** Carry Forward to Next Year: \$358.04**

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

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	310	360	519	681	843
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

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	\$456,433.47	11.84%
Public Moneys Expended	\$815,000.00	21.14%
Private Funds Expended	\$2,538,416.50	65.83%
Owner Contribution	\$46,280.07	1.20%
Total Value of All Units	\$3,856,130.04	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$440,000.00	\$469,640.32	93.69%	65%
Construction / Rehabilitation	\$360,000.00	\$469,640.32	76.65%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$35,000.00	6.78%
Very Low	\$137,421.22	26.63%
Low	\$250,012.25	48.45%
Moderate	\$34,000.00	6.59%
Over 120%-140%		.00%
Totals:	\$456,433.47	88.46%

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	\$35,000.00	2		0	\$35,000.00	2
Very Low	\$135,000.00	5	\$2,421.22	2	\$137,421.22	7
Low	\$240,000.00	12	\$10,012.25	3	\$250,012.25	15
Moderate	\$30,000.00	3	\$4,000.00	1	\$34,000.00	4
Over 120%-140%		0		0	\$.00	0
Totals:	\$440,000.00	22	\$16,433.47	6	\$456,433.47	28

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Down Payment Assistance	Palm Coast	1	4	10	3		18
Down Payment Assistance	Bunnell			2			2
Foreclosure Prevention	Ormond Beach				1		1
Foreclosure Prevention	Unincorporated			1			1
Rental Assistance	Palm Coast		2				2
Foreclosure Prevention	Palm Coast			1			1
Rapid Rehousing	Palm Coast			1			1
Down Payment Assistance	ADDRESS	1	1				2
Totals:		2	7	15	4		28

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Down Payment Assistance	Palm Coast	3	6	5	4	18
Down Payment Assistance	Bunnell			2		2
Foreclosure Prevention	Ormond Beach			1		1
Foreclosure Prevention	Unincorporated			1		1
Rental Assistance	Palm Coast		1		1	2
Foreclosure Prevention	Palm Coast				1	1
Rapid Rehousing	Palm Coast		1			1

Down Payment Assistance	ADDRESS		2			2
Totals:		3	10	9	6	28

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Down Payment Assistance	Palm Coast	3	12	3	18
Down Payment Assistance	Bunnell	2			2
Foreclosure Prevention	Ormond Beach		1		1
Foreclosure Prevention	Unincorporated		1		1
Rental Assistance	Palm Coast	1	1		2
Foreclosure Prevention	Palm Coast		1		1
Rapid Rehousing	Palm Coast		1		1
Down Payment Assistance	ADDRESS		2		2
Totals:		6	19	3	28

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
Down Payment Assistance	Palm Coast	9	5	4				18
Down Payment Assistance	Bunnell	1	1					2
Foreclosure Prevention	Ormond Beach	1						1
Foreclosure Prevention	Unincorporated		1					1
Rental Assistance	Palm Coast		1	1				2
Foreclosure Prevention	Palm Coast	1						1
Rapid Rehousing	Palm Coast		1					1
Down Payment Assistance	ADDRESS	1	1					2
Totals:		13	10	5				28

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Down Payment Assistance	Palm Coast			3	3
Down Payment Assistance	Bunnell				0
Foreclosure Prevention	Ormond Beach				0
Foreclosure Prevention	Unincorporated				0
Rental Assistance	Palm Coast		2		2
Foreclosure Prevention	Palm Coast			1	1
Rapid Rehousing	Palm Coast		1		1
Down Payment Assistance	ADDRESS				0
Totals:			3	4	7

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
Foreclosure Prevention	Military Veteran	3,712.25	1
Down Payment Assistance	Retail Sales	20,000.00	1

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Implemented, in LHAP	1992
Ongoing review process		Required	Implemented, in LHAP	1992

Support Services

Flagler County Housing Services maintains a list of HUD Certified Housing Counseling Agencies; SHIP staff work closely with Flagler County Human Services who maintains a list of affordable housing complexes and a list of supportive services available in the county; The SHIP staff maintains an ongoing relationship with nonprofit provider of Affordable Housing, Flagler Habitat for Humanity

Other Accomplishments

Flagler County SHIP staff worked closely with Flagler Habitat for Humanity, Flagler County Association of Realtors, Flagler County Housing Authority, Flagler Cares and Mid Florida Housing Partnership to organize a community-wide, interactive public forum on affordable housing. SHIP staff secured an HLMP grant to help preserve housing in the community.

Availability for Public Inspection and Comments

The draft annual report was posted on the county website and was available in the Housing Services Office for inspection and comment.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **541**

Mortgage Foreclosures

A. Very low income households in foreclosure: **3**

B. Low income households in foreclosure: **12**

C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **15**

SHIP Program Foreclosure Percentage Rate Life to Date: **2.77**

Mortgage Defaults

A. Very low income households in default: **7**

B. Low income households in default: **10**

C. Moderate households in default: **0**

Defaulted Loans Life-to-date: **17**

SHIP Program Default Percentage Rate Life to Date: **3.14**

Strategies and Production Costs

Strategy	Average Cost
Down Payment Assistance	\$20,000.00
Foreclosure Prevention	\$3,904.08
Rapid Rehousing	\$2,300.00
Rental Assistance	\$1,210.61

Expended Funds

Total Unit Count: **28** Total Expended Amount: **\$456,433.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Down Payment Assistance	Gail Marshall	30 Sedgewick Trail	Palm Coast	32164	\$20,000.00	
Down Payment Assistance	Connie Miller	305 7th St	Bunnell	32110	\$20,000.00	
Down Payment Assistance	Christine Hyde	26 Pinetree Dr	Palm Coast	32164	\$20,000.00	
Down Payment Assistance	Jade Austin	4 Surrey Court	Palm Coast	32137	\$20,000.00	

Down Payment Assistance	Nathalie Piedrahita	73 Reidsville Pl	Palm Coast	32164	\$20,000.00	
Foreclosure Prevention	Lori Franz	72 Bridgewater Ln	Ormond Beach	32174	\$4,000.00	
Foreclosure Prevention	Charles Bass	180 Espanola Rd	Bunnell	32110	\$3,712.25	
Rental Assistance	Iries Santiago	Homeless	Palm Coast	32164	\$1,750.00	
Down Payment Assistance	Toinette Boyd	118 Blare Castle Dr	Palm Coast	32137	\$40,000.00	
Down Payment Assistance	Louise Soard	33 Kings Colony Court	Palm Coast	32137	\$30,000.00	
Down Payment Assistance	Russell Peck	58 Westchester Lane	Palm Coast	32164	\$10,000.00	
Down Payment Assistance	Joseph Paul	31 Pine Hurst Ln	Palm Coast	32164	\$10,000.00	
Down Payment Assistance	David Jenkins	37 Boxwood Ln	Palm Coast	32137	\$10,000.00	
Down Payment Assistance	Maria Urrutia	28 Ryley Ln	Palm Coast	32164	\$10,000.00	
Down Payment Assistance	Michael Hymon	36 Roxboro Dr	Palm Coast	32164	\$20,000.00	
Down Payment Assistance	Dorothy Irving	41 Wellstone Dr	Palm Coast	32164	\$20,000.00	
Down Payment Assistance	Stephanie Gonzales	12 Squirrel Pl	Palm Coast	32164	\$10,000.00	
Down Payment Assistance	Gary Ferreiro	19 Palmer Ln	Palm Coast	32164	\$20,000.00	
Down Payment Assistance	Casey Manfredi	11 Slowdrift Turn	Palm Coast	32164	\$20,000.00	
Down Payment Assistance	Nelson Natasha	51 Birchwood Dr	Palm Coast	32137	\$30,000.00	
Foreclosure Prevention	Ella Harpster	280 Beachway Dr	Palm Coast	32137	\$4,000.00	
Rapid Rehousing	Lakesha Byrd	47 Farragut Drive	Palm Coast	32137	\$2,300.00	
Down Payment Assistance	Jessica Feringa	21 Pickering Dr	Palm Coast	32164	\$20,000.00	
Down Payment Assistance	Sierra Schaffer	ADDRESS	ADDRESS	32164	\$25,000.00	
Down Payment Assistance	Morris Cherice	Address	Address	32164	\$25,000.00	
Down Payment Assistance	Carlos Landaverde	31 Blaine Drive	Palm Coast	32137	\$20,000.00	
Rental Assistance	Shania Stubbs	Central Landing	Palm Coast	32164	\$671.22	
Down Payment Assistance	Clementina Daniels	4600 E. Moody Blvd Unit 13K	Bunnell	32110	\$20,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Flagler County	Local Government	All	Oversight of all strategies	\$49,381.60

Program Income

Program Income Funds	
Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	\$45,269.25
Interest Earned:	\$1,090.54
Total:	\$46,359.79

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	95
Approved	73
Denied	22

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:

165,285.96

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	Down Payment Assistance	\$115,000.00	6		
13	Rental Assistance	\$2,421.22	2		
18	Foreclosure Prevention	\$11,712.25	3		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(2) Down Payment Assistance	Person with Disabling Condition (not DD)	\$75,000.00	4		
(18) Foreclosure Prevention	Person with Disabling Condition (not DD)	\$11,712.25	3		
(13) Rental Assistance	Person with Disabling Condition (not DD)	\$2,421.22	2		
(2) Down Payment Assistance	Receiving Supplemental Security Income	\$40,000.00	2		

Provide a description of efforts to reduce homelessness:

SHIP office coordinated with Housing Authority to provide rental assistance to mainstream voucher holders who were facing homelessness or attempting to avoid homelessness. The SHIP office employed a rental assistance and foreclosure prevention strategy and coordinated with the local Continuum of Care to target potential applicants in need.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$350,000.00	
Program Income	\$55,812.67	
Program Funds Expended	\$111,911.52	
Program Funds Encumbered	\$252,022.61	
Total Administration Funds Expended	\$35,000.00	
Total Administration Funds Encumbered		
Homeownership Counseling	\$6,450.00	
Disaster Funds		
65% Homeownership Requirement	\$329,214.35	94.06%
75% Construction / Rehabilitation	\$265,000.00	75.71%
30% Very & Extremely Low Income Requirement	\$214,636.74	52.89%
30% Low Income Requirement	\$124,297.39	30.63%
20% Special Needs Requirement	\$136,198.26	33.56%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$350,000.00
Program Funds Expended	\$9,000.00
Program Funds Encumbered	\$7,175.10

LG Submitted Comments: