

Title: SHIP Annual Report

Report Status: Unsubmitted

Leon County FY 2021/2022 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Home Rehabilitation	\$375,826.84	9				
4	Home Replacement	\$455,983.26	2				

Homeownership Totals: \$831,810.10 11

Rentals

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

Subtotals: \$831,810.10 11

Additional Use of Funds

Use	Expended
Administrative	\$3,300.75
Homeownership Counseling	
Admin From Program Income	
Admin From Disaster Funds	

Totals: \$835,110.85 11 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$693,725.00
Program Income (Interest)	\$79,487.00
Program Income (Payments)	\$115,088.26
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$4,123.77
Total:	\$892,424.03

*** Carry Forward to Next Year: \$57,313.18**

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	426	456	575	752	929
VLI	711	761	913	1,055	1,177
LOW	1,137	1,218	1,462	1,688	1,883
MOD	1,707	1,828	2,193	2,533	2,826
Up to 140%	1,991	2,133	2,558	2,955	3,297

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	\$831,810.10	100.00%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$831,810.10	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$831,810.10	\$697,848.77	119.20%	65%
Construction / Rehabilitation	\$831,810.10	\$697,848.77	119.20%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$44,592.71	5.00%
Very Low	\$373,885.60	41.90%
Low	\$413,331.79	46.32%
Moderate	\$.00	.00%
Over 120%-140%	\$.00	.00%
Totals:	\$831,810.10	93.21%

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	\$44,592.71	2		0	\$44,592.71	2
Very Low	\$373,885.60	4		0	\$373,885.60	4
Low	\$413,331.79	5		0	\$413,331.79	5
Moderate		0		0	\$.00	0
Over 120%-140%		0		0	\$.00	0
Totals:	\$831,810.10	11	\$.00	0	\$831,810.10	11

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Home Rehabilitation	Unincorporated	2	3	4			9
Home Replacement	Unincorporated		1	1			2
Totals:		2	4	5			11

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Home Rehabilitation	Unincorporated				9	9
Home Replacement	Unincorporated			1	1	2
Totals:				1	10	11

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Home Rehabilitation	Unincorporated	5	4		9
Home Replacement	Unincorporated	1	1		2
Totals:		6	5		11

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Home Rehabilitation	Unincorporated	3	6					9
Home Replacement	Unincorporated		2					2
Totals:		3	8					11

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Home Rehabilitation	Unincorporated			9	9
Home Replacement	Unincorporated			1	1
Totals:				10	10

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	181,122.54	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

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's Homeownership Development Program was recognized at the Florida Housing Coalition's 37th Annual Statewide Affordable Housing Conference as an innovative strategy for increasing the inventory of affordable homes and helping low-income households overcome obstacles to homeownership.

From October 2023 through June 2024, Leon County awarded over \$500,000 in subsidies to nonprofit organizations and small businesses to finance the construction of nine new homes for low-income first-time homebuyers, including four units on parcels donated by the County to the Leon County-Tallahassee Community Land Trust, and five units in targeted neighborhoods that have historically experienced poverty and racial inequities.

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: **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
Home Rehabilitation	\$37,582.68
Home Replacement	\$113,995.82

Expended Funds

Total Unit Count: **11** Total Expended Amount: **\$831,810.10**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Home Replacement	Michael Allaman	6518 Tom Roberts Road	Tallahassee	32305	\$10,483.86	2022-2023
Home Rehabilitation	Warnell Coring	807 Briandav Street	Tallahassee	32305	\$63,609.07	
Home Rehabilitation	Mary Dyal	9304 Elgin Road	Tallahassee	32305	\$65,269.15	
Home Rehabilitation	Shirley Gatlin	7513 Woodville Highway	Tallahassee	32305	\$29,947.50	
Home Rehabilitation	Mary Jenkins	3043 Vanishing Pointe Lane	Tallahassee	32311	\$14,645.21	
Home Rehabilitation	Cynthia Kent-Toussaint	3830 Bell Road	Tallahassee	32303	\$17,490.00	
Home Rehabilitation	Virigina Lee	10259 F A Ash Way	Tallahassee	32311	\$74,436.41	
Home Replacement	Melissa McGriff	5042 Pryor Court	Tallahassee	32303	\$181,122.54	
Home Rehabilitation	Ruby McNealy	2335 Southampton Drive	Tallahassee	32311	\$43,105.59	
Home Replacement	Clair Surgeont-Moorer	1113 Balkin Road	Tallahassee	32303	\$263,177.86	
Home Replacement	Timothy Walker	8142 Blackjack Road	Tallahassee	32305	\$1,199.00	2022-2023
Home Rehabilitation	Louise Whitehead	9114 Miccosukee Road	Tallahassee	32309	\$1,234.71	
Home Rehabilitation	Priscillia Whitfield	8401 Lenova Lane	Tallahassee	32305	\$1,134.00	
Home Rehabilitation	Sharon Yguado	3450 Collins Landing Road	Tallahassee	32310	\$64,955.20	2022-2023

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Commercial Design Services	Office Space Design & Furnishing	Home Rehabilitation & Emergency Repair	Office Expenses	\$2,675.79
Leon County Clerk of Court	Government	Home Rehabilitation & Emergency Repair	Recording Fees	\$624.96

Program Income

Program Income Funds	
Loan Repayment:	\$115,088.26
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$79,487.00
Total:	\$194,575.26

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	273
Approved	13
Denied	14

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:

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
3	Home Rehabilitation	\$224,914.92	4		
4	Home Replacement	\$455,983.26	2		

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)	\$10,483.86			
(3) Home Rehabilitation	Receiving Supplemental Security Income	\$193,833.42	2		
(3) Home Rehabilitation	Developmental Disabilities	\$31,081.50	2		
(4) Home Replacement	Receiving Veterans Disability Benefits	\$181,122.54	1		
(4) Home Replacement	Receiving Social Security Disability Insurance	\$263,177.86	1		
(4) Home Replacement	Developmental Disabilities	\$1,199.00			

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

Interim Year 1		
State Annual Distribution	\$936,449.00	
Program Income	\$97,774.55	
Program Funds Expended	\$482,289.00	
Program Funds Encumbered	\$513,973.21	
Total Administration Funds Expended	\$35,775.11	
Total Administration Funds Encumbered		
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	\$996,262.21	106.39%
75% Construction / Rehabilitation	\$996,262.21	106.39%
30% Very & Extremely Low Income Requirement	\$323,660.21	31.29%
30% Low Income Requirement	\$482,289.00	46.63%
20% Special Needs Requirement	\$583,093.21	62.27%
Carry Forward to Next Year		

LG Submitted Comments: