

# Title: SHIP Annual Report

Report Status: Approved

Putnam County FY 2018/2019 Closeout

Form 1

## SHIP Distribution Summary

### Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Rehabilitation	\$506,730.00	13				
6	Emergency Repair	\$2,911.00	1				

**Homeownership Totals: \$509,641.00 14**

### Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
<b>Rental Totals:</b>							

**Rental Totals:**

**Subtotals: \$509,641.00 14**

## Additional Use of Funds

Use	Expended
Administrative	\$35,000.00
Homeownership Counseling	
Admin From Program Income	\$10,149.92
Admin From Disaster Funds	

**Totals: \$554,790.92 14 \$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)	\$34,916.27
Program Income (Payments)	\$168,092.64
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$2,041.54
<b>Total:</b>	<b>\$555,050.45</b>

**\* Carry Forward to Next Year: \$259.53**

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	312	367	533	671	750
VLI	452	485	582	672	750
LOW	723	775	931	1,075	1,200
MOD	1,086	1,164	1,398	1,614	1,800
Up to 140%	1,267	1,358	1,631	1,883	2,100

**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	\$509,641.00	88.74%
Public Moneys Expended	\$64,638.00	11.26%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$574,279.00	100.00%

**SHIP Program Compliance Summary - Home Ownership/Construction/Rehab**

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$509,641.00	\$352,041.54	144.77%	65%
Construction / Rehabilitation	\$509,641.00	\$352,041.54	144.77%	75%

**Program Compliance - Income Set-Asides**

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$156,313.00	28.16%
Very Low	\$118,283.00	21.31%
Low	\$115,501.00	20.81%
Moderate	\$119,544.00	21.54%
Over 120%-140%	\$ .00	.00%
<b>Totals:</b>	\$509,641.00	91.82%

**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	\$156,313.00	4		0	\$156,313.00	4
Very Low	\$118,283.00	4		0	\$118,283.00	4
Low	\$115,501.00	3		0	\$115,501.00	3
Moderate	\$119,544.00	3		0	\$119,544.00	3
Over 120%-140%		0		0	\$ .00	0
<b>Totals:</b>	<b>\$509,641.00</b>	<b>14</b>	<b>\$ .00</b>	<b>0</b>	<b>\$509,641.00</b>	<b>14</b>

### Form 3

#### Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Rehabilitation	Unincorporated		1	1	1		3
Rehabilitation	Interlachen	1					1
Rehabilitation	Palatka	2	2	1			5
Emergency Repair	Palatka		1				1
Rehabilitation	Hawethorne	1					1
Rehabilitation	East Palatka			1	1		2
Rehabilitation	Crescent City				1		1
<b>Totals:</b>		<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>		<b>14</b>

#### Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rehabilitation	Unincorporated			2	1	3
Rehabilitation	Interlachen				1	1
Rehabilitation	Palatka			1	4	5
Emergency Repair	Palatka			1		1
Rehabilitation	Hawethorne				1	1
Rehabilitation	East Palatka			1	1	2
Rehabilitation	Crescent City			1		1
<b>Totals:</b>				<b>6</b>	<b>8</b>	<b>14</b>

#### Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Rehabilitation	Unincorporated		2	1	3
Rehabilitation	Interlachen	1			1

Rehabilitation	Palatka	4	1		5
Emergency Repair	Palatka	1			1
Rehabilitation	Hawethorne	1			1
Rehabilitation	East Palatka		1	1	2
Rehabilitation	Crescent City		1		1
<b>Totals:</b>		<b>7</b>	<b>5</b>	<b>2</b>	<b>14</b>

### Race (Head of Household)

Description	List Unincorporated and Each Municipality							Total
		White	Black	Hispanic	Asian	Amer-Indian	Other	
Rehabilitation	Unincorporated	1	2					3
Rehabilitation	Interlachen		1					1
Rehabilitation	Palatka		5					5
Emergency Repair	Palatka	1						1
Rehabilitation	Hawethorne	1						1
Rehabilitation	East Palatka		2					2
Rehabilitation	Crescent City		1					1
<b>Totals:</b>		<b>3</b>	<b>11</b>					<b>14</b>

### Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality				Total
		Farm Worker	Homeless	Elderly	
Rehabilitation	Unincorporated			1	1
Rehabilitation	Interlachen			1	1
Rehabilitation	Palatka			4	4
Emergency Repair	Palatka				0
Rehabilitation	Hawethorne			1	1
Rehabilitation	East Palatka			1	1
Rehabilitation	Crescent City				0
<b>Totals:</b>				<b>8</b>	<b>8</b>

### 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	Affordable Housing Projects are expedited in accordance with local permitting regulations.	Required	Adopted	1992
Ongoing review process		Required	Adopted	1992
Other	A Housing Element is now part of the Comprehensive Plan and includes outlining the goals, objectives, and policies that supports affordable housing programs. Part C1.2.1 of the Housing Element mandates that SHIP is used to rehabilitate substandard housing and blighted neighborhoods.	AHAC Review	Adopted	2018
Support of development near transportation/employment hubs	The Putnam County Comprehensive Plan encourages mixed-use development near transportation and employment centers through a Planned Unit Development process	AHAC Review	Adopted	2018

### Support Services

N/A

### Other Accomplishments

Putnam County was awarded and successfully closed last year a \$750,000.00 in Community Development Block Grant Program grant. These funds were being used to assist low to moderate income families with Rehabilitation and Demo/Replacement of owner occupied single family homes. SHIP funds was being leveraged with this grant.

### Availability for Public Inspection and Comments

The public was made aware of the Annual Reports by means of an advertisement published in the \_\_\_\_\_ published on \_\_\_\_\_. Additionally, the reports were placed on the County's website for public inspection. The reports were also available for viewing at \_\_\_\_\_. Finally, the public was afforded the opportunity to comment on the Annual Reports during the County Commissioners meeting on \_\_\_\_\_.

### Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **306**

#### Mortgage Foreclosures

- A. Very low income households in foreclosure: **4**
- B. Low income households in foreclosure: **4**
- C. Moderate households in foreclosure: **3**

Foreclosed Loans Life-to-date: **11**  
 SHIP Program Foreclosure Percentage Rate Life to Date: **3.59**

**Mortgage Defaults**

A. Very low income households in default: **4**  
 B. Low income households in default: **3**  
 C. Moderate households in default: **3**  
 Defaulted Loans Life-to-date: **10**  
 SHIP Program Default Percentage Rate Life to Date: **3.27**

**Strategies and Production Costs**

Strategy	Average Cost
Emergency Repair	\$2,911.00
Rehabilitation	\$38,979.23

**Expended Funds**

Total Unit Count: **14**      Total Expended Amount: **\$509,641.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Rehabilitation	Al & Carmen Thompson	100 Marina Road	Satsuma	32189	\$39,871.00	
Rehabilitation	Dorothy Moody	604 East Washington Street	Interlachen	32148	\$37,061.00	
Rehabilitation	Verna & Eugene Betts	619 Bronson Street	Palatka	32177	\$40,000.00	
Rehabilitation	Richard Gunter	103 West Ohio Street	Florahome	32140	\$39,416.00	
Emergency Repair	Michelle Hatten	1813 Locust Avenue	Palatka	32177	\$2,911.00	
Rehabilitation	Deborah Stanley	114 Johntry Trail	Hawethorne	32640	\$39,871.00	
Rehabilitation	Ethel Lewis	189 Putnam County Boulevard	East Palatka	32131	\$36,085.00	
Rehabilitation	Gary McGriff	500 Magnolia Street	Palatka	32177	\$30,000.00	
Rehabilitation	Patricia Purdy	110 Oakland Avenue North	San Mateo	32187	\$40,000.00	
Rehabilitation	Virginia Walker	1004 Fullwood Ave	Crescent City	32112	\$39,867.00	
Rehabilitation	Juanita Davis	2805 St. John's Avenue	Palatka	32177	\$39,851.00	
Rehabilitation	Catherine Smith	429 Putnam County Blvd	East Palatka	32131	\$39,806.00	
Rehabilitation	Arzita Eubanks	1701 Eagle Street	Palatka	32177	\$35,521.00	

Rehabilitation	Yvonne Williams	317 Oliver Street	Palatka	32177	\$49,381.00	
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**Administration by Entity**

Name	Business Type	Strategy Covered	Responsibility	Amount
Putnam County BOCC	Local Government	All	All	\$9,764.99
Guardian CRM, Inc		All	All	\$35,384.93

**Program Income**

Program Income Funds	
Loan Repayment:	\$30,806.47
Refinance:	\$26,000.00
Foreclosure:	
Sale of Property:	\$111,286.17
Interest Earned:	\$34,916.27
<b>Total:</b>	<b>\$203,008.91</b>

**Number of Affordable Housing Applications**

Number of Affordable Housing Applications	
Submitted	54
Approved	17
Denied	35

**Explanation of Recaptured funds**

Description	Amount
<b>Total:</b>	<b>\$0.00</b>

**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:

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	\$260,893.00	7		
6	Emergency Repair	\$2,911.00	1		

**Special Needs Category Breakdown by Strategy**

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Rehabilitation	Receiving Social Security Disability Insurance	\$145,521.00	4		
(3) Rehabilitation	Person with Disabling Condition (not DD)	\$115,372.00	3		
(6) Emergency Repair	Receiving Social Security Disability Insurance	\$2,911.00	1		

**Provide a description of efforts to reduce homelessness:**

Putnam County is starting to research on how to assist its local Continuum of Care (United Way of North Central Florida) and get them involved with their AHAC.

**Interim Year Data**

**Interim Year Data**

<b>Interim Year 1</b>		
State Annual Distribution	\$350,000.00	
Program Income	\$46,622.88	
Program Funds Expended	\$49,851.00	
Program Funds Encumbered	\$345,316.00	
Total Administration Funds Expended		
Total Administration Funds Encumbered		
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	\$395,167.00	112.90%
75% Construction / Rehabilitation	\$395,167.00	112.90%
30% Very & Extremely Low Income Requirement	\$205,445.00	51.80%
30% Low Income Requirement	\$139,871.00	35.27%
20% Special Needs Requirement	\$105,296.00	30.08%
<b>Carry Forward to Next Year</b>		

**LG Submitted Comments:**