

Title: SHIP Annual Report

Leon County FY 2020/2021 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Downpayment Assistance w Rehab	\$27,500.00	3				
2	Downpayment Assitance w / o Rehab	\$10,000.00	1				
2	Downpayment Assistance w / o Rehab	\$51,500.00	6				
3	Home Rehabilitation	\$63,850.00					

Homeownership Totals: \$152,850.00 10

Rentals

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

Subtotals: \$152,850.00 10

Additional Use of Funds

Use	Expended
Administrative	\$.00
Homeownership Counseling	\$.00
Admin From Program Income	\$8,000.00
Admin From Disaster Funds	\$.00

Totals: \$160,850.00 10 \$.00 \$.00

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

Source of Funds	Amount
State Annual Distribution	\$.00
Program Income (Interest)	\$1,577.71
Program Income (Payments)	\$161,496.67
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$1,899.39
Total:	\$164,973.77

*** Carry Forward to Next Year: \$4,123.77**

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	401	430	549	719	889
VLI	668	716	858	992	1,107
LOW	1,068	1,145	1,373	1,587	1,771
MOD	1,605	1,719	2,061	2,382	2,658
Up to 140%	1,872	2,005	2,404	2,779	3,101

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	\$152,850.00	100.00%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$152,850.00	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$152,850.00	\$1,899.39	8047.32%	65%
Construction / Rehabilitation	\$91,350.00	\$1,899.39	4809.44%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$.00	.00%
Very Low	\$83,850.00	50.83%
Low	\$54,500.00	33.04%
Moderate	\$14,500.00	8.79%
Over 120%-140%	\$.00	.00%
Totals:	\$152,850.00	92.65%

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		0		0	\$.00	0
Very Low	\$83,850.00	2		0	\$83,850.00	2
Low	\$54,500.00	6		0	\$54,500.00	6
Moderate	\$14,500.00	2		0	\$14,500.00	2
Over 120%-140%		0		0	\$.00	0
Totals:	\$152,850.00	10	\$.00	0	\$152,850.00	10

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Downpayment Assistance w / o Rehab	Unincorporated			1			1
Downpayment Assistance w / o Rehab	Unincorporated		2	3	1		6
Downpayment Assistance w Rehab	Unincorporated			2	1		3
Totals:			2	6	2		10

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Downpayment Assistance w / o Rehab	Unincorporated			1		1
Downpayment Assistance w / o Rehab	Unincorporated		3	1	2	6
Downpayment Assistance w Rehab	Unincorporated		1	2		3
Totals:			4	4	2	10

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Downpayment Assistance w / o Rehab	Unincorporated	1			1
Downpayment Assistance w / o Rehab	Unincorporated	2	4		6

Downpayment Assistance w Rehab	Unincorporated	2	1		3
Totals:		5	5		10

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Downpayment Assistance w / o Rehab	Unincorporated	1						1
Downpayment Assistance w / o Rehab	Unincorporated	2	4					6
Downpayment Assistance w Rehab	Unincorporated	1	2					3
Totals:		4	6					10

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Downpayment Assistance w / o Rehab	Unincorporated				0
Downpayment Assistance w / o Rehab	Unincorporated			2	2
Downpayment Assistance w Rehab	Unincorporated				0
Totals:				2	2

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
Downpayment Assistance w/o Rehab	Nurse/Healthcare	10,000.00	1
Downpayment Assistance w/o Rehab	Government Employee	24,000.00	3
Downpayment Assistance w/o Rehab	Educator/School Employee	7,500.00	1
Downpayment Assistance w Rehab	Government Employee	10,000.00	1
Downpayment Assistance w Rehab	Service Industry	7,500.00	1

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Adopted	2005
Ongoing review process		Required	Adopted	2005
Printed inventory of public owned lands		Required	Adopted	2013
Impact fee modifications		Required	Adopted	1995
Allowance of accessory dwelling units		Required	Adopted	2017

Support Services

N/A

Other Accomplishments

In partnership with the City of Tallahassee a community land trust has been formed in Leon County. The Tallahassee Lenders Consortium has been identified to act as the land trust and has been certified as such by the Florida Housing Coalition.

In 2021, Leon County lead Florida in the expenditure of Emergency Rental Assistance Funds (ERA) based on proportion of amounts allocated. The Florida Housing Coalition presented Leon County with an award for the expenditure of ERA funding at its annual conference in August 2022.

In 2022, Leon County was allocated approximately \$2.4 million of ERA funding and awarded additional funding requests to participants first deemed eligible in 2021. Additionally, the County administered a relocation program which provided funds on behalf of eligible households for security deposit, three months of rental assistance and utility connection costs.

In 2023, revisions to the County's SHIP-LHAP effectuated actions taken by the Board of County Commissioners by ensuring a portion of future rental units are set aside for individuals and families exiting homelessness when SHIP funding is utilized for rental development. The rental development program will launch in FY 2024.

Availability for Public Inspection and Comments

The SHIP Annual Report is made available for public inspection and comment for two weeks during the month September at the Leon County Office of Human Services and Community Partnerships, located at 615 Paul Russell Road, Tallahassee, FL 32301 and at the Leon County Housing Services website.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **192**

Mortgage Foreclosures

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

B. Low income households in foreclosure: **4**

C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **4**

SHIP Program Foreclosure Percentage Rate Life to Date: **2.08**

Mortgage Defaults

A. Very low income households in default: **0**
B. Low income households in default: **11**
C. Moderate households in default: **0**
Defaulted Loans Life-to-date: **11**
SHIP Program Default Percentage Rate Life to Date: **5.73**

Strategies and Production Costs

Strategy	Average Cost
Downpayment Assistance w Rehab	\$9,166.67
Downpayment Assistance w/o Rehab	\$8,583.33
Downpayment Assitance w/o Rehab	\$10,000.00
Home Rehabilitation	\$63,850.00

Expended Funds

Total Unit Count: **10** Total Expended Amount: **\$152,850.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Downpayment Assistance w/o Rehab	Karen Guilbeaux	5492 Denargo Drive	Tallahassee	32303	\$10,000.00	
Downpayment Assistance w/o Rehab	Roberta Ray	3492 Torchmark Lane Unit A	Tallahassee	32308	\$10,000.00	
Downpayment Assistance w/o Rehab	Brandi Clevenger	8373 Hunters Ridge Trail	Tallahassee	32312	\$10,000.00	
Downpayment Assistance w/o Rehab	Sylvester Murphy	5679 Cypress Circle	Tallahassee	32303	\$7,000.00	
Downpayment Assistance w/o Rehab	Jennifer Hawkins	1017 Chase Creek Circle	Tallahassee	32311	\$10,000.00	
Downpayment Assistance w/o Rehab	Alida Benoit	2959 Apalachee Parkway Apt# J-5	Tallahassee	32301	\$7,500.00	
Downpayment Assistance w Rehab	Reshina Williams	4732 Hibiscus Ave	Tallahassee	32305	\$10,000.00	
Downpayment Assistance w Rehab	Todd Fitz	1628 Corey Wood circle	Tallahassee	32304	\$10,000.00	
Downpayment Assistance w/o Rehab	Kelvin Chambers	3449 N Carnation Ct	Tallahassee	32303	\$7,000.00	

Downpayment Assistance w Rehab	Cindy Hammons	410 Junco Ct., Apt. 223	Tallahassee	32304	\$7,500.00	
Home Rehabilitation	Priscilla Whitfield	8401 Lenova Ln	Tallahassee	32305	\$63,850.00	2022-2023

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Tallahassee Lenders Consortium	Non-Profit	Down Payment Assistance	Eligibility & Closing	\$8,000.00

Program Income

Program Income Funds	
Loan Repayment:	\$161,496.67
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$1,577.71
Total:	\$163,074.38

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	140
Approved	12
Denied	13

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: 177,930.00

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
1	Downpayment Assistance w Rehab	\$10,000.00	1		
2	Downpayment Assitance w/o Rehab				
2	Downpayment Assistance w/o Rehab	\$7,000.00	1		
3	Home Rehabilitation	\$63,850.00			

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(2) Downpayment Assistance w/o Rehab	Receiving Supplemental Security Income	\$7,000.00	1		
(1) Downpayment Assistance w Rehab	Receiving Supplemental Security Income	\$10,000.00	1		
(3) Home Rehabilitation	Receiving Supplemental Security Income	\$63,850.00			

Provide a description of efforts to reduce homelessness:

Leon County is an active participant in the Big Bend Continuum of Care by working to increase emergency, transitional and permanent housing solutions. Additionally, the Leon County Direct Emergency Assistance Program (DEAP) and the Veteran Emergency Assistance Program (VEAP) provides direct payments to mortgage companies, rental property owners and utility companies to prevent homelessness and maintain basic needs.

Through the Community Human Service Partnership (CHSP) collaboration, Leon County and the City of Tallahassee fund various organizations whom provide case management, transitional, emergency supportive, and permanent housing to individuals and families experiencing homelessness or whom are at risk of becoming homeless.

Aforementioned revisions to the County's SHIP-LHAP ensure that a portion of rental units are set aside for individuals and families exiting homelessness when SHIP funding is utilized for rental development in the coming fiscal year.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$693,725.00	
Program Income	\$137,931.23	
Program Funds Expended	\$269,068.27	
Program Funds Encumbered	\$424,656.73	
Total Administration Funds Expended	\$10,610.85	
Total Administration Funds Encumbered		
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	\$693,725.00	100.00%
75% Construction / Rehabilitation	\$693,725.00	100.00%
30% Very & Extremely Low Income Requirement	\$356,169.80	42.83%
30% Low Income Requirement	\$337,555.20	40.59%
20% Special Needs Requirement	\$687,330.14	99.08%
Carry Forward to Next Year		

LG Submitted Comments: