

Title: SHIP Annual Report

Report Status: Approved

Fort Pierce FY 2021/2022 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Rehabilitation	\$228,610.99	7				
Homeownership Totals:		\$228,610.99	7				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
13	Rental Assistance	\$118,422.00	19				
Rental Totals:		\$118,422.00	19				
Subtotals:		\$347,032.99	26				

Additional Use of Funds

Use	Expended
Administrative	\$30,446.70
Homeownership Counseling	
Admin From Program Income	\$6,446.77
Admin From Disaster Funds	\$0.00

Totals:	\$383,926.46	26	\$0.00	\$0.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$304,467.00
Program Income (Interest)	\$3,833.93
Program Income (Payments)	\$60,633.85
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$121.54
Total:	\$368,813.24

* Carry Forward to Next Year: -\$15,113.22

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	420	450	575	752	929
VLI	700	750	900	1,040	1,160
LOW	1,120	1,200	1,440	1,664	1,856
MOD	1,680	1,800	2,160	2,496	2,784
Up to 140%	1,960	2,100	2,520	2,912	3,248

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	\$347,032.99	100.00%
Public Moneys Expended		.00%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$347,032.99	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$228,610.99	\$304,345.46	75.12%	65%
Construction / Rehabilitation	\$228,610.99	\$304,345.46	75.12%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$241,072.00	65.36%
Very Low	\$105,960.99	28.73%
Low	\$0.00	.00%
Moderate	\$0.00	.00%
Over 120%-140%	\$0.00	.00%
Totals:	\$347,032.99	94.09%

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		0	\$241,072.00	21	\$241,072.00	21
Very Low		0	\$105,960.99	5	\$105,960.99	5
Low		0		0	\$0.00	0
Moderate		0		0	\$0.00	0
Over 120%-140%		0		0	\$0.00	0
Totals:	\$0.00	0	\$347,032.99	26	\$347,032.99	26

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Rental Assistance	Unincorporated	1					1
Rental Assistance	Fort Pierce	16	2				18
Rehabilitation	Fort Pierce	4	3				7
Totals:		21	5				26

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rental Assistance	Unincorporated		1			1
Rental Assistance	Fort Pierce	4	12	2		18
Rehabilitation	Fort Pierce			4	3	7
Totals:		4	13	6	3	26

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Rental Assistance	Unincorporated		1		1
Rental Assistance	Fort Pierce	5	11	2	18
Rehabilitation	Fort Pierce	3	4		7
Totals:		8	16	2	26

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
Rental Assistance	Unincorporated		1					1
Rental Assistance	Fort Pierce	1	17					18

Rehabilitation	Fort Pierce	1	6				7
Totals:		2	24				26

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Rental Assistance	Unincorporated				0
Rental Assistance	Fort Pierce		7		7
Rehabilitation	Fort Pierce			2	2
Totals:			7	2	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

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, Home Ownership assistance for new and existing properties (provided in partnership with local institutions in consultations with local citizens).

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's programs to be effective in providing resources to the community. The City has implemented Housing Workshops once a month in collaboration with legal services, lenders, and real estate agents. During the workshop, the public is able to answer questions, provide insight to programs, and assist the public in better connecting to resources.

Availability for Public Inspection and Comments

This report was made available for public comment via the City's website.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **191**

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: 15.71

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: 9.95

Strategies and Production Costs

Strategy	Average Cost
Rehabilitation	\$32,658.71
Rental Assistance	\$6,232.74

Expended Funds

Total Unit Count: 26 Total Expended Amount: \$347,032.99

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$4,500.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$3,150.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34947	\$2,510.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$7,000.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34982	\$2,188.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34947	\$9,000.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$10,000.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$3,922.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$4,000.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$4,500.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$4,500.00	

Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$7,400.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$7,750.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$3,727.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34947	\$9,500.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34947	\$9,100.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$11,475.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$4,200.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$10,000.00	
Rehabilitation	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$34,400.00	
Rehabilitation	[REDACTED]	[REDACTED]	Fort Pierce	34947	\$28,266.00	
Rehabilitation	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$49,860.00	
Rehabilitation	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$43,694.99	
Rehabilitation	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$15,000.00	
Rehabilitation	[REDACTED]	[REDACTED]	Fort Pierce	34946	\$7,400.00	
Rehabilitation	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$49,990.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Fort Pierce		Tenant Rental Assistance		\$14,220.72
City of Fort Pierce		Owner Occupied Rehab		\$22,672.75

Program Income

Program Income Funds	
Loan Repayment:	\$60,633.85
Refinance:	\$0.00
Foreclosure:	\$0.00
Sale of Property:	\$0.00
Interest Earned:	\$3,833.93
Total:	\$64,467.78

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	103
Approved	27

Denied	73
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Explanation of Recaptured funds

Description	Amount
Not Applicable	
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

Form 5

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
3	Rehabilitation	\$144,220.99	5		
13	Rental Assistance	\$29,200.00	5		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(13) Rental Assistance	Receiving Supplemental Security Income	\$17,300.00	3		
(13) Rental Assistance	Person with Disabling Condition (not DD)	\$4,500.00	1		
(13) Rental Assistance	Receiving Social Security Disability Insurance	\$7,400.00	1		
(3) Rehabilitation	Receiving Supplemental Security Income	\$100,526.00	4		
(3) Rehabilitation	Receiving Social Security Disability Insurance	\$43,694.99	1		

Provide a description of efforts to reduce homelessness:

The City has worked with local non-profit partners as well as local community and social service agencies to mitigate barriers that produce homelessness. The City has began initiating programs to address eviction prevention and facilitate the search for housing stability for homeless families.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$460,127.00	
Program Income	\$64,467.78	
Program Funds Expended	\$149,275.00	
Program Funds Encumbered	\$270,000.00	
Total Administration Funds Expended	\$34,505.02	
Total Administration Funds Encumbered	\$0.00	
Homeownership Counseling	\$19,953.47	
Disaster Funds		
65% Homeownership Requirement	\$419,275.00	91.12%
75% Construction / Rehabilitation	\$419,275.00	91.12%
30% Very & Extremely Low Income Requirement	\$299,275.00	57.05%
30% Low Income Requirement	\$120,000.00	22.87%
20% Special Needs Requirement	\$299,275.00	65.04%
Carry Forward to Next Year		

LG Submitted Comments: