

Title: SHIP Annual Report

Report Status: Approved

Putnam County FY 2019/2020 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Rehabilitation	\$345,167.00	8				

Homeownership Totals: \$345,167.00 8

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
------	----------	-----------------	-------	-------------------	-------	---------------------	-------

Rental Totals:

Subtotals: \$345,167.00 8

Additional Use of Funds

Use	Expended
Administrative	\$35,000.00
Homeownership Counseling	
Admin From Program Income	\$1,838.89
Admin From Disaster Funds	

Totals: \$382,005.89 8 \$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)	\$22,623.85
Program Income (Payments)	\$14,154.03
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$259.53
Total:	\$387,037.41

* Carry Forward to Next Year: \$5,031.52

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	319	375	543	684	766
VLI	462	495	595	686	766
LOW	740	792	951	1,098	1,226
MOD	1,110	1,189	1,428	1,648	1,839
Up to 140%	1,295	1,387	1,666	1,923	2,145

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	\$345,167.00	100.00%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$345,167.00	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$345,167.00	\$350,259.53	98.55%	65%
Construction / Rehabilitation	\$345,167.00	\$350,259.53	98.55%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$5,445.00	1.41%
Very Low	\$150,000.00	38.76%
Low	\$139,871.00	36.14%
Moderate	\$49,851.00	12.88%
Over 120%-140%	\$.00	.00%
Totals:	\$345,167.00	89.18%

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	\$5,445.00	1		0	\$5,445.00	1
Very Low	\$150,000.00	3		0	\$150,000.00	3
Low	\$139,871.00	3		0	\$139,871.00	3
Moderate	\$49,851.00	1		0	\$49,851.00	1
Over 120%-140%		0		0	\$.00	0
Totals:	\$345,167.00	8	\$.00	0	\$345,167.00	8

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Rehabilitation	Palatka		3	2	1		6
Rehabilitation	Unincorporated	1		1			2
Totals:		1	3	3	1		8

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rehabilitation	Palatka		1	5		6
Rehabilitation	Unincorporated			2		2
Totals:			1	7		8

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Rehabilitation	Palatka	4	1	1	6
Rehabilitation	Unincorporated	2			2
Totals:		6	1	1	8

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
Rehabilitation	Palatka	2	4					6
Rehabilitation	Unincorporated	1	1					2
Totals:		3	5					8

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Rehabilitation	Palatka				0
Rehabilitation	Unincorporated				0

Totals: 0

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
Rehabilitation	Service Industry	50,000.00	1
Rehabilitation	Educator/School Employee	100,000.00	2
Rehabilitation	Military Veteran	49,851.00	1

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	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: **4**

C. Moderate households in default: **3**

Defaulted Loans Life-to-date: **11**

SHIP Program Default Percentage Rate Life to Date: **3.59**

Strategies and Production Costs

Strategy	Average Cost
Rehabilitation	\$43,145.88

Expended Funds

Total Unit Count: **8** Total Expended Amount: **\$345,167.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Rehabilitation	Karen Vines	203 East Hicks Street	Palatka	32177	\$50,000.00	
Rehabilitation	Dianna Reynolds	668 West Penial Road	Palatka	32177	\$39,871.00	
Rehabilitation	Zola Perry	118 Thistle Trail	Hawethorne	32640	\$50,000.00	

Rehabilitation	Cerafina Williams	601 N. 8th Street	Palatka	32177	\$50,000.00	
Rehabilitation	Dolly Horlacher	418 N. SR 21	Hawthorne	32640	\$5,445.00	
Rehabilitation	Barbara Shaffer	802 Moseley Avenue	Palatka	32177	\$50,000.00	
Rehabilitation	Frankya Clark	215 Dogwood Lane	Palatka	32177	\$50,000.00	
Rehabilitation	Jeffrey McGriff	1717 Bronson Street	Palatka	32177	\$49,851.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Guardian CRM, Inc.	Consultant	All	All	\$28,348.03
Putnam County	Local Government	All	All	\$8,490.86

Program Income

Program Income Funds	
Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	\$14,154.03
Interest Earned:	\$22,623.85
Total:	\$36,777.88

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	19
Approved	8
Denied	9

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

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	\$105,296.00	3		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Rehabilitation	Person with Disabling Condition (not DD)	\$55,445.00	2		
(3) Rehabilitation	Receiving Veterans Disability Benefits	\$49,851.00	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

Interim Year 1		
State Annual Distribution		
Program Income	\$72,287.49	
Program Funds Expended		
Program Funds Encumbered	\$74,300.00	
Total Administration Funds Expended		
Total Administration Funds Encumbered		
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	\$74,300.00	N/A
75% Construction / Rehabilitation	\$74,300.00	N/A
30% Very & Extremely Low Income Requirement	\$50,000.00	69.17%
30% Low Income Requirement	\$24,300.00	33.62%
20% Special Needs Requirement	\$20,000.00	N/A
Carry Forward to Next Year		

LG Submitted Comments: