

Title: SHIP Annual Report

Report Status: Approved

Fort Pierce FY 2022/2023 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	\$70,000.00	5				
3	Owner Occupied Rehab	\$323,070.50	7				

Homeownership Totals: \$393,070.50 12

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
13	Rental Assistance	\$70,800.76	16				

Rental Totals: \$70,800.76 16

Subtotals: \$463,871.26 28

Additional Use of Funds

Use	Expended	Percentage
Administrative	\$46,012.70	10.00 %
Homeownership Counseling		
Admin From Program Income	\$2,300.63	4.32 %
Admin From Disaster Funds		-
Admin From HHRP		NaN %

Totals: \$512,184.59 28 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$460,127.00
Program Income (Interest)	\$2,775.62
Program Income (Payments)	\$50,357.40
Recaptured Funds	\$0.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	-\$15,113.22
Total:	\$498,146.80

* Carry Forward to Next Year: -\$14,037.79

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	445	476	621	814	1,007
VLI	741	794	953	1,101	1,228
LOW	1,186	1,270	1,525	1,761	1,965
MOD	1,779	1,906	2,289	2,643	2,949
Up to 140%	2,075	2,224	2,670	3,083	3,440

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	\$463,871.26	39.34%
Public Moneys Expended		.00%
Private Funds Expended	\$715,393.00	60.66%
Owner Contribution		.00%
Total Value of All Units	\$1,179,264.26	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$393,070.50	\$445,013.78	88.33%	65%
Construction / Rehabilitation	\$404,287.26	\$445,013.78	90.85%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$60,247.24	12.09%	EL+VL: 52.76%
Very Low	\$202,578.52	40.67%	
Low	\$141,461.50	28.40%	EL+VL+L: 81.16%
Moderate	\$59,584.00	11.96%	
Over 120%-140%	\$.00	.00%	
Totals:	\$463,871.26	93.12%	

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	\$39,415.00	1	\$20,832.24	5	\$60,247.24	6
Very Low	\$187,510.00	4	\$15,068.52	4	\$202,578.52	8
Low	\$116,561.50	6	\$24,900.00	6	\$141,461.50	12
Moderate	\$49,584.00	1	\$10,000.00	1	\$59,584.00	2
Over 120%-140%	\$0.00	0	\$0.00	0	\$0.00	0
Totals:	\$393,070.50	12	\$70,800.76	16	\$463,871.26	28

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality						Total
		ELI	VLI	Low	Mod	Over 140%	
Rental Assistance	Fort Pierce	5	4	6	1		16
Purchase Assistance	Fort Pierce			5			5
Owner Occupied Rehab	Fort Pierce	1	4	1	1		7
Totals:		6	8	12	2		28

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality					Total
		0 - 25	26 - 40	41 - 61	62+	
Rental Assistance	Fort Pierce		10	5	1	16
Purchase Assistance	Fort Pierce		2	2	1	5
Owner Occupied Rehab	Fort Pierce			2	5	7
Totals:			12	9	7	28

Family Size

Description	List Unincorporated and Each Municipality				Total
		1 Person	2- 4 People	5 + People	
Rental Assistance	Fort Pierce	4	8	4	16
Purchase Assistance	Fort Pierce	2	3		5
Owner Occupied Rehab	Fort Pierce	3	3	1	7
Totals:		9	14	5	28

Race (Head of Household)

Description	List Unincorporated and Each Municipality							Total
		White	Black	Hisp- anic	Asian	Amer- Indian	Other	
Rental Assistance	Fort Pierce		16					16

Purchase Assistance	Fort Pierce	1	4					5
Owner Occupied Rehab	Fort Pierce	1	6					7
Totals:		2	26					28

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Rental Assistance	Fort Pierce		3	1	4
Purchase Assistance	Fort Pierce			1	1
Owner Occupied Rehab	Fort Pierce			5	5
Totals:			3	7	10

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
Rental Assistance	Hospitality/Tourism Industry	2,722.00	1
Rental Assistance	Educator/School Employee	9,225.00	1
Rental Assistance	Service Industry	19,247.99	7
Rental Assistance	Nurse/Healthcare	11,060.00	2
Purchase Assistance	Educator/School Employee	30,000.00	2
Purchase Assistance	Government Employee	10,000.00	1
Purchase Assistance	Nurse/Healthcare	15,000.00	1
Owner Occupied Rehab	Service Industry	46,561.50	1
Owner Occupied Rehab	Educator/School Employee	49,584.00	1

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Implemented, in LHAP	2015
Ongoing review process		Required	Implemented, in LHAP	2015

Support Services

Support services included housing workshops on budgeting, foreclosure prevention, and rental rights, case management to connect clients with resources, and workshops on home maintenance and energy efficiency.

Other Accomplishments

The City of Fort Pierce continues to collaborate with public, private, and non-profit organizations to deliver affordable housing programs. These partnerships enhance the effectiveness of the City's initiatives by expanding the resources available to the community. To further support residents, the City will host quarterly Housing Workshops in collaboration with legal service providers, lenders, and real estate professionals. Workshop topics include credit counseling, home maintenance, and estate planning, along with guidance on housing programs. These sessions provide opportunities for participants to ask questions, gain valuable insights, and connect more effectively with essential housing 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:	196
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:	15.31

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:	9.69

Strategies and Production Costs

Strategy	Average Cost
Owner Occupied Rehab	\$46,152.93
Purchase Assistance	\$14,000.00
Rental Assistance	\$4,425.05

Expended Funds

Total Unit Count:	28	Total Expended Amount:	\$463,871.26
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Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$2,722.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$9,225.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$4,500.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$3,700.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34947	\$3,665.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$7,200.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$747.75	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34947	\$1,940.64	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$10,000.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$7,000.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$3,313.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$5,800.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$1,320.77	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$5,260.00	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34947	\$1,381.60	
Rental Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$3,025.00	
Purchase Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$15,000.00	
Purchase Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$15,000.00	
Purchase Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34982	\$10,000.00	
Purchase Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34982	\$15,000.00	
Owner Occupied Rehab	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$38,950.00	
Owner Occupied Rehab	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$49,490.00	
Owner Occupied Rehab	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$39,415.00	
Owner Occupied Rehab	[REDACTED]	[REDACTED]	Fort Pierce	34950	\$46,561.50	
Owner Occupied Rehab	[REDACTED]	[REDACTED]	Fort Pierce	34946	\$49,440.00	
Owner Occupied Rehab	[REDACTED]	[REDACTED]	Fort Pierce	34982	\$49,630.00	
Purchase Assistance	[REDACTED]	[REDACTED]	Fort Pierce	34982	\$15,000.00	

Owner Occupied Rehab			Fort Pierce	34950	\$49,584.00	
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Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Fort Pierce		Tenant Rental Assistance		\$9,171.00
City of Fort Pierce		Owner Occupied Rehab		\$29,245.49
City of Fort Pierce		Purchase Assistance		\$9,896.84

Program Income

Program Income Funds	
Loan Repayment:	\$50,357.40
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$2,775.62
Total:	\$53,133.02

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	27
Approved	6
Denied	21

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

Form 5

Special Needs Breakdown

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
2	Purchase Assistance	\$15,000.00	1			
3	Owner Occupied Rehab	\$226,925.00	5			
13	Rental Assistance	\$35,457.75	6			
Total:		\$277,382.75	12			

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(13) Rental Assistance	Receiving Supplemental Security Income	\$34,710.00	5		
(13) Rental Assistance	Survivor of Domestic Violence	\$747.75	1		
(2) Purchase Assistance	Receiving Supplemental Security Income	\$15,000.00	1		
(3) Owner Occupied Rehab	Receiving Supplemental Security Income	\$226,925.00	5		

Provide a description of efforts to reduce homelessness:

Rental assistance program strategy implemented to provide housing support for residents who were homeless or at risk of homelessness.

Interim Year Data

Interim Year Data

Revenue	
State Annual Distribution	\$560,535.00
SHIP Disaster Funds	
HHRP Allocation	
Program Income	\$53,133.02
Total Revenue:	\$613,668.02

Expenditures/Encumbrances	
Program Funds Expended	\$211,706.00
Program Funds Encumbered	\$375,000.00
Total Administration Funds Expended	\$19,170.60
Total Administration Funds Encumbered	
Homeownership Counseling	
Total Expenditures/Encumbrances:	\$605,876.60

Set-Asides		Percentage
65% Homeownership Requirement	\$545,175.00	97.26%
75% Construction / Rehabilitation	\$426,706.00	76.12%
30% Very Low Income Requirement	\$75,175.00	12.25%
60% Very Low + Low Income Requirements	\$426,706.00	69.53%
20% Special Needs Requirement	\$293,725.00	52.40%

LG Submitted Comments:

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"