

# **Title: SHIP Annual Report**

**Franklin 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	Down payment / Closing cost assistance	\$65,000.00	6				
3	Owner Occupied Rehabilitation Assistance	\$280,712.50	13				
6	Emergency Repair	\$2,800.00	1				

**Homeownership Totals: \$348,512.50 20**

### Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
<b>Rental Totals:</b>							

**Subtotals: \$348,512.50 20**

### Additional Use of Funds

Use	Expended
Administrative	\$35,000.00
Homeownership Counseling	\$ .00
Admin From Program Income	
Admin From Disaster Funds	\$ .00

**Totals: \$383,512.50 20 \$ .00 \$ .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)	\$853.72
Program Income (Payments)	\$32,880.24
Recaptured Funds	\$ .00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$456.54
<b>Total:</b>	<b>\$384,190.50</b>

**\* Carry Forward to Next Year: \$678.00**

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	303	357	519	665	756
VLI	456	488	586	677	756
LOW	730	782	938	1,084	1,210
MOD	1,095	1,173	1,407	1,626	1,815
Up to 140%	1,277	1,368	1,641	1,897	2,117

### 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	\$348,512.50	35.03%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$641,674.77	64.50%
Owner Contribution	\$4,624.73	.46%
Total Value of All Units	\$994,812.00	100.00%

### SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$348,512.50	\$350,456.54	99.45%	65%
Construction / Rehabilitation	\$283,512.50	\$350,456.54	80.90%	75%

### Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$83,479.00	21.73%
Very Low	\$74,990.50	19.52%
Low	\$150,043.00	39.05%
Moderate	\$40,000.00	10.41%
Over 120%-140%		.00%
<b>Totals:</b>	\$348,512.50	90.71%

### 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	\$83,479.00	4		0	\$83,479.00	4
Very Low	\$74,990.50	3		0	\$74,990.50	3
Low	\$147,243.00	8	\$2,800.00	1	\$150,043.00	9
Moderate	\$40,000.00	4		0	\$40,000.00	4
Over 120%-140%		0		0	\$ .00	0
<b>Totals:</b>	<b>\$345,712.50</b>	<b>19</b>	<b>\$2,800.00</b>	<b>1</b>	<b>\$348,512.50</b>	<b>20</b>

### Form 3

#### Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Down payment / Closing cost assistance	Apalachicola			1	2		3
Down payment / Closing cost assistance	Unincorporated			1	2		3
Owner Occupied Rehabilitation Assistance	Apalachicola	3	1	4			8
Owner Occupied Rehabilitation Assistance	Unincorporated	1	1	1			3
Owner Occupied Rehabilitation Assistance	Carrabelle		1	1			2
Emergency Repair	Apalachicola			1			1
<b>Totals:</b>		<b>4</b>	<b>3</b>	<b>9</b>	<b>4</b>		<b>20</b>

#### Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Down payment / Closing cost assistance	Apalachicola		1	1	1	3
Down payment / Closing cost assistance	Unincorporated		1	2		3
Owner Occupied Rehabilitation Assistance	Apalachicola			3	5	8
Owner Occupied Rehabilitation Assistance	Unincorporated			1	2	3

Owner Occupied Rehabilitation Assistance	Carrabelle			1	1	2
Emergency Repair	Apalachicola				1	1
<b>Totals:</b>			<b>2</b>	<b>8</b>	<b>10</b>	<b>20</b>

### Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Down payment / Closing cost assistance	Apalachicola	2	1		3
Down payment / Closing cost assistance	Unincorporated	2	1		3
Owner Occupied Rehabilitation Assistance	Apalachicola	6	2		8
Owner Occupied Rehabilitation Assistance	Unincorporated	2	1		3
Owner Occupied Rehabilitation Assistance	Carrabelle	1	1		2
Emergency Repair	Apalachicola		1		1
<b>Totals:</b>		<b>13</b>	<b>7</b>		<b>20</b>

### Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Down payment / Closing cost assistance	Apalachicola	3						3
Down payment / Closing cost assistance	Unincorporated	3						3
Owner Occupied Rehabilitation Assistance	Apalachicola	6	2					8
Owner Occupied Rehabilitation Assistance	Unincorporated	3						3
Owner Occupied Rehabilitation Assistance	Carrabelle	2						2
Emergency Repair	Apalachicola		1					1
<b>Totals:</b>		<b>17</b>	<b>3</b>					<b>20</b>

### Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Down payment / Closing cost assistance	Apalachicola				0
Down payment / Closing cost assistance	Unincorporated				0
Owner Occupied Rehabilitation Assistance	Apalachicola			3	3
Owner Occupied Rehabilitation Assistance	Unincorporated			1	1
Owner Occupied Rehabilitation Assistance	Carrabelle			1	1
Emergency Repair	Apalachicola			1	1
<b>Totals:</b>				<b>6</b>	<b>6</b>

**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
Down payment/Closing cost assistance	Nurse/Healthcare	10,000.00	1

**Form 4**

**Status of Incentive Strategies**

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Implemented, in LHAP	1994
Ongoing review process		Required	Implemented, in LHAP	1994

**Support Services**

When available SHIP Partners with USDA Rural Development by providing Down Payment Assistance and also with the Rehabilitation Strategy.  
 SHIP also partners with the Franklin County Community Development and Land Trust Corporation by providing Down Payment Assistance for the Land Trust Homes.

**Other Accomplishments**

Through the Hurricane Housing Recovery Funds Franklin County will be replacing 8-10 manufactured Homes in the county along with Rehabilitation on an additional 6 houses and 4 mobile home repairs.

**Availability for Public Inspection and Comments**

The annual report is available upon request for public inspection and official copies are on file with the County Commission.

### Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **97**

#### Mortgage Foreclosures

A. Very low income households in foreclosure: **0**

B. Low income households in foreclosure: **0**

C. Moderate households in foreclosure: **7**

Foreclosed Loans Life-to-date: **7**

SHIP Program Foreclosure Percentage Rate Life to Date: **7.22**

#### Mortgage Defaults

A. Very low income households in default: **0**

B. Low income households in default: **1**

C. Moderate households in default: **5**

Defaulted Loans Life-to-date: **6**

SHIP Program Default Percentage Rate Life to Date: **6.19**

### Strategies and Production Costs

Strategy	Average Cost
Down payment/Closing cost assistance	\$10,833.33
Emergency Repair	\$2,800.00
Owner Occupied Rehabilitation Assistance	\$21,593.27

### Expended Funds

Total Unit Count: **20** Total Expended Amount: **\$348,513.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Down payment/Closing cost assistance	Daniel White	181 22nd Ave.	Apalachicola	32320	\$12,500.00	
Down payment/Closing cost assistance	kristin Bell	275 Carroll Street	Eastpoint	32328	\$10,000.00	
Down payment/Closing cost assistance	Mindy Parker	443 Boatwright Street	Eastpoint	32328	\$12,500.00	
Down payment/Closing cost assistance	Susan Jane Kirk	172 North Bayshore Drive	Eastpoint	32328	\$10,000.00	

Down payment/Closing cost assistance	Lisa Page	302 25th Ave.	Apalachicola	32320	\$10,000.00	
Down payment/Closing cost assistance	Lois Swoboda	77 10th Street	Apalachicola	32320	\$10,000.00	
Owner Occupied Rehabilitation Assistance	Glenn Kaczmarek	124 5th Street	Apalachicola	32320	\$15,646.50	
Owner Occupied Rehabilitation Assistance	Granville Croom, JR	233 12TH Street	Apalachicola	32320	\$13,316.50	
Owner Occupied Rehabilitation Assistance	Barbara Cook	11 1 Parker	Lanark Village	32323	\$15,270.50	
Owner Occupied Rehabilitation Assistance	Carol Howell	91 16th Street	Apalachicola	32320	\$25,000.00	
Owner Occupied Rehabilitation Assistance	Nedra Baxley	1 Howell Lane	Apalachicola	32320	\$24,983.50	
Owner Occupied Rehabilitation Assistance	Dorothy Cooper	146 21st Ave.	Apalachicola	32320	\$22,030.50	
Owner Occupied Rehabilitation Assistance	Maida Gilbert	171 Bear Creek Road	Eastpoint	32328	\$25,000.00	
Owner Occupied Rehabilitation Assistance	Lee Spears	180 12th street	Apalachicola	32320	\$21,681.50	
Owner Occupied Rehabilitation Assistance	Clarice Powell	259 7th Street	Apalachicola	32320	\$22,312.50	
Owner Occupied Rehabilitation Assistance	Lena Ellis	210 West 11th Street	Carrabelle	32322	\$24,990.50	
Owner Occupied Rehabilitation Assistance	Selena Phipps	810 Three Rivers Road	Carrabelle	32322	\$24,718.50	
Owner Occupied Rehabilitation Assistance	Sheila Lolley	145 21st Ave.	Apalachicola	32320	\$24,943.50	
Owner Occupied Rehabilitation Assistance	Donna Brandon	2-6 Parker Ave.	Lanark Village	32323	\$20,818.50	
Emergency Repair	Wayne O'Neal	205 11th Street	Apalachicola	32320	\$2,800.00	

**Administration by Entity**

Name	Business Type	Strategy Covered	Responsibility	Amount
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**Program Income**

Program Income Funds
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Loan Repayment:	\$32,880.24
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$853.72
<b>Total:</b>	<b>\$33,733.96</b>

**Number of Affordable Housing Applications**

Number of Affordable Housing Applications	
Submitted	0
Approved	0
Denied	0

**Explanation of Recaptured funds**

Description	Amount
<b>Total:</b>	<b>\$0.00</b>

**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 Assistance	\$86,408.50	4		

### Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Rehabilitation Assistance	Receiving Social Security Disability Insurance	\$86,408.50	4		

### Provide a description of efforts to reduce homelessness:

The SHIP Program does not have strategies in place to assist with rent and deposits at this time. The program assists with needed repairs to homes to enable homeowners to remain in their homes.

## Interim Year Data

## Interim Year Data

<b>Interim Year 1</b>		
State Annual Distribution	\$350,000.00	
Program Income	\$12,675.28	
Program Funds Expended	\$400,097.61	
Program Funds Encumbered	\$100,000.00	
Total Administration Funds Expended	\$35,000.00	
Total Administration Funds Encumbered		
Homeownership Counseling		
Disaster Funds	\$142,075.00	
65% Homeownership Requirement	\$500,097.61	101.63%
75% Construction / Rehabilitation	\$427,597.61	86.90%
30% Very & Extremely Low Income Requirement	\$247,965.61	49.13%
30% Low Income Requirement	\$195,194.00	38.67%
20% Special Needs Requirement	\$74,635.00	14.79%
<b>Carry Forward to Next Year</b>		

<b>Interim Year 2</b>	
State Annual Distribution	\$350,000.00
Program Funds Expended	\$61,817.00
Program Funds Encumbered	\$22,500.00

**LG Submitted Comments:**