

Title: SHIP Annual Report
Seminole County FY 2020/2021 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

| Code | Strategy | Expended Amount | Units | Encumbered Amount | Units | Unencumbered Amount | Units |
|------|---------------------|-----------------|-------|-------------------|-------|---------------------|-------|
| 1 | Purchase Assistance | \$495,000.00 | 11 | | | | |
| 4 | REHAB / RECONSTRUCT | \$194,970.45 | 1 | | | | |
| 6 | MINOR HOME REPAIR | \$32,584.45 | 2 | | | | |

Homeownership Totals: \$722,554.90 14

Rentals

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

Subtotals: \$722,554.90 14

Additional Use of Funds

| Use | Expended |
|---------------------------|-------------|
| Administrative | \$.00 |
| Homeownership Counseling | \$.00 |
| Admin From Program Income | \$33,894.93 |
| Admin From Disaster Funds | \$.00 |

Totals: \$756,449.83 14 \$.00 \$.00

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

| Source of Funds | Amount |
|------------------------------------|---------------------|
| State Annual Distribution | \$.00 |
| Program Income (Interest) | \$7,738.89 |
| Program Income (Payments) | \$748,710.94 |
| Recaptured Funds | \$.00 |
| Disaster Funds | |
| Other Funds | |
| Carryover funds from previous year | \$.00 |
| Total: | \$756,449.83 |

*** Carry Forward to Next Year: \$.00**

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 | 401 | 430 | 549 | 719 | 889 |
| VLI | 668 | 716 | 858 | 992 | 1,107 |
| LOW | 1,068 | 1,145 | 1,373 | 1,587 | 1,771 |
| MOD | 1,605 | 1,719 | 2,061 | 2,382 | 2,658 |
| Up to 140% | 1,872 | 2,005 | 2,404 | 2,779 | 3,101 |

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 | \$722,554.90 | 100.00% |
| Public Moneys Expended | \$0.00 | .00% |
| Private Funds Expended | \$0.00 | .00% |
| Owner Contribution | \$0.00 | .00% |
| Total Value of All Units | \$722,554.90 | 100.00% |

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

| Compliance Category | SHIP Funds | Trust Funds | % of Trust Fund | FL Statute Minimum % |
|-------------------------------|--------------|-------------|-----------------|----------------------|
| Homeownership | \$722,554.90 | \$0.00 | #Error | 65% |
| Construction / Rehabilitation | \$722,554.90 | \$0.00 | #Error | 75% |

Program Compliance - Income Set-Asides

| Income Category | SHIP Funds | Total Available Funds % * |
|-----------------|---------------------|---------------------------|
| Extremely Low | \$194,970.45 | 25.77% |
| Very Low | \$142,584.45 | 18.85% |
| Low | \$360,000.00 | 47.59% |
| Moderate | \$25,000.00 | 3.30% |
| Over 120%-140% | \$0.00 | .00% |
| Totals: | \$722,554.90 | 95.52% |

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 | \$194,970.45 | 1 | | 0 | \$194,970.45 | 1 |
| Very Low | \$110,000.00 | 2 | \$32,584.45 | 2 | \$142,584.45 | 4 |
| Low | \$360,000.00 | 8 | | 0 | \$360,000.00 | 8 |
| Moderate | \$25,000.00 | 1 | | 0 | \$25,000.00 | 1 |
| Over 120%-140% | | 0 | | 0 | \$.00 | 0 |
| Totals: | \$689,970.45 | 12 | \$32,584.45 | 2 | \$722,554.90 | 14 |

Form 3

Number of Households/Units Produced

| Strategy | List Unincorporated and Each Municipality | ELI | VLI | Low | Mod | Over 140% | Total |
|---------------------|---|----------|----------|----------|----------|-----------|-----------|
| REHAB / RECONSTRUCT | SANFORD | 1 | | | | | 1 |
| MINOR HOME REPAIR | SANFORD | | 1 | | | | 1 |
| MINOR HOME REPAIR | Unincorporated | | 1 | | | | 1 |
| Purchase Assistance | Sanford | | 1 | 5 | 1 | | 7 |
| Purchase Assistance | Unincorporated | | 1 | 3 | | | 4 |
| Totals: | | 1 | 4 | 8 | 1 | | 14 |

Characteristics/Age (Head of Household)

| Description | List Unincorporated and Each Municipality | 0 - 25 | 26 - 40 | 41 - 61 | 62+ | Total |
|---------------------|---|----------|----------|----------|----------|-----------|
| REHAB / RECONSTRUCT | SANFORD | | | | 1 | 1 |
| MINOR HOME REPAIR | SANFORD | | | | 1 | 1 |
| MINOR HOME REPAIR | Unincorporated | | | 1 | | 1 |
| Purchase Assistance | Sanford | 1 | 4 | 2 | | 7 |
| Purchase Assistance | Unincorporated | | 1 | 2 | 1 | 4 |
| Totals: | | 1 | 5 | 5 | 3 | 14 |

Family Size

| Description | List Unincorporated and Each Municipality | 1 Person | 2- 4 People | 5 + People | Total |
|---------------------|---|----------|-------------|------------|-------|
| REHAB / RECONSTRUCT | SANFORD | 1 | | | 1 |
| MINOR HOME REPAIR | SANFORD | | | 1 | 1 |

| | | | | | |
|---------------------|----------------|----------|----------|----------|-----------|
| MINOR HOME REPAIR | Unincorporated | | 1 | | 1 |
| Purchase Assistance | Sanford | 1 | 6 | | 7 |
| Purchase Assistance | Unincorporated | 2 | 2 | | 4 |
| Totals: | | 4 | 9 | 1 | 14 |

Race (Head of Household)

| Description | List Unincorporated and Each Municipality | White | Black | Hispanic | Asian | Amer-Indian | Other | Total |
|---------------------|---|----------|----------|----------|-------|-------------|-------|-----------|
| REHAB / RECONSTRUCT | SANFORD | | 1 | | | | | 1 |
| MINOR HOME REPAIR | SANFORD | 1 | | | | | | 1 |
| MINOR HOME REPAIR | Unincorporated | 1 | | | | | | 1 |
| Purchase Assistance | Sanford | 1 | 5 | 1 | | | | 7 |
| Purchase Assistance | Unincorporated | 2 | | 2 | | | | 4 |
| Totals: | | 5 | 6 | 3 | | | | 14 |

Demographics (Any Member of Household)

| Description | List Unincorporated and Each Municipality | Farm Worker | Home-less | Elderly | Total |
|---------------------|---|-------------|-----------|----------|----------|
| REHAB / RECONSTRUCT | SANFORD | | | | 0 |
| MINOR HOME REPAIR | SANFORD | | | 1 | 1 |
| MINOR HOME REPAIR | Unincorporated | | | | 0 |
| Purchase Assistance | Sanford | | | | 0 |
| Purchase Assistance | Unincorporated | | | 1 | 1 |
| Totals: | | | | 2 | 2 |

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 |
|---------------------|--------------------------|----------------|---------------------------|
| MINOR HOME REPAIR | Military Veteran | 17,241.00 | 1 |
| MINOR HOME REPAIR | Nurse/Healthcare | 15,343.45 | 1 |
| Purchase Assistance | Educator/School Employee | 45,000.00 | 1 |

Form 4

Status of Incentive Strategies

| Incentive | Description (If Other) | Category | Status | Year Adopted (or N/A) |
|------------------------|------------------------|----------|----------------------|-----------------------|
| Expedited permitting | | Required | Implemented, in LHAP | 2022 |
| Ongoing review process | | Required | Implemented, in LHAP | 2022 |

Support Services

Future homeowners are required to attend first time homebuyer and maintaining a home classes prior to participating in the Purchase Assistance strategy. They are also educated on the SHIP program requirements and working with an approved lender. Homeowners who are being assisted with Minor Home Repair funds, receiving rehabilitation to their home or receiving a newly reconstructed home work with staff to learn about the SHIP program and sign an agreement with the program requirements documented. SHIP funds are used for supportive services to low-income households that meet the program guidelines for subsidized rental through the rapid rehousing program, and for security deposit and utility assistance.

Other Accomplishments

N/A

Availability for Public Inspection and Comments

The Annual Report was made available to the public for comment at no cost (hard copy or digital format). A display advertisement was published in the Orlando Sentinel on August 15, 2023. Comments were accepted until September 1, 2023. In addition, the SHIP APR will be presented to the Board of County Commissioners on September 12, 2023 at a public Commission meeting. The public will be given the opportunity to comment on the agenda items. Any comments received will be forwarded to the Florida Housing Finance Corporation.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **0**

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: **0.00**

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 |
|---------------------|--------------|
| MINOR HOME REPAIR | \$16,292.23 |
| Purchase Assistance | \$45,000.00 |
| REHAB/RECONSTRUCT | \$194,970.45 |

Expended Funds

Total Unit Count: 14

Total Expended Amount: \$722,554.90

| Strategy | Full Name | Address | City | Zip Code | Expended Funds | FY if Unit Already Counted |
|---------------------|--------------------------|-----------------------|----------|----------|----------------|----------------------------|
| REHAB/RECONSTRUCT | BRENDA MAYES | 1402 W 12TH STREET | SANFORD | 32771 | \$194,970.45 | |
| MINOR HOME REPAIR | ALICIA FERBER | 154 WHEATFIELD CIRCLE | SANFORD | 32771 | \$17,241.00 | |
| MINOR HOME REPAIR | EVGUENI LATCHKOV | 144 EASTERN FORK | LONGWOOD | 32750 | \$15,343.45 | |
| Purchase Assistance | Isela Acosta-Diaz | 207 Colonial Way | Sanford | 32771 | \$45,000.00 | |
| Purchase Assistance | Tiara Clark | 1620 W 15th St | Sanford | 32771 | \$25,000.00 | |
| Purchase Assistance | Latarshia Dixon | 1604 W 15th St | Sanford | 32771 | \$55,000.00 | |
| Purchase Assistance | Jessica Garcia | 1577 Dixie Way | Sanford | 32771 | \$45,000.00 | |
| Purchase Assistance | Mary Hawkins | 1727 Tangerine Ave | Sanford | 32771 | \$45,000.00 | |
| Purchase Assistance | Ebony Luckett | 1630 W 15th St | Sanford | 32771 | \$45,000.00 | |
| Purchase Assistance | Carietha & Eugene Nathan | 1721 Tangerine Ave | Sanford | 32771 | \$45,000.00 | |
| Purchase Assistance | Deborah Spoto | 1581 Dixie Way | Sanford | 32771 | \$45,000.00 | |
| Purchase Assistance | Yuriy/Elena Babenko | 2846 Candela Ct | Apopka | 32703 | \$45,000.00 | |
| Purchase Assistance | Ebony Payton | 1510 W 15th St | Sanford | 32771 | \$45,000.00 | |
| Purchase Assistance | Michael Diaz | 1585 Dixie Way | Sanford | 32771 | \$55,000.00 | |

Administration by Entity

| Name | Business Type | Strategy Covered | Responsibility | Amount |
|---|---------------|------------------|----------------|-------------|
| Seminole County Board of County Commissioners | Government | Administration | Administration | \$33,894.93 |

Program Income

| Program Income Funds | |
|----------------------|---------------------|
| Loan Repayment: | \$29,561.33 |
| Refinance: | |
| Foreclosure: | |
| Sale of Property: | \$719,149.61 |
| Interest Earned: | \$7,738.89 |
| Total: | \$756,449.83 |

Number of Affordable Housing Applications

| Number of Affordable Housing Applications | |
|---|----|
| Submitted | 0 |
| Approved | 3 |
| Denied | 10 |

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 |
|-----------------------------|-------------------------------|-------------------|--------------------|----------|--------------|------------|-------------------------|
| MONROE PLACE APARTMENTS | MONROE PLACE, LLC | 2306 W 1ST STREET | SANFORD | 32771 | \$494,644.00 | 80 | |
| BANYAN EAST TOWN APARTMENTS | BANYAN DEVELOPMENT GROUP, LLC | MERRIT STREET | ALTAMONT E SPRINGS | | \$494,644.00 | 80 | |

Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

| Code(s) | Strategies | Expended Amount | Units | Encumbered Amount | Units |
|---------|-------------------|-----------------|-------|-------------------|-------|
| 4 | REHAB/RECONSTRUCT | \$194,970.45 | 1 | | |
| 6 | MINOR HOME REPAIR | \$17,241.00 | 1 | | |

Special Needs Category Breakdown by Strategy

| Strategies | Special Needs Category | Expended Amount | Units | Encumbered Amount | Units |
|-----------------------|--|-----------------|-------|-------------------|-------|
| (4) REHAB/RECONSTRUCT | Receiving Social Security Disability Insurance | \$194,970.45 | 1 | | |
| (6) MINOR HOME REPAIR | Receiving Social Security Disability Insurance | \$17,241.00 | 1 | | |

Provide a description of efforts to reduce homelessness:

On May 24, 2022, LHAP Resolution 202-R-70 was approved and adopted for the approval of the FY2022 - 2024 LHAP. It included a Strategy that allowed County staff to administer SHIP funds for homeless prevention rental assistance strategy, security/utility deposit assistance plus first month contract rent, and rapid re-housing. These activities are on-going to assist in reducing homelessness or households at risk of homelessness. SHIP funds are also leveraged with federal funds from HUD to provide required match for the Emergency Solutions Grant (ESG) funds.

Interim Year Data

Interim Year Data

| Interim Year 1 | | |
|---|----------------|--------|
| State Annual Distribution | \$3,268,839.00 | |
| Program Income | \$588,926.47 | |
| Program Funds Expended | \$430,011.00 | |
| Program Funds Encumbered | \$2,515,000.00 | |
| Total Administration Funds Expended | \$78,001.00 | |
| Total Administration Funds Encumbered | \$248,882.90 | |
| Homeownership Counseling | \$0.00 | |
| Disaster Funds | | |
| 65% Homeownership Requirement | \$2,912,238.00 | 89.09% |
| 75% Construction / Rehabilitation | \$2,912,238.00 | 89.09% |
| 30% Very & Extremely Low Income Requirement | \$1,791,811.00 | 46.45% |
| 30% Low Income Requirement | \$917,600.00 | 23.79% |
| 20% Special Needs Requirement | \$1,852,688.00 | 56.68% |
| Carry Forward to Next Year | | |

LG Submitted Comments: