

Title: SHIP Annual Report

Alachua County FY 2017/2018 Closeout

Report Status: Submitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance	\$160,000.00	16				
2	Purchase Assistance	\$10,000.00	1				
3	Home Repair	\$331,532.80	20				
Homeownership Totals:		\$501,532.80	37				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
26	Rental Assistance	\$53,280.33	10				
27	COVID Rent & Utilities	\$24,812.25	9				
Rental Totals:		\$78,092.58	19				

Subtotals: \$579,625.38 56

Additional Use of Funds

Use	Expended
Administrative	\$47,073.79
Homeownership Counseling	
Admin From Program Income	\$.00
Admin From Disaster Funds	

Totals:	\$626,699.17	56	\$.00	\$.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$563,913.00
Program Income (Interest)	\$8,078.13
Program Income (Payments)	\$58,943.51
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$8,400.18
Total:	\$639,334.82

*** Carry Forward to Next Year: \$12,635.65**

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	375	401	519	681	843
VLI	625	669	802	927	1,035
LOW	998	1,070	1,283	1,483	1,655
MOD	1,500	1,606	1,926	2,226	2,484
Up to 140%	1,750	1,874	2,247	2,597	2,898

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	\$579,625.38	23.27%
Public Moneys Expended	\$135,500.00	5.44%
Private Funds Expended	\$1,753,695.00	70.41%
Owner Contribution	\$21,823.43	.88%
Total Value of All Units	\$2,490,643.81	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$501,532.80	\$572,313.18	87.63%	65%
Construction / Rehabilitation	\$491,532.80	\$572,313.18	85.89%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$51,473.44	8.05%
Very Low	\$264,803.07	41.42%
Low	\$253,348.87	39.63%
Moderate	\$10,000.00	1.56%
Over 120%-140%		.00%
Totals:	\$579,625.38	90.66%

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	\$51,473.44	10		0	\$51,473.44	10
Very Low	\$264,803.07	21		0	\$264,803.07	21
Low	\$253,348.87	23		0	\$253,348.87	23
Moderate	\$10,000.00	2		0	\$10,000.00	2
Over 120%-140%		0		0	\$.00	0
Totals:	\$579,625.38	56	\$.00	0	\$579,625.38	56

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Purchase Assistance	Unincorporated	1	2	12	2		17
Home Repair	Alachua			1			1
Home Repair	Unincorporated		10	5			15
Home Repair	Hawthorne		2	1			3
Rental Assistance	Unincorporated	6	4				10
Home Repair	Archer		1				1
COVID Rent & Utilities	Unincorporated	2	2	4			8
COVID Rent & Utilities	Alachua	1					1
Totals:		10	21	23	2		56

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Purchase Assistance	Unincorporated	2	11	3	1	17
Home Repair	Alachua				1	1
Home Repair	Unincorporated			6	9	15
Home Repair	Hawthorne		1	1	1	3
Rental Assistance	Unincorporated	1	3	5	1	10
Home Repair	Archer				1	1
COVID Rent & Utilities	Unincorporated		5	3		8
COVID Rent & Utilities	Alachua		1			1
Totals:		3	21	18	14	56

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Purchase Assistance	Unincorporated	2	14	1	17
Home Repair	Alachua	1			1
Home Repair	Unincorporated	7	7	1	15
Home Repair	Hawthorne	2	1		3
Rental Assistance	Unincorporated	6	4		10
Home Repair	Archer	1			1
COVID Rent & Utilities	Unincorporated		7	1	8
COVID Rent & Utilities	Alachua		1		1
Totals:		19	34	3	56

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance	Unincorporated	4	11	2				17
Home Repair	Alachua		1					1
Home Repair	Unincorporated	5	8	2				15
Home Repair	Hawthorne		3					3
Rental Assistance	Unincorporated	5	5					10
Home Repair	Archer		1					1
COVID Rent & Utilities	Unincorporated	2	6					8
COVID Rent & Utilities	Alachua		1					1
Totals:		16	36	4				56

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Purchase Assistance	Unincorporated			1	1
Home Repair	Alachua			1	1
Home Repair	Unincorporated			9	9
Home Repair	Hawthorne			1	1
Rental Assistance	Unincorporated		9	1	10
Home Repair	Archer			1	1
COVID Rent & Utilities	Unincorporated				0

COVID Rent & Utilities	Alachua				0
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Totals: 9 14 23

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	2006
Ongoing review process		Required	Implemented, in LHAP	2006
Impact fee modifications		AHAC Review	Implemented, in LHAP	2009
Reservation of infrastructure		AHAC Review	Implemented, in LHAP	2009
Allowance of accessory dwelling units		AHAC Review	Implemented, in LHAP	2009
Reduction of parking and setbacks		AHAC Review	Implemented, in LHAP	2009
Allowance of flexible lot sizes		AHAC Review	Implemented, in LHAP	2009
Modification of street requirements		AHAC Review	Implemented, in LHAP	2010
Other	Development of Inventory	Required	Implemented, in LHAP	2009
Support of development near transportation/employment hubs		AHAC Review	Implemented, in LHAP	2009
Other	Increase Number of Attached Units	AHAC Review	Implemented, in LHAP	2006
Other	Development Review Application Fee	AHAC Review	Implemented, in LHAP	2006

Support Services

N/A.

Other Accomplishments

N/A.

Availability for Public Inspection and Comments

The SHIP Annual Report Public Notice was posted on the Public Bulletin Board at the Alachua County Administration Building on 08/28/2020.
The SHIP Annual Report Public Notice was posted in the lobby of the Alachua County Housing Program - Community Support Services, on 08/28/2020.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **658**

Mortgage Foreclosures

A. Very low income households in foreclosure: **37**

B. Low income households in foreclosure: **46**

C. Moderate households in foreclosure: **15**

Foreclosed Loans Life-to-date: **98**

SHIP Program Foreclosure Percentage Rate Life to Date: **14.89**

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: **0.00**

Strategies and Production Costs

Strategy	Average Cost
COVID Rent & Utilities	\$2,756.92
Home Repair	\$16,576.64
Purchase Assistance	\$10,000.00
Rental Assistance	\$5,328.03

Expended Funds

Total Unit Count: **56**

Total Expended Amount: **\$579,625.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Purchase Assistance	AC19-DP03 Alanna Jackson	6276 SW 8th Pl	Gainesville	32607	\$15,000.00	
Purchase Assistance	AC19-DP11 Jose Torres-Soldevila	1734 SW 70th Ter.	Gainesville	32607	\$10,000.00	
Purchase Assistance	AC19-DP13 James Etchison	3281 SE 20th Ave	Gainesville	32641	\$5,000.00	

Purchase Assistance	AC19-DP14 Ada Mae Wallace	3515 SE 22nd Ln.	Gainesville	32641	\$10,000.00	
Purchase Assistance	AC19-DP12 Ranika Tindall	3521 SE 22nd Ln.	Gainesville	32641	\$10,000.00	
Purchase Assistance	AC19-DP07 Elsie Hahs	106 SE 5th St.	Gainesville	32641	\$10,000.00	
Home Repair	AC19-HR15 Smith Charlene	13908 NW 154 Ave.	Alachua	32616	\$17,494.00	
Home Repair	AC19-HR27 Van Bergen Jennifer	621 SE 73rd Ter.	Gainesville	32641	\$15,080.00	
Purchase Assistance	AC19-DP06 - Lajuanna Veal	3480 SE 18th Ave.	Gainesville	32641	\$10,000.00	
Purchase Assistance	AC19-DP09 - Cheryl Lynn McCray	15442 NW 28th Ave.	Newberry	33669	\$10,000.00	
Purchase Assistance	AC20-DP03 - Anjulique Steele	2207 SE 36th Ter.	Gainesville	32641	\$15,000.00	
Purchase Assistance	AC20-DP02 - Amanda Spatz	17308 NW 239th Ter.	High Springs	32643	\$10,000.00	
Purchase Assistance	AC20-DP04 - Savannah Clayton	14482 NW 137th Ter.	Alachua	32615	\$10,000.00	
Purchase Assistance	AC20-DP05 - Candyce Hudson	13906 NW 145th Ave.	Alachua	32615	\$5,000.00	
Home Repair	AC18-HR28 Betty Scott	14908 NW 13th Pl.	Newberry	32669	\$20,000.00	
Home Repair	AC18-HR26 Aaron Munnerlyn	7426 SE 226th Way	Hawthorne	32640	\$19,948.00	
Home Repair	AC18-HR03 Maria Howard	510 NW 122nd St.	Gainesville	32607	\$19,800.00	
Home Repair	AC18-HR35 Willie Joe Moore	19011 SW 178th Ter.	Archer	32618	\$19,690.00	
Home Repair	AC18-HR30 Shirley Albright	326 NW 269th Ter.	Newberry	32669	\$17,580.95	
Home Repair	AC18-HR31 Bernice Williams	25018 NW 6th Ave.	Newberry	32669	\$19,800.00	
Home Repair	AC19-HR30 Dorothy Gasper	7422 SE 26th Ter.	Hawthorne	32640	\$20,000.00	
Home Repair	AC17-HR25 Carolyn Brantley	18841 NW 282nd Dr.	High Springs	32643	\$15,095.00	
Home Repair	AC18-HR11 Michelle Johnson	22513 SE 61st Ave.	Hawthorne	32640	\$14,685.00	

Home Repair	AC19-HR23 Annie Brown	7722 NW 29th Pl.	Gainesville	32606	\$18,609.40	
Rental Assistance	Kristen Blake	6737 SW 44th Avenue Apt. A	Gainesville	32601	\$3,938.00	
Home Repair	AC19-HR28 Cynthia Cooney- Warner	14259 SW 170th St.	Archer	32618	\$16,326.65	
Rental Assistance	George Baldacchino	7030 SW 46th Ave.	Gainesville	32608	\$6,000.00	
Rental Assistance	Jammie Brown	619 SW 68th Ter. Apt. F	Gainesville	32607	\$4,757.33	
Rental Assistance	Jermaine Climpson	605 SW 67th Ter. Apt. 8	Gainesville	32607	\$6,000.00	
Rental Assistance	Leroy McDaniel Jr.	401 SW 67th Ter. Apt. G	Gainesville	32607	\$6,000.00	
Rental Assistance	Robin McIntosh	1024 SW 60th Ter. Apt. B	Gainesville	32607	\$5,998.00	
Home Repair	AC19-HR14 Swanzetta Johnson	11050 NW 60th Dr.	Alachua	32615	\$18,253.00	
Purchase Assistance	AC20-DP07 Robinson Mauniter	3504 SE 22nd Pl.	Gainesville	32641	\$10,000.00	
Purchase Assistance	AC20-DP06 Tucker Dominique	15720 NE 2nd St.	Gainesville	32609	\$10,000.00	
Purchase Assistance	AC20-DP08 Lee Irafimy	3505 SE 22nd Pl.	Gainesville	32641	\$10,000.00	
Home Repair	AC19-HR20 Carlson Elisabet	5602 SW 17th Dr.	Gainesville	32608	\$10,209.03	
Home Repair	AC18-HR41 Waters Shanada	2101 SE 49th Dr.	Gainesville	32641	\$9,630.00	
Home Repair	AC19-HR29 Lymus Hazel	12717 SW 162nd Dr.	Archer	32618	\$10,884.00	
Home Repair	AC19-HR16 Morgan Lorene	1724 SE 50th St.	Gainesville	32641	\$9,276.97	
Home Repair	AC19-HR19 Moses Darryl	7418 SE 226 Way	Hawthorne	32640	\$20,000.00	
Home Repair	AC19-HR05 Boykin Vera Mae	1724 SE 50 Ter.	Gainesville	32641	\$19,170.80	
Purchase Assistance	AC19-DP04 Brown Stacy	4542 SE 6th Ave.	Gainesville	32641	\$10,000.00	
Purchase Assistance	AC19-DP05 Walker Sherry	1909 SE 27 St.	Gainesville	32641	\$10,000.00	
Rental Assistance	Felicia Green	2202 SE 46th Terrace	Gainesville	32641	\$5,466.00	
Rental Assistance	Josh Johnson	27109 NW 84th Place	High Springs	32643	\$6,000.00	

Rental Assistance	Kevin McAllister	7011 SW 6th Place D	Gainesville	32607	\$3,121.00	
Rental Assistance	Bobby Sullivan	2311 NE 55th Boulevard	Gainesville	32641	\$6,000.00	
COVID Rent & Utilities	Kaytora Vinson	617 SW 69th St. A	Gainesville	32607	\$2,642.48	
COVID Rent & Utilities	Lasaundra Welch	3013 SE 19 Avenue	Gainesville	32641	\$1,740.72	
COVID Rent & Utilities	Aisha Williams	8008 NW 31st Avenue Apt. 703	Gainesville	32606	\$3,539.10	
COVID Rent & Utilities	Anbre'Anna Williams	7410 SW 42 Place A	Gainesville	32608	\$2,124.96	
COVID Rent & Utilities	Courtney Dennison	6813 SW 4th Place Apt. H	Gainesville	32607	\$2,194.91	
COVID Rent & Utilities	Jonnetta Little	839 SW 63rd Terrace Apt. D	Gainesville	32607	\$4,895.00	
COVID Rent & Utilities	Eyonna Motley	13524 NW 158 Place	Alachua	32615	\$1,042.03	
COVID Rent & Utilities	Michaele Neely	9203 NW 31st Ave. G46	Gainesville	32606	\$2,434.07	
COVID Rent & Utilities	Amanda Trask	4340 NW 48th Street 101	Gainesville	32606	\$4,198.98	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Alachua County BoCC	Government	Home Ownership and Home Repair	Application to funding.	\$47,073.79

Program Income

Program Income Funds	
Loan Repayment:	\$15,000.00
Refinance:	\$43,943.51
Foreclosure:	
Sale of Property:	
Interest Earned:	\$8,078.13

Total: \$67,021.64

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	
Approved	
Denied	

Explanation of Recaptured funds

Description	Amount
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N/A	\$0.00
Total:	\$0.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By
The Trio at Lincoln Heights	Gainesville Housing Development & Management Corporation (GHDMC)	1653 SE 4th Ave.	Gainesville	32641	\$100,000.00	2	
The Trio at Lincoln Heights	Gainesville Housing Development & Management Corporation (GHDMC)	1653 SE 4th Ave.	Gainesville	32641	\$5,000,000.00	1	

Single Family Area Purchase Price

The average area purchase price of single family units:

122,412.85

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
1	Purchase Assistance	\$40,000.00	4		
3	Home Repair	\$173,416.02	10		
26	Rental Assistance	\$25,344.33	5		
27	COVID Rent & Utilities	\$9,278.20	3		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(1) Purchase Assistance	Receiving Veterans Disability Benefits	\$10,000.00	1		
(1) Purchase Assistance	Receiving Social Security Disability Insurance	\$20,000.00	2		
(1) Purchase Assistance	Developmental Disabilities	\$10,000.00	1		
(3) Home Repair	Receiving Social Security Disability Insurance	\$139,041.02	8		
(3) Home Repair	Person with Disabling Condition (not DD)	\$34,375.00	2		
(26) Rental Assistance	Receiving Social Security Disability Insurance	\$13,878.33	3		
(26) Rental Assistance	Survivor of Domestic Violence	\$5,466.00	1		
(26) Rental Assistance	Receiving Supplemental Security Income	\$6,000.00	1		
(27) COVID Rent & Utilities	Person with Disabling Condition (not DD)	\$2,642.48	1		
(27) COVID Rent & Utilities	Receiving Social Security Disability Insurance	\$1,740.72	1		
(27) COVID Rent & Utilities	Receiving Supplemental Security Income	\$4,895.00	1		

Provide a description of efforts to reduce homelessness:

The Alachua County Housing Program provides funding and works with Alachua County Social Services to assist in Rapid Rehousing (RRH). Homeless individuals are scored by the VI-SPDAT test and assisted based on their scores.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$227,866.00	
Program Income	\$426,505.67	
Program Funds Expended		
Program Funds Encumbered	\$539,914.06	
Total Administration Funds Expended	\$22,786.60	
Total Administration Funds Encumbered	\$21,000.00	
Homeownership Counseling	\$21,650.57	
Disaster Funds		
65% Homeownership Requirement	\$419,914.06	184.28%
75% Construction / Rehabilitation	\$419,914.06	184.28%
30% Very & Extremely Low Income Requirement		0.00%
30% Low Income Requirement		0.00%
20% Special Needs Requirement		0.00%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$267,398.00
Program Funds Expended	
Program Funds Encumbered	\$352,571.52

LG Submitted Comments:

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