

Title: SHIP Annual Report

Leon County FY 2022/2023 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Emergency Repair	\$225.00	1				
3	Home Rehabilitation	\$984.00	1				
4	Home Replacement	\$529,165.00	2				
5	Disaster Recovery	\$29,988.81	1				
10	Homeownership Development	\$430,000.00	5				

Homeownership Totals: **\$990,362.81** **10**

Rentals

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

Subtotals: **\$990,362.81** **10**

Additional Use of Funds

Use	Expended	Percentage
Administrative	\$43,700.99	4.66 %
Homeownership Counseling		
Admin From Program Income		.00 %
Admin From Disaster Funds		-
Admin From HHRP		NaN %

Totals: **\$1,034,063.80** **10** **\$0.00** **\$0.00**

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

Source of Funds	Amount
State Annual Distribution	\$936,449.00
Program Income (Interest)	\$48,139.00
Program Income (Payments)	\$49,635.55
Recaptured Funds	\$0.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	-\$7,686.82
Total:	\$1,026,536.73

*** Carry Forward to Next Year: -\$7,527.07**

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	452	484	621	814	1,007
VLI	752	806	967	1,118	1,247
LOW	1,203	1,289	1,547	1,787	1,993
MOD	1,806	1,935	2,322	2,683	2,994
Up to 140%	2,107	2,257	2,709	3,130	3,493

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	\$990,362.81	68.10%
Public Moneys Expended	\$47,816.00	3.29%
Private Funds Expended	\$412,201.00	28.34%
Owner Contribution	\$4,000.00	.28%
Total Value of All Units	\$1,454,379.81	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$990,362.81	\$928,762.18	106.63%	65%
Construction / Rehabilitation	\$990,362.81	\$928,762.18	106.63%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$30,462.81	2.97%	EL+VL: 32.19% EL+VL+L: 96.48%
Very Low	\$300,000.00	29.22%	
Low	\$659,900.00	64.28%	
Moderate	\$.00	.00%	
Over 120%-140%	\$.00	.00%	
Totals:	\$990,362.81	96.48%	

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	\$30,462.81	2	\$.00	0	\$30,462.81	2
Very Low	\$300,000.00	3	\$.00	0	\$300,000.00	3
Low	\$659,900.00	5	\$.00	0	\$659,900.00	5
Moderate	\$.00	0	\$.00	0	\$.00	0
Over 120%-140%	\$.00	0	\$.00	0	\$.00	0
Totals:	\$990,362.81	10	\$.00	0	\$990,362.81	10

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Home Replacement	Unincorporated			2			2
Emergency Repair	Unincorporated			1			1
Home Rehabilitation	Unincorporated	1					1
Homeownership Development	Unincorporated			2			2
Homeownership Development	Tallahassee		3				3
Disaster Recovery	Unincorporated	1					1
Totals:		2	3	5			10

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Home Replacement	Unincorporated			1	1	2
Emergency Repair	Unincorporated				1	1
Home Rehabilitation	Unincorporated				1	1
Homeownership Development	Unincorporated		1	1		2
Homeownership Development	Tallahassee		3			3
Disaster Recovery	Unincorporated		1			1
Totals:			5	2	3	10

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Home Replacement	Unincorporated		2		2
Emergency Repair	Unincorporated		1		1

Home Rehabilitation	Unincorporated	1			1
Homeownership Development	Unincorporated	1	1		2
Homeownership Development	Tallahassee	2	1		3
Disaster Recovery	Unincorporated		1		1
Totals:		4	6		10

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Home Replacement	Unincorporated	1	1					2
Emergency Repair	Unincorporated	1						1
Home Rehabilitation	Unincorporated		1					1
Homeownership Development	Unincorporated		2					2
Homeownership Development	Tallahassee						3	3
Disaster Recovery	Unincorporated	1						1
Totals:		3	4				3	10

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Home Replacement	Unincorporated			1	1
Emergency Repair	Unincorporated			1	1
Home Rehabilitation	Unincorporated			1	1
Homeownership Development	Unincorporated				0
Homeownership Development	Tallahassee				0
Disaster Recovery	Unincorporated				0
Totals:				3	3

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
Home Replacement	Military Veteran	270,127.00	1
Homeownership Development	Government Employee	130,000.00	2

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

Support and counseling services are available from various sources in the community. The County will provide Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, and Foreclosure Counseling through referral to qualified HUD approved agencies, which includes, but is not limited to, Tallahassee Lenders' Consortium.

Other Accomplishments

Leon County continuously works to develop community partnerships that preserve and grow the inventory of safe and sanitary affordable housing in Leon County and administers home rehabilitation, home replacement, homeownership development, down payment assistance, emergency home repair, and rental development programs. In addition to our regular programs, Leon County accomplished the following over the last year:

? Established a partnership with Legal Services of North Florida to provide title-clearing services to low-income residents with heirs' property issues.

? Hosted the Spring Home Expo with workshops and demonstrations about first-time homebuyer programs and sustainable living. The event also featured 20 community partners sharing essential resources about homeowners' insurance, heirs' property support services, and more.

? Hosted four homeowner education workshops to provide community homeowners with maintenance strategies and information on the County's home rehabilitation and emergency repair programs.

? Organized the 9/11 Day of Remembrance and Service to revitalize the Appaloosa Run subdivision in honor of the victims, survivors, and those who rose in service in response to the terrorist attacks on September 11, 2001.

Availability for Public Inspection and Comments

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

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **196**

Mortgage Foreclosures

A. Very low income households in foreclosure: **0**
 B. Low income households in foreclosure: **0**
 C. Moderate households in foreclosure: **0**
 Foreclosed Loans Life-to-date: **0**
 SHIP Program Foreclosure Percentage Rate Life to Date: **0.00**

Mortgage Defaults

A. Very low income households in default: **0**
 B. Low income households in default: **14**
 C. Moderate households in default: **0**
 Defaulted Loans Life-to-date: **14**
 SHIP Program Default Percentage Rate Life to Date: **7.14**

Strategies and Production Costs

Strategy	Average Cost
Disaster Recovery	\$29,988.81
Emergency Repair	\$225.00
Home Rehabilitation	\$492.00
Home Replacement	\$264,582.50
Homeownership Development	\$86,000.00

Expended Funds

Total Unit Count: **10** Total Expended Amount: **\$990,362.81**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Home Replacement	Michael Allaman	6518 Tom Roberts Road	Tallahassee	32305	\$259,038.00	
Home Replacement	Melissa McGriff	5042 Pryor Court	Tallahassee	32303	\$270,127.00	
Emergency Repair	Sharon Yguado	3450 Collins Landing Road	Tallahassee	32310	\$225.00	
Home Rehabilitation	Louise Whitehead	9114 Miccosukee Road	Tallahassee	32309	\$510.00	2023-2024
Home Rehabilitation	Antoinette Thompson	8417 Lenove Lane	Tallahassee	32305	\$474.00	
Homeownership Development	Shanequa Green	1396 Dawson Road	Tallahassee	32305	\$65,000.00	
Homeownership Development	Tallahassee Lenders Consortium	Wallis Street, Unit A	Tallahassee	32301	\$100,000.00	

Homeownership Development	Tallahassee Lenders Consortium	411 Wallis Street, Unit A	Tallahassee	32301	\$100,000.00	
Homeownership Development	Tallahassee Lenders Consortium	411 Wallis Street, Unit B	Tallahassee	32301	\$100,000.00	
Homeownership Development	Kentisha James	4937 Ruthenia Road	Tallahassee	32305	\$65,000.00	
Disaster Recovery	Jenna Tidwell	9504 Scottsdale Road	Tallahassee	32305	\$29,988.81	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Leon County	Local Government	N?A	Personnel	\$43,700.99

Program Income

Program Income Funds	
Loan Repayment:	\$49,635.55
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$48,139.00
Total:	\$97,774.55

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	25
Approved	16
Denied	9

Explanation of Recaptured funds

Description	Amount
Total:	\$.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:

282,000.00

Or

Not Applicable

Form 5

Special Needs Breakdown

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
3	Emergency Repair	\$225.00	1			
3	Home Rehabilitation					
4	Home Replacement	\$529,165.00	2			
	Total:	\$529,390.00	3			56.53%

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(4) Home Replacement	Person with Disabling Condition (not DD)	\$259,038.00	1		
(4) Home Replacement	Receiving Veterans Disability Benefits	\$270,127.00	1		
(3) Emergency Repair	Receiving Supplemental Security Income	\$225.00	1		

Provide a description of efforts to reduce homelessness:

The 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.

Interim Year Data

Interim Year Data

Revenue

State Annual Distribution	\$1,157,898.00
SHIP Disaster Funds	
HHRP Allocation	
Program Income	\$343,168.45

Total Revenue: \$1,501,066.45

Expenditures/Encumbrances

Program Funds Expended	\$767,299.67
Program Funds Encumbered	\$667,976.80
Total Administration Funds Expended	\$86,815.99
Total Administration Funds Encumbered	
Homeownership Counseling	

Total Expenditures/Encumbrances: \$1,522,092.46

Set-Asides

		Percentage
65% Homeownership Requirement	\$1,435,276.47	123.96%
75% Construction / Rehabilitation	\$1,411,526.47	121.90%
30% Very Low Income Requirement	\$724,451.23	48.26%
60% Very Low + Low Income Requirements	\$1,323,084.81	88.14%
20% Special Needs Requirement	\$508,334.74	33.86%

LG Submitted Comments: