

Title: SHIP Annual Report

Gulf County FY 2017/2018 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	\$24,000.00	2				
3	Rehabilitation	\$240,000.00	6				
3	Community Based Rehabilitation	\$7,500.00	1				

Homeownership Totals: \$271,500.00 9

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
21	Rental Construction	\$87,500.00	3				

Rental Totals: \$87,500.00 3

Subtotals: \$359,000.00 12

Additional Use of Funds

Use	Expended
Administrative	\$12,441.26
Homeownership Counseling	
Admin From Program Income	
Admin From Disaster Funds	

Totals: \$371,441.26 12 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$350,000.00
Program Income (Interest)	\$374.59
Program Income (Payments)	\$21,822.96
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$47,842.03
Total:	\$324,355.52

*** Carry Forward to Next Year: -\$47,085.74**

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	303	357	519	669	763
VLI	461	493	592	684	763
LOW	737	790	947	1,095	1,221
MOD	1,107	1,185	1,422	1,642	1,833
Up to 140%	1,291	1,382	1,659	1,916	2,138

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	\$359,000.00	77.20%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$106,000.00	22.80%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$465,000.00	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$271,500.00	\$302,157.97	89.85%	65%
Construction / Rehabilitation	\$359,000.00	\$302,157.97	118.81%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$58,333.00	17.98%
Very Low	\$149,167.00	45.99%
Low	\$141,500.00	43.62%
Moderate	\$10,000.00	3.08%
Over 120%-140%		.00%
Totals:	\$359,000.00	110.68%

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	\$58,333.00	2		0	\$58,333.00	2
Very Low	\$149,167.00	4		0	\$149,167.00	4
Low	\$141,500.00	5		0	\$141,500.00	5
Moderate	\$10,000.00	1		0	\$10,000.00	1
Over 120%-140%		0		0	\$.00	0
Totals:	\$359,000.00	12	\$.00	0	\$359,000.00	12

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Rehabilitation	Port St Joe		3	3			6
Purchase Assistance	Unincorporated			1	1		2
Community Based Rehabilitation	Port St Joe			1			1
Rental Construction	Port St Joe	2	1				3
Totals:		2	4	5	1		12

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rehabilitation	Port St Joe			3	3	6
Purchase Assistance	Unincorporated	2				2
Community Based Rehabilitation	Port St Joe				1	1
Rental Construction	Port St Joe	1		2		3
Totals:		3		5	4	12

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Rehabilitation	Port St Joe	4	2		6
Purchase Assistance	Unincorporated		2		2
Community Based Rehabilitation	Port St Joe	1			1
Rental Construction	Port St Joe	2	1		3
Totals:		7	5		12

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Rehabilitation	Port St Joe		6					6
Purchase Assistance	Unincorporated	2						2
Community Based Rehabilitation	Port St Joe		1					1
Rental Construction	Port St Joe	1	2					3
Totals:		3	9					12

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Rehabilitation	Port St Joe			4	4
Purchase Assistance	Unincorporated				0
Community Based Rehabilitation	Port St Joe				0
Rental Construction	Port St Joe				0
Totals:				4	4

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
Purchase Assistance	First Responder	14,000.00	1

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Implemented, in LHAP	2018
Ongoing review process		Required	Implemented, in LHAP	2018

Support Services

N/A

Other Accomplishments

N/A

Availability for Public Inspection and Comments

Annual report is placed in the BOCC consent agenda for discussion at a regular or special meeting.
 Approval is voted on at that time. 8/27/2019

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **223**

Mortgage Foreclosures

A. Very low income households in foreclosure: **6**

B. Low income households in foreclosure: **3**

C. Moderate households in foreclosure: **6**

Foreclosed Loans Life-to-date: **15**

SHIP Program Foreclosure Percentage Rate Life to Date: **6.73**

Mortgage Defaults

A. Very low income households in default: **0**

B. Low income households in default: **0**

C. Moderate households in default: **1**

Defaulted Loans Life-to-date: **1**

SHIP Program Default Percentage Rate Life to Date: **0.45**

Strategies and Production Costs

Strategy	Average Cost
Community Based Rehabilitation	\$7,500.00
Purchase Assistance	\$12,000.00
Rehabilitation	\$40,000.00
Rental Construction	\$29,166.67

Expended Funds

Total Unit Count: **12**

Total Expended Amount: **\$359,000.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Rehabilitation	Charlie Dawson	149 Ave "C"	Port St Joe	32456	\$40,000.00	
Rehabilitation	Verlene Franklin	311 Ave "A"	Port St Joe	32456	\$40,000.00	
Rehabilitation	Helen Hamilton	113 Apollo St	Port St Joe	32456	\$40,000.00	
Rehabilitation	Early Lewis	155 Robbins Ave	Port St Joe	32456	\$40,000.00	
Purchase Assistance	Janel A Lyle	227 Whiting St	Port St Joe	32456	\$10,000.00	

Community Based Rehabilitation	Voncile Nickson	232 Ave "F"	Port St Joe	32456	\$7,500.00	
Rehabilitation	Mary A Williams	260 Ave "F"	Port St Joe	32456	\$40,000.00	
Rehabilitation	Mary D Williams	220 Ave "B"	Port St Joe	32456	\$40,000.00	
Rental Construction	Gloria J Bryant	Gateway Appt 200-106	Port St Joe	32456	\$29,167.00	
Rental Construction	Cynthia Leffler	Gateway Appt 100-306	Port St Joe	32456	\$29,167.00	
Rental Construction	Maliyah McNair	Gateway Appt 200-306	Port St Joe	32456	\$29,166.00	
Purchase Assistance	Sylvia Sheline	984 Calf Barn Rd	Wewahitchka	32465	\$14,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Gulf County SHIP	Local Government	Administration expenses	Administration	\$12,441.26

Program Income

Program Income Funds	
Loan Repayment:	\$21,822.96
Refinance:	\$0.00
Foreclosure:	\$0.00
Sale of Property:	\$0.00
Interest Earned:	\$374.59
Total:	\$22,197.55

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	12
Approved	12
Denied	0

Explanation of Recaptured funds

Description	Amount

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Total: \$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: 187,000.00

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
3	Rehabilitation	\$160,000.00	4		
3	Community Based Rehabilitation	\$7,500.00	1		
21	Rental Construction	\$58,334.00	2		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Rehabilitation	Developmental Disabilities	\$40,000.00	1		
(3) Rehabilitation	Person with Disabling Condition (not DD)	\$40,000.00	1		
(3) Rehabilitation	Receiving Social Security Disability Insurance	\$80,000.00	2		
(3) Community Based Rehabilitation	Person with Disabling Condition (not DD)	\$7,500.00	1		
(21) Rental Construction	Receiving Social Security Disability Insurance	\$58,334.00	2		

Provide a description of efforts to reduce homelessness:

We check with the community and local law enforcement. Homeless are given the highest priority.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$350,000.00	
Program Income	\$17,673.07	
Program Funds Expended	\$773,967.67	
Program Funds Encumbered	\$162,663.03	
Total Administration Funds Expended	\$111,875.90	
Total Administration Funds Encumbered		
Homeownership Counseling	\$0.00	
Disaster Funds	\$764,875.00	
65% Homeownership Requirement	\$936,630.70	84.01%
75% Construction / Rehabilitation	\$883,967.67	79.29%
30% Very & Extremely Low Income Requirement	\$566,639.66	50.03%
30% Low Income Requirement	\$369,991.04	32.67%
20% Special Needs Requirement	\$415,004.20	36.64%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$350,000.00
Program Funds Expended	\$30,000.00
Program Funds Encumbered	\$10,000.00

LG Submitted Comments:

Gulf County has been in communication with Florida Housing about the large negative carry-forward balance originally reported in SFY1617. We believe this to be the result of a clerical error in the historical reporting and isolated to the SHIP Annual Report Document. Based on our research of general ledger activity and cash account reconciliations to-date, we continue to have a positive carry-forward balance. We have reconciled and verified the activities included on the annual reports back to SFY1314.

As of 8/25/20, we have calculated a positive variance that we believe will remain constant and correct our negative carry forward. We are requesting that no adjustment be made to our reporting for SFY1718 and allow us time to verify this reporting variance remains unchanged with next year's annual report reconciliation. If our theory and reconciliation remains unchanged, we would be prepared to correct the annual report, with the help of Florida Housing, for the historical reporting variance.