

Title: SHIP Annual Report

Report Status: Unsubmitted

Alachua County FY 2018/2019 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	DP Assistance w / Rehab	\$65,000.00	6				
3	Owner Occupied Home Repair	\$300,333.70	19				
5	Rental Assistance	\$45,396.01	8				

Homeownership Totals: **\$410,729.71** **33**

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
21	Rental Development	\$150,000.00	3				
26	Rental Assistance	\$12,143.77	3				
27	Rental Assistance	\$6,980.00	1				

Rental Totals: **\$169,123.77** **7**

Subtotals: **\$579,853.48** **40**

Additional Use of Funds

Use	Expended
Administrative	\$22,786.00
Homeownership Counseling	
Admin From Program Income	\$29,687.82
Admin From Disaster Funds	

Totals:	\$632,327.30	40	\$.00	\$.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$227,866.00
Program Income (Interest)	\$51,294.07
Program Income (Payments)	\$376,300.00
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$12,635.65
Total:	\$668,095.72

*** Carry Forward to Next Year: \$35,768.42**

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	373	400	533	699	864
VLI	622	666	800	924	1,031
LOW	996	1,067	1,281	1,480	1,651
MOD	1,494	1,600	1,920	2,218	2,475
Up to 140%	1,743	1,867	2,240	2,588	2,887

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	\$579,853.48	55.87%
Public Moneys Expended	\$19,706.00	1.90%
Private Funds Expended	\$431,549.00	41.58%
Owner Contribution	\$6,765.27	.65%
Total Value of All Units	\$1,037,873.75	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$410,729.71	\$240,501.65	170.78%	65%
Construction / Rehabilitation	\$515,333.70	\$240,501.65	214.27%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$45,747.08	6.85%
Very Low	\$230,273.48	34.47%
Low	\$293,832.92	43.98%
Moderate	\$10,000.00	1.50%
Over 120%-140%	\$.00	.00%
Totals:	\$579,853.48	86.79%

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	\$15,514.02	1	\$30,233.06	6	\$45,747.08	7
Very Low	\$214,479.38	12	\$15,794.10	3	\$230,273.48	15
Low	\$275,340.30	13	\$18,492.62	3	\$293,832.92	16
Moderate	\$10,000.00	2		0	\$10,000.00	2
Over 120%-140%		0		0	\$.00	0
Totals:	\$515,333.70	28	\$64,519.78	12	\$579,853.48	40

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Owner Occupied Home Repair	Unincorporated	1	5	6			12
Owner Occupied Home Repair	Waldo		1	1			2
Rental Development	Gainesville		1	2			3
Owner Occupied Home Repair	Archer			1			1
Owner Occupied Home Repair	Hawthorne		1	1			2
Owner Occupied Home Repair	Alachua		1	1			2
DP Assistance w / Rehab	Unincorporated		3	1	2		6
Rental Assistance	Unincorporated	4	1	2			7
Rental Assistance	Gainesville	1	2	1			4
Rental Assistance	Alachua	1					1
Totals:		7	15	16	2		40

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Owner Occupied Home Repair	Unincorporated		1	7	4	12
Owner Occupied Home Repair	Waldo			1	1	2
Rental Development	Gainesville			1	2	3
Owner Occupied Home Repair	Archer				1	1
Owner Occupied Home Repair	Hawthorne				2	2
Owner Occupied Home Repair	Alachua			1	1	2
DP Assistance w / Rehab	Unincorporated		6			6
Rental Assistance	Unincorporated	1	4	2		7
Rental Assistance	Gainesville		2	1	1	4
Rental Assistance	Alachua			1		1
Totals:		1	13	14	12	40

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Owner Occupied Home Repair	Unincorporated	9	3		12
Owner Occupied Home Repair	Waldo	1	1		2
Rental Development	Gainesville		3		3
Owner Occupied Home Repair	Archer	1			1
Owner Occupied Home Repair	Hawthorne	2			2
Owner Occupied Home Repair	Alachua	1	1		2
DP Assistance w / Rehab	Unincorporated		5	1	6
Rental Assistance	Unincorporated	3	4		7
Rental Assistance	Gainesville	1	3		4
Rental Assistance	Alachua			1	1
Totals:		18	20	2	40

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Owner Occupied Home Repair	Unincorporated	7	3	1			1	12
Owner Occupied Home Repair	Waldo	1	1					2
Rental Development	Gainesville		3					3
Owner Occupied Home Repair	Archer		1					1
Owner Occupied Home Repair	Hawthorne	1	1					2
Owner Occupied Home Repair	Alachua		1	1				2
DP Assistance w / Rehab	Unincorporated	1	5					6
Rental Assistance	Unincorporated		7					7
Rental Assistance	Gainesville	1	3					4
Rental Assistance	Alachua		1					1
Totals:		11	26	2			1	40

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Owner Occupied Home Repair	Unincorporated			4	4
Owner Occupied Home Repair	Waldo			1	1
Rental Development	Gainesville			2	2
Owner Occupied Home Repair	Archer			1	1
Owner Occupied Home Repair	Hawthorne			1	1
Owner Occupied Home Repair	Alachua			1	1
DP Assistance w / Rehab	Unincorporated				0
Rental Assistance	Unincorporated		3		3
Rental Assistance	Gainesville		1	1	2
Rental Assistance	Alachua				0
Totals:			4	11	15

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

na

Other Accomplishments

na

Availability for Public Inspection and Comments

The Annual Report was posted in the CSS building, Alachua County Website and on Facebook.

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
DP Assistance w/Rehab	\$10,833.33
Owner Occupied Home Repair	\$15,807.04
Rental Assistance	\$5,376.65
Rental Development	\$50,000.00

Expended Funds

Total Unit Count: **40** Total Expended Amount: **\$579,853.48**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner Occupied Home Repair	Audrey Conrad	20014 SE 219th Ave	Island Grove	32654	\$17,060.00	
Owner Occupied Home Repair	Deborah Hartman	14718 NE 147th Ave	Waldo	32694	\$19,089.00	
Owner Occupied Home Repair	Mary Aiken	13973 NE 150th Ave	Waldo	32694	\$19,990.00	
Rental Development	Clara Reaves	1645 SE 4 Ave	Gainesville	32641	\$50,000.00	
Rental Development	Lesha Hodges	1653 SE 4 Ave	Gainesville	32641	\$50,000.00	
Owner Occupied Home Repair	Avon Witherspoon	16887 SW 143 Ave	Archer	32618	\$10,930.00	
Owner Occupied Home Repair	Yamira Recci	8121 SW 13 Rd	Gainesville	32607	\$9,805.00	
Owner Occupied Home Repair	Kathleen Morabito	23029 SE 60 Ln	Hawthorne	32640	\$4,994.40	
Owner Occupied Home Repair	Tammy Allen	12008 NW 148 PI	Alachua	32615	\$18,094.60	
DP Assistance w/Rehab	Alena Baxter	15890 SW CR 346	Archer	32618	\$5,000.00	

DP Assistance w/Rehab	Shariea Wims	3306 SE 23 Ave	Gainesville	32641	\$15,000.00	
Owner Occupied Home Repair	Bryan Hunt	6500 SW 78 St	Gainesville	32608	\$15,514.02	
Owner Occupied Home Repair	Providencia Hansens	17930 NE 143 Terr	Waldo	32694	\$19,189.00	
DP Assistance w/Rehab	Shaquana Whitley	3515 SE 22 Pl	Gainesville	32641	\$10,000.00	
DP Assistance w/Rehab	Angela Artis	3505 SE 22 Ln	Gainesville	32641	\$15,000.00	
DP Assistance w/Rehab	Rakesha Calhoun	3514 SE 22 Pl	Gainesville	32641	\$15,000.00	
Owner Occupied Home Repair	Edna Michael	605 SW 75 st #101	Gainesville	32607	\$17,524.80	
DP Assistance w/Rehab	Irish Bryant	3411 SE 19 Ave	Gainesville	32641	\$5,000.00	
Owner Occupied Home Repair	Alice Debose	3015 SE CR 234	Gainesville	32641	\$20,000.00	
Owner Occupied Home Repair	Beatrice Shepard	7418 SE 226 Way	Hawthorne	32640	\$20,148.00	
Owner Occupied Home Repair	Shirley Buckner	30 SE 51 St	Gainesville	32641	\$12,699.00	
Owner Occupied Home Repair	Lisa Presley	32 NE 45 St	Gainesville	32641	\$17,548.00	
Owner Occupied Home Repair	Nancy Jones	4520 SE Hawthorne Rd	Gainesville	32641	\$19,937.00	
Owner Occupied Home Repair	Jasmine Kendall	3480 SE 19 Ave	Gainesville	32641	\$17,774.40	
Owner Occupied Home Repair	Edgar Caicedo	12012 NW 164 Terr	Alachua	32615	\$19,385.90	
Owner Occupied Home Repair	Elaine Miller	2200 SE 45 terr	Gainesville	32641	\$12,800.20	
Owner Occupied Home Repair	Sherri Peace	115 SE 49 Dr	Gainesville	32641	\$7,850.38	
Rental Development	Penny Brown	1629 SE 4 Ave	Gainesville	32641	\$50,000.00	
Rental Assistance	Mable Lawson	711 SW 67 Terr #D	Gainesville	32607	\$4,226.77	
Rental Assistance	Prentiss Nelson	2311 NE 55 Blvd	Gainesville	32641	\$6,980.00	
Rental Assistance	Deneshia Davis	3944 SW 17 Lane #F	Gainesville	32609	\$2,496.00	
Rental Assistance	Terease Lee	822 NW 39 Ave #2	Gainesville	32609	\$5,421.00	
Rental Assistance	Michelle Neverson	250 SW 145 Dr Unit 22	Newberry	32669	\$3,929.17	
Rental Assistance	Terri Robinson	7809 White Oak Rd	Alachua	32615	\$10,000.00	
Rental Assistance	Sebrenah Phillips	210 SE 45 St	Gainesville	32641	\$6,873.88	
Rental Assistance	Kimberly Monroe	1121 NE 22 Ct	Gainesville	32641	\$7,877.10	
Rental Assistance	Jamika Young	25343 NW 6 Ave	Newberry	32669	\$3,944.37	

Rental Assistance	Ranika Tindall	3521 SE 22 Ln	Gainesville	32641	\$1,618.74	
Rental Assistance	Cynthia Anderson-Bristol	2008 SE 49 Dr	Gainesville	32641	\$10,000.00	
Rental Assistance	Hollie Johnson	8401 NW 13 St #23	Gainesville	32653	\$1,152.75	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Alachua County	Government	Housing and Rental Program	All Administrative Function	\$52,473.82

Program Income

Program Income Funds	
Loan Repayment:	\$376,300.00
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$51,294.07
Total:	\$427,594.07

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	92
Approved	22
Denied	52

Explanation of Recaptured funds

Description	Amount
NA	\$.00
Total:	\$.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 Corp	1653 SE 4 Ave	Gainesville	32641	\$50,000.00	1	

The Trio at Lincoln Heights	Gainesville Housing Development & Management Corp	1645 S 4 Ave	Gainesville	32641	\$100,000.00	2	
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Single Family Area Purchase Price

The average area purchase price of single family units:

243,945.00

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
1	DP Assistance w/Rehab	\$20,000.00	2		
3	Owner Occupied Home Repair	\$134,473.90	8		
21	Rental Development	\$100,000.00	2		
26	Rental Assistance	\$5,421.00	1		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Home Repair	Person with Disabling Condition (not DD)	\$86,894.50	5		
(21) Rental Development	Receiving Supplemental Security Income	\$50,000.00	1		
(3) Owner Occupied Home Repair	Survivor of Domestic Violence	\$27,579.40	2		
(1) DP Assistance w/Rehab	Developmental Disabilities	\$20,000.00	2		
(3) Owner Occupied Home Repair	Receiving Supplemental Security Income	\$20,000.00	1		
(21) Rental Development	Person with Disabling Condition (not DD)	\$50,000.00	1		
(26) Rental Assistance	Receiving Supplemental Security Income	\$5,421.00	1		

Provide a description of efforts to reduce homelessness:

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

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$267,398.00	
Program Income	\$137,914.73	
Program Funds Expended	\$40,000.00	
Program Funds Encumbered	\$201,000.00	
Total Administration Funds Expended	\$0.00	
Total Administration Funds Encumbered	\$26,739.80	
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	\$241,000.00	90.13%
75% Construction / Rehabilitation	\$221,000.00	82.65%
30% Very & Extremely Low Income Requirement	\$241,000.00	59.46%
30% Low Income Requirement		0.00%
20% Special Needs Requirement	\$196,000.00	48.36%
Carry Forward to Next Year		

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

LG Submitted Comments: