

Title: SHIP Annual Report

Report Status: Unsubmitted

Fort Pierce FY 2015/2016 Closeout

Form 1

SHIP Distribution Summary:

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Owner-Occupied Rehab	\$225,252.00	11	\$0.00		\$0.00	
Homeownership Totals:		\$225,252.00	11	\$0.00		\$0.00	

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							

Rental Totals:

Subtotals: \$225,252.00 11 \$0.00 \$0.00

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$10,345.00		
Homeownership Counseling			
Admin From Program Income			
Admin From Disaster Funds			

Totals: \$235,597.00 11 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$206,912.00
Program Income (Interest)	\$177.74
Program Income (Payments)	\$21,059.22
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$2,317.20
Total:	\$225,831.76

*** Carry Forward to Next Year: -\$9,765.24**

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
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√ No rental strategies are in use

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	\$225,252.00	100.00%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$225,252.00	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$134,493.00	\$206,912.00	65.00%	65%
Construction / Rehabilitation	\$155,184.00	\$206,912.00	75.00%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low	\$39,700.00	\$0.00	\$0.00	\$39,700.00	17.58%
Very Low	\$51,510.00	\$0.00	\$0.00	\$51,510.00	22.81%
Low	\$87,873.00	\$0.00	\$0.00	\$87,873.00	38.91%
Moderate	\$46,169.00	\$0.00	\$0.00	\$46,169.00	20.44%
Over 120%-140%	\$0.00	\$0.00	\$0.00	\$0.00	.00%
Totals:	\$225,252.00	\$0.00	\$0.00	\$225,252.00	99.74%

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	\$39,700.00	2	\$0.00	0	\$39,700.00	2
Very Low	\$51,510.00	3	\$0.00	0	\$51,510.00	3
Low	\$87,873.00	4	\$0.00	0	\$87,873.00	4
Moderate	\$46,169.00	2	\$0.00	0	\$46,169.00	2
Totals:	\$225,252.00	11	\$0.00	0	\$225,252.00	11

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Owner Occupied Housing Rehab	City of Fort Pierce	2	3	4	2	11
Totals:		2	3	4	2	11

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Owner Occupied Housing Rehab	City of Fort Pierce	0	1	6	4	11
Totals:		0	1	6	4	11

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Owner Occupied Housing Rehab	City of Fort Pierce	3	7	1	11
Totals:		3	7	1	11

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Owner Occupied Housing Rehab	City of Fort Pierce	3	8					11
Totals:		3	8					11

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Other	Other	Total
Owner Occupied Housing Rehab	City of Fort Pierce				4	4		8
Totals:					4	4		8

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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Status of Incentive Strategies

Incentive Strategy:

Owner-Occupied Housing Repair/Rehabilitation
Home Purchase Assistance
Foreclosure Prevention
Disaster/Post Disaster Mitigation

Adopting Ordinance or Resolution Number or identify local policy:

Resolution # 2015-018

Implementation Schedule (Date):

July 1, 2015-June 30, 2018

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

Yes, the Plan has been implemented.

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

Strategy is functioning as intended. Time frames are being met.

Support Services

The Fort Pierce Housing Authority provides affordable housing opportunities in several ways, including Section 8 vouchers and income-based rental units.

Homeownership assistance for new and existing properties is provided in partnership with local financial institutions and in consultation with local citizens. The St. Lucie County Lending Consortium brings together lenders, title companies, mortgage brokers, realtors, home builders, and local government, through public meetings every other month.

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 and substantially reduce the cost of housing for income-qualified residents. The City will continue to encourage active partnerships between government sectors, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups to produce affordable housing and to provide related services.

Availability for Public Inspection and Comments

The availability of the Annual Report was published in local free newspapers, on Fort Pierce TV and on the City's website. We did not receive an comments from the public regarding the Annual Report.

Homeownership Default & Foreclosure

Mortgage Foreclosures

- A. Very low income households in foreclosure: 0
- B. Low income households in foreclosure: 0
- C. Moderate households in foreclosure: 0
- Foreclosed Loans Life-to-date: 0
- SHIP Program Foreclosure Percentage Rate Life to Date: 0

Mortgage Defaults

- A. Very low income households in default: **0**
- B. Low income households in default: **0**
- C. Moderate households in default: **0**
- Defaulted Loans Life-to-date: **0**
- SHIP Program Default Percentage Rate Life to Date: **0**

Welfare to Work Programs

This item is not applicable

Strategies and Production Costs

Strategy	Average Cost
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Expended Funds

Total Unit Count: **11** Total Expended Amount: **\$225,252.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner-Occupied Rehab	Wimes, Terry & Ella	906 Hickory Street	Fort Pierce	34947	\$27,518.00	
Owner-Occupied Rehab	Chambers, Aaron & Virginia	2008 Avenue P	Fort Pierce	34950	\$22,873.00	
Owner-Occupied Rehab	McPhee, Reuben & Grace	2802 Avenue I	Fort Pierce	34947	\$25,022.00	
Owner-Occupied Rehab	Jones, Jimmy & Beverly	714 S 24th Street	Fort Pierce	34950	\$7,289.00	
Owner-Occupied Rehab	Harding, Julie	1021 S 7th Street	Fort Pierce	34950	\$14,640.00	
Owner-Occupied Rehab	Burks, Rashiemah	2612 Delaware Ave	Fort Pierce	34947	\$11,780.00	
Owner-Occupied Rehab	Spears, Frank	819 N 10th Street	Fort Pierce	34950	\$25,090.00	
Owner-Occupied Rehab	Matthews, Thomas & Kathleen	709 Easter Ave	Fort Pierce	34950	\$20,800.00	
Owner-Occupied Rehab	Johnson, Ella	515 N 15th Street	Fort Pierce	34950	\$14,610.00	
Owner-Occupied Rehab	Ransford, Dorel	2110 Valencia Ave	Fort Pierce	34946	\$22,190.00	
Owner-Occupied Rehab	Isenhour, Bruce	1209 Raymond Ave	Fort Pierce	34950	\$33,440.00	

Administrative Expenditures

7/6/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/7/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/8/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/9/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/10/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/13/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/14/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/15/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/16/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/17/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/20/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/21/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/22/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/23/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/24/15 - L. Whalen - Staff - 3.032 hours x 29.81/hr = \$90.36
7/27/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/28/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/29/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/30/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
7/31/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/03/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/05/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/06/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/07/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/10/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/11/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/12/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/13/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/14/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/17/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/18/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/20/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/21/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
8/31/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/01/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/02/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/04/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/08/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/09/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/11/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/14/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/15/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/16/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
9/17/15 - L. Whalen - Staff - 8 hours x 29.81/hr = \$238.48
TOTAL ADMINISTRATIVE EXPENDITURES EXPENDED =2015-2016 - \$10,345.00

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility
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Program Income

Program Income Funds	
Loan Repayment:	\$21,059.22
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$177.74

Program Income (continued)

Other ():	
Total:	\$21,236.96

Explanation of Recaptured funds

Description	Amount
N/A	
Total:	\$.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By	Additional Notes
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Fort Pierce 2015 Closeout

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	\$99,303.00	4		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner-Occupied Rehab	Receiving Supplemental Security Income	\$99,303.00	4		

Provide a description of efforts to reduce homelessness:

The City of Fort Pierce is currently working with the Salvation Army and the Fort Pierce Housing Authority to apply for grant funds from the Treasure Coast Homeless Services Council - our Continuum of Care for funding to help operate Adam's Place - a jail diversion temporary homeless shelter in Fort Pierce. The City is also providing funding through our CDBG program for local supportive service organizations to provide a small local homeless services shelter.

LG Submitted Comments: