

Title: SHIP Annual Report

Report Status: Submitted

Fort Pierce FY 2018/2019 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Owner-Occupied Rehab	\$82,103.25	2				

Homeownership Totals: \$82,103.25 2

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units

Rental Totals:

Subtotals: \$82,103.25 2

Additional Use of Funds

Use	Expended
Administrative	\$7,306.00
Homeownership Counseling	
Admin From Program Income	\$2,092.00
Admin From Disaster Funds	

Totals: \$91,501.25 2 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$73,063.00
Program Income (Interest)	\$6,016.00
Program Income (Payments)	\$14,904.00
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$2,013.24
Total:	\$91,969.76

*** Carry Forward to Next Year: \$468.51**

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	338	380	533	699	864
VLI	563	604	725	837	935
LOW	901	965	1,158	1,339	1,493
MOD	1,353	1,450	1,740	2,010	2,244
Up to 140%	1,578	1,692	2,030	2,345	2,618

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	\$82,103.25	98.80%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution	\$1,000.00	1.20%
Total Value of All Units	\$83,103.25	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$82,103.25	\$71,049.76	115.56%	65%
Construction / Rehabilitation	\$82,103.25	\$71,049.76	115.56%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$34,470.50	37.48%
Very Low	\$.00	.00%
Low	\$47,632.75	51.79%
Moderate	\$.00	.00%
Over 120%-140%	\$.00	.00%
Totals:	\$82,103.25	89.27%

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	\$34,470.50	1		0	\$34,470.50	1
Very Low		0		0	\$.00	0
Low	\$47,632.75	1		0	\$47,632.75	1
Moderate		0		0	\$.00	0
Over 120%-140%		0		0	\$.00	0
Totals:	\$82,103.25	2	\$.00	0	\$82,103.25	2

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Owner-Occupied Rehab	Fort Pierce	1		1			2
Totals:		1		1			2

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Owner-Occupied Rehab	Fort Pierce			1	1	2
Totals:				1	1	2

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Owner-Occupied Rehab	Fort Pierce	2			2
Totals:		2			2

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Owner-Occupied Rehab	Fort Pierce		2					2
Totals:			2					2

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Owner-Occupied Rehab	Fort Pierce			2	2
Totals:				2	2

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		Required	Implemented, in LHAP	2015
Ongoing review process		Required	Implemented, in LHAP	2015

Support Services

The Fort Pierce Housing Authority provides the following support services: Section 8 Vouchers, Income-Based Rentals, Home Ownership assistance for new and existing properties (provided in partnership with local financial institutions in consultations with local citizens). As well, the Saint Lucie County Lending Consortium brings together lenders, title companies, mortgage brokers, realtors, home builders, and local government through public, bi-monthly meetings.

Other Accomplishments

The City of Fort Pierce continues to collaborate with public, private, and non-profit organizations to carry out its affordable housing programs. These partnerships allow the City to be effective in combining all available resources and cost-saving measures to substantially reduce the cost of housing for income-qualified residents. The City will continue to encourage active partnership between government sectors, lenders, builders, and other advocates for low-income persons and community groups to produce various affordable housing options. Additionally, the City's First-Time Homebuying Seminar will take place on September 18, 2021; this event will provide potential homeowners the information needed to understand the homebuying process and thereby facilitate an easier process for those residents seeking to purchase homes.

Availability for Public Inspection and Comments

This report was made available for public comment via the City's website and social media page.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **189**

Mortgage Foreclosures

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

B. Low income households in foreclosure: **25**

C. Moderate households in foreclosure: **2**

Foreclosed Loans Life-to-date: **30**

SHIP Program Foreclosure Percentage Rate Life to Date: **15.87**

Mortgage Defaults

A. Very low income households in default: **1**

B. Low income households in default: **17**

C. Moderate households in default: **1**

Defaulted Loans Life-to-date: **19**

SHIP Program Default Percentage Rate Life to Date: **10.05**

Strategies and Production Costs

Strategy	Average Cost
Owner-Occupied Rehab	\$41,051.63

Expended Funds

Total Unit Count: **2** Total Expended Amount: **\$82,103.25**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner-Occupied Rehab	Samantha Wilson	906 North 24th Street	Fort Pierce	34950	\$34,470.50	
Owner-Occupied Rehab	Gloria Brooks	2001 Avenue M	Fort Pierce	34950	\$47,632.75	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Fort Pierce	local government	all	all	\$9,398.00

Program Income

Program Income Funds	
Loan Repayment:	\$14,904.00
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$6,016.00

Total: \$20,920.00

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	50
Approved	8
Denied	24

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
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Single Family Area Purchase Price

The average area purchase price of single family units:

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
3	Owner-Occupied Rehab	\$34,470.50	1		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner-Occupied Rehab	Receiving Social Security Disability Insurance	\$34,470.50	1		

Provide a description of efforts to reduce homelessness:

The City has worked with its local non-profit partners as well as local community and social service agencies to mitigate barriers that produce homelessness. Together with Fort Pierce Housing Authority and other local non profits, the City has and continues to generate funding for a local homeless services and homeless shelters. Homeless individuals are also provided information for other community resources that assist with housing, such as the Treasure Coast Homeless Council, which is sometimes able to provide housing services in the form of rent payments and other options to avoid homelessness.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$85,666.00	
Program Income	\$84,713.00	
Program Funds Expended		
Program Funds Encumbered	\$70,000.00	
Total Administration Funds Expended	\$17,037.00	
Total Administration Funds Encumbered		
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$70,000.00	81.71%
75% Construction / Rehabilitation	\$70,000.00	81.71%
30% Very & Extremely Low Income Requirement	\$60,000.00	35.22%
30% Low Income Requirement	\$10,000.00	5.87%
20% Special Needs Requirement	\$60,000.00	35.22%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	
Program Funds Expended	
Program Funds Encumbered	

LG Submitted Comments: