

# Title: SHIP Annual Report

Report Status: Approved

Putnam County FY 2020/2021 Closeout

Form 1

## SHIP Distribution Summary

### Homeownership

| Code | Strategy         | Expended Amount | Units | Encumbered Amount | Units | Unencumbered Amount | Units |
|------|------------------|-----------------|-------|-------------------|-------|---------------------|-------|
| 3    | Rehabilitation   | \$50,000.00     | 1     |                   |       |                     |       |
| 6    | Emergency Repair | \$20,651.00     | 2     |                   |       |                     |       |

Homeownership Totals: \$70,651.00 3

### Rentals

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

Rental Totals:

Subtotals: \$70,651.00 3

## Additional Use of Funds

| Use                       | Expended   |
|---------------------------|------------|
| Administrative            | \$ .00     |
| Homeownership Counseling  |            |
| Admin From Program Income | \$3,614.37 |
| Admin From Disaster Funds |            |

Totals: \$74,265.37 3 \$ .00 \$ .00

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

| Source of Funds                    | Amount             |
|------------------------------------|--------------------|
| State Annual Distribution          | \$ .00             |
| Program Income (Interest)          | \$2,427.17         |
| Program Income (Payments)          | \$69,860.32        |
| Recaptured Funds                   | \$ .00             |
| Disaster Funds                     |                    |
| Other Funds                        |                    |
| Carryover funds from previous year | \$5,031.52         |
| <b>Total:</b>                      | <b>\$77,319.01</b> |

\* Carry Forward to Next Year: \$3,053.64

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         | 322   | 378   | 549   | 705   | 803   |
| VLI         | 485   | 520   | 623   | 720   | 803   |
| LOW         | 776   | 831   | 997   | 1,151 | 1,285 |
| MOD         | 1,164 | 1,248 | 1,497 | 1,729 | 1,929 |
| Up to 140%  | 1,358 | 1,456 | 1,746 | 2,017 | 2,250 |

### 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                                  | \$70,651.00                      | 100.00%          |
| Public Moneys Expended                               | \$0.00                           | .00%             |
| Private Funds Expended                               | \$0.00                           | .00%             |
| Owner Contribution                                   | \$0.00                           | .00%             |
| Total Value of All Units                             | \$70,651.00                      | 100.00%          |

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

| Compliance Category           | SHIP Funds  | Trust Funds | % of Trust Fund | FL Statute Minimum % |
|-------------------------------|-------------|-------------|-----------------|----------------------|
| Homeownership                 | \$70,651.00 | \$5,031.52  | 1404.17%        | 65%                  |
| Construction / Rehabilitation | \$70,651.00 | \$5,031.52  | 1404.17%        | 75%                  |

### Program Compliance - Income Set-Asides

| Income Category | SHIP Funds         | Total Available Funds % * |
|-----------------|--------------------|---------------------------|
| Extremely Low   | \$0.00             | .00%                      |
| Very Low        | \$50,000.00        | 64.67%                    |
| Low             | \$20,651.00        | 26.71%                    |
| Moderate        | \$0.00             | .00%                      |
| Over 120%-140%  | \$0.00             | .00%                      |
| <b>Totals:</b>  | <b>\$70,651.00</b> | <b>91.38%</b>             |

### Project Funding for Expended Funds Only

| Income Category | Total Funds<br>Mortgages,<br>Loans & DPL's | Mortgages,<br>Loans &<br>DPL Unit #s | Total Funds<br>SHIP Grants | SHIP<br>Grant<br>Unit #s | Total SHIP<br>Funds<br>Expended | Total #<br>Units |
|-----------------|--|--------------------------------------|----------------------------|--------------------------|---------------------------------|------------------|
| Extremely Low   |  | 0                                    |                            | 0                        | \$ .00                          | 0                |
| Very Low        | \$50,000.00                                | 1                                    |                            | 0                        | \$50,000.00                     | 1                |
| Low             | \$18,551.00                                | 1                                    | \$2,100.00                 | 1                        | \$20,651.00                     | 2                |
| Moderate        |  | 0                                    |                            | 0                        | \$ .00                          | 0                |
| Over 120%-140%  |  | 0                                    |                            | 0                        | \$ .00                          | 0                |
| <b>Totals:</b>  | \$68,551.00                                | 2                                    | \$2,100.00                 | 1                        | \$70,651.00                     | 3                |

**Form 3**

### Number of Households/Units Produced

| Strategy         | List Unincorporated and Each Municipality | ELI | VLI | Low | Mod | Over 140% | Total |
|------------------|---|-----|-----|-----|-----|-----------|-------|
| Emergency Repair | Unincorporated                            |     |     | 2   |     |           | 2     |
| Rehabilitation   | Unincorporated                            |     | 1   |     |     |           | 1     |
| Totals:          |   |     | 1   | 2   |     |           | 3     |

### Characteristics/Age (Head of Household)

| Description      | List Unincorporated and Each Municipality | 0 - 25 | 26 - 40 | 41 - 61 | 62+ | Total |
|------------------|---|--------|---------|---------|-----|-------|
| Emergency Repair | Unincorporated                            | 1      |         | 1       |     | 2     |
| Rehabilitation   | Unincorporated                            |        |         |         | 1   | 1     |
| Totals:          |   | 1      |         | 1       | 1   | 3     |

### Family Size

| Description      | List Unincorporated and Each Municipality | 1 Person | 2- 4 People | 5 + People | Total |
|------------------|---|----------|-------------|------------|-------|
| Emergency Repair | Unincorporated                            | 1        | 1           |            | 2     |
| Rehabilitation   | Unincorporated                            | 1        |             |            | 1     |
| Totals:          |   | 2        | 1           |            | 3     |

### Race (Head of Household)

| Description      | List Unincorporated and Each Municipality | White | Black | Hisp-<br>anic | Asian | Amer-<br>Indian | Other | Total |
|------------------|---|-------|-------|---------------|-------|-----------------|-------|-------|
| Emergency Repair | Unincorporated                            | 2     |       |               |       |                 |       | 2     |
| Rehabilitation   | Unincorporated                            |       | 1     |               |       |                 |       | 1     |
| Totals:          |   | 2     | 1     |               |       |                 |       | 3     |

### Demographics (Any Member of Household)

| Description      | List Unincorporated and Each Municipality | Farm Worker | Home-<br>less | Elderly | Total |
|------------------|---|-------------|---------------|---------|-------|
| Emergency Repair | Unincorporated                            |             |               |         | 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 |
|------------------|----------------------|----------------|---------------------------|
| Emergency Repair | Retail Sales         | 18,551.00      | 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 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 Palatka Daily News published on August 12, 2023. Additionally, the reports were placed on the County's website for public inspection. The reports were also available for viewing at 2509 Crill Ave., Suite 200, Palatka, FL 32177. 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 |
|------------------|--------------|
| Emergency Repair | \$10,325.50  |
| Rehabilitation   | \$50,000.00  |

#### Expended Funds

Total Unit Count: 3 Total Expended Amount: \$70,651.00

| Strategy         | Full Name     | Address             | City        | Zip Code | Expended Funds | FY if Unit Already Counted |
|------------------|---------------|---------------------|-------------|----------|----------------|----------------------------|
| Emergency Repair | Emily Reeger  | 208 April Ave.,     | Interlachen | 3218     | \$2,100.00     |                            |
| Rehabilitation   | Josie Bellamy | 1205 Napoleon St.   | Palatka     | 32177    | \$50,000.00    |                            |
| Emergency Repair | James Welch   | 5006 Silver Lake Dr | Palatka     | 32177    | \$18,551.00    |                            |

#### Administration by Entity

| Name               | Business Type    | Strategy Covered | Responsibility | Amount     |
|--------------------|------------------|------------------|----------------|------------|
| Putnam County BoCC | Local Government | All              | All            | \$ .00     |
| Guardian CRM Inc.  | Consultant       | All              | All            | \$3,614.37 |

#### Program Income

| Program Income Funds |             |
|----------------------|-------------|
| Loan Repayment:      | \$69,860.32 |
| Refinance:           |             |
| Foreclosure:         |             |
| Sale of Property:    |             |

|                  |            |
|------------------|------------|
| Interest Earned: | \$2,427.17 |
|------------------|------------|

**Total: \$72,287.49**

### Number of Affordable Housing Applications

| Number of Affordable Housing Applications |    |
|---|----|
| Submitted                                 | 12 |
| Approved                                  | 3  |
| 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 |
|---------|------------------|-----------------|-------|-------------------|-------|
| 6       | Emergency Repair | \$18,551.00     | 1     |                   |       |

#### Special Needs Category Breakdown by Strategy

| Strategies           | Special Needs Category                   | Expended Amount | Units | Encumbered Amount | Units |
|----------------------|--|-----------------|-------|-------------------|-------|
| (6) Emergency Repair | Person with Disabling Condition (not DD) | \$18,551.00     | 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                   | \$508,675.00 |         |
| Program Income                              | \$7,969.13   |         |
| Program Funds Expended                      |              |         |
| Program Funds Encumbered                    | \$550,000.00 |         |
| Total Administration Funds Expended         |              |         |
| Total Administration Funds Encumbered       |              |         |
| Homeownership Counseling                    |              |         |
| Disaster Funds                              |              |         |
| 65% Homeownership Requirement               | \$550,000.00 | 108.12% |
| 75% Construction / Rehabilitation           | \$550,000.00 | 108.12% |
| 30% Very & Extremely Low Income Requirement | \$250,000.00 | 48.39%  |
| 30% Low Income Requirement                  | \$160,000.00 | 30.97%  |
| 20% Special Needs Requirement               | \$250,000.00 | 49.15%  |
| Carry Forward to Next Year                  |              |         |



**LG Submitted Comments:**