

Title: SHIP Annual Report

Putnam County FY 2023/2024 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance			\$40,000.00	1		
3	Owner Occupied Rehab			\$150,000.00	3		
4	Demolition / Reconstruction			\$510,000.00	2		
4	Demo / Replacement			\$255,000.00	1		
6	Emergency Assistance			\$57,371.00	2		

Homeownership Totals: **\$1,012,371.00** **9**

Rentals

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

Subtotals: **\$1,012,371.00** **9**

Additional Use of Funds

Use	Expended	Percentage
Administrative	\$.00	.00 %
Homeownership Counseling	\$.00	
Admin From Program Income	\$.00	.00 %
Admin From Disaster Funds	\$.00	-
Admin From HHRP	\$.00	#Error

Totals: **\$.00** **\$1,012,371.00** **9** **\$.00**

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

Source of Funds	Amount
State Annual Distribution	\$868,058.00
Program Income (Interest)	\$15,688.49
Program Income (Payments)	\$54,594.90
Recaptured Funds	\$.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	-\$68,002.37
Total:	\$870,339.02

*** Carry Forward to Next Year: -\$142,031.98**

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	376	443	645	830	946
VLI	571	611	733	848	946
LOW	913	978	1,173	1,356	1,512
MOD	1,371	1,468	1,761	2,035	2,271
Up to 140%	1,599	1,713	2,054	2,374	2,649

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		#Error
Public Moneys Expended	\$.00	#Error
Private Funds Expended	\$.00	#Error
Owner Contribution	\$.00	#Error
Total Value of All Units	\$.00	#Error

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,012,371.00	\$800,055.63	126.54%	65%
Construction / Rehabilitation	\$1,012,371.00	\$800,055.63	126.54%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$255,000.00	29.30%	EL+VL: 64.34%
Very Low	\$305,000.00	35.04%	
Low	\$362,371.00	41.64%	EL+VL+L: 105.98%
Moderate	\$90,000.00	10.34%	
Over 120%-140%	\$.00	.00%	
Totals: \$1,012,371.00		116.32%	

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	\$.00	0	\$.00	0	\$.00	0
Very Low	\$.00	0	\$.00	0	\$.00	0
Low	\$.00	0	\$.00	0	\$.00	0
Moderate	\$.00	0	\$.00	0	\$.00	0
Over 120%-140%	\$.00	0	\$.00	0	\$.00	0
Totals:	\$.00	0	\$.00	0	\$.00	0

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 121- 140%	Total
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Totals: 0

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
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Totals: 0

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
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Totals: 0

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
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Totals: 0

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home- less	Elderly	Total
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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
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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	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 in the past was awarded and successfully closed a Community Development Block Grant

Availability for Public Inspection and Comments

The public was made aware of the Annual Report by means of an advertisement published in the Palatka Daily News published on August 15, 2026. Additionally, the reports were placed on the County website for public inspection. The reports were also available for viewing at 2509 Crill Ave., Suite 20, Palatka, FL 32177. Finally, public was afforded the opportunity to comment on the Annual Report during the County Commission Meeting on August 25, 2026.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **313**

Mortgage Foreclosures

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

Foreclosed Loans Life-to-date: **10**

SHIP Program Foreclosure Percentage Rate Life to Date: **3.19**

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: **3.19**

Strategies and Production Costs

Strategy	Average Cost
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Expended Funds

Total Unit Count: **0**

Total Expended Amount:

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
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Administration by Entity

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

Program Income

Program Income Funds	
Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	\$54,594.90
Interest Earned:	\$15,688.49

Total: \$70,283.39

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	10
Approved	8
Denied	2

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

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
4	Demolition/Reconstruction			\$255,000.00	1	
4	Demo/Replacement					
6	Emergency Assistance			\$32,371.00	1	
	Total:			\$287,371.00	2	33.11%

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(4) Demolition/Reconstruction	Receiving Social Security Disability Insurance			\$255,000.00	1
(6) Emergency Assistance	Receiving Social Security Disability Insurance			\$32,371.00	1

Provide a description of efforts to reduce homelessness:

Putnam County AHAC has been discussing during their meetings on how to reduce homelessness. The AHAC has been reviewing the LHAP and have had discussions to include low-income rental development as an activity. They have also had surface discussions on partnering with Palatka Housing Authority to have some local homelessness prevention operations.

Interim Year Data

Interim Year Data

Revenue	
State Annual Distribution	\$586,721.00
SHIP Disaster Funds	
HHRP Allocation	
Program Income	
Total Revenue:	\$586,721.00

Expenditures/Encumbrances	
Program Funds Expended	\$58,950.00
Program Funds Encumbered	\$1,035,204.00
Total Administration Funds Expended	
Total Administration Funds Encumbered	
Homeownership Counseling	
Total Expenditures/Encumbrances:	\$1,094,154.00

Set-Asides		Percentage
65% Homeownership Requirement	\$1,094,154.00	186.49%
75% Construction / Rehabilitation	\$1,034,154.00	176.26%
30% Very Low Income Requirement	\$647,473.00	110.35%
60% Very Low + Low Income Requirements	\$1,021,423.00	174.09%
20% Special Needs Requirement	\$432,833.00	73.77%

LG Submitted Comments: