

Title: SHIP Annual Report

Report Status: Unsubmitted

Alachua County FY 2020/2021 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Down Payment Assistance	\$20,000.00	2				
3	Owner Occupied Rehab	\$40,860.32	2				

Homeownership Totals: \$60,860.32 4

Rentals

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

Rental Totals:

Subtotals: \$60,860.32 4

Additional Use of Funds

Use	Expended
Administrative	\$6,908.00
Homeownership Counseling	
Admin From Program Income	
Admin From Disaster Funds	

Totals: \$67,768.32 4 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$0.00
Program Income (Interest)	
Program Income (Payments)	\$69,006.75
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$1,838.75
Total:	\$70,845.50

*** Carry Forward to Next Year: \$3,077.18**

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	385	412	549	719	889
VLI	641	686	823	951	1,062
LOW	1,025	1,098	1,317	1,522	1,698
MOD	1,539	1,648	1,977	2,284	2,550
Up to 140%	1,795	1,923	2,306	2,665	2,975

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	\$60,860.32	100.00%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$60,860.32	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$60,860.32	\$1,838.75	3309.87%	65%
Construction / Rehabilitation	\$60,860.32	\$1,838.75	3309.87%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$21,160.32	29.87%
Very Low	\$39,700.00	56.04%
Low	\$0.00	.00%
Moderate	\$0.00	.00%
Over 120%-140%	\$0.00	.00%
Totals:	\$60,860.32	85.91%

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	\$21,160.32	1		0	\$21,160.32	1
Very Low	\$39,700.00	3		0	\$39,700.00	3
Low		0		0	\$.00	0
Moderate		0		0	\$.00	0
Over 120%-140%		0		0	\$.00	0
Totals:	\$60,860.32	4	\$.00	0	\$60,860.32	4

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Down Payment Assistance	Unincorporated		2				2
Owner Occupied Rehab	Unincorporated		1				1
Owner Occupied Rehab	Archer	1					1
Totals:		1	3				4

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Down Payment Assistance	Unincorporated		1		1	2
Owner Occupied Rehab	Unincorporated				1	1
Owner Occupied Rehab	Archer				1	1
Totals:			1		3	4

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Down Payment Assistance	Unincorporated	2			2
Owner Occupied Rehab	Unincorporated	1			1
Owner Occupied Rehab	Archer	1			1
Totals:		4			4

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Down Payment Assistance	Unincorporated		2					2
Owner Occupied Rehab	Unincorporated		1					1
Owner Occupied Rehab	Archer	1						1
Totals:		1	3					4

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Down Payment Assistance	Unincorporated			1	1
Owner Occupied Rehab	Unincorporated			1	1
Owner Occupied Rehab	Archer			1	1
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
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Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Implemented, in LHAP	2006
Ongoing review process		Required	Implemented, in LHAP	2006
Impact fee modifications		AHAC Review	Not Adopted	2019
Reservation of infrastructure		AHAC Review	Implemented, in LHAP	2009
Allowance of accessory dwelling units		AHAC Review	Implemented, in LHAP	2009
Reduction of parking and setbacks		AHAC Review	Implemented, in LHAP	2009
Allowance of flexible lot sizes		AHAC Review	Implemented, in LHAP	2009
Modification of street requirements		AHAC Review	Implemented, in LHAP	2010

Support of development near transportation/employment hubs		AHAC Review	Implemented, in LHAP	2009
Other	Development of Inventory	Required	Implemented, in LHAP	2009
Other	Increase Number of Attached Units	AHAC Review	Implemented, in LHAP	2006
Other	Development Review and Application Fee	AHAC Review	Implemented, in LHAP	2006

Support Services

n/a

Other Accomplishments

N/A

Availability for Public Inspection and Comments

CSS building, Administrative building and website

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **669**

Mortgage Foreclosures

A. Very low income households in foreclosure: **37**

B. Low income households in foreclosure: **50**

C. Moderate households in foreclosure: **15**

Foreclosed Loans Life-to-date: **102**

SHIP Program Foreclosure Percentage Rate Life to Date: **15.25**

Mortgage Defaults

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

B. Low income households in default: **0**

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

Defaulted Loans Life-to-date: **0**

SHIP Program Default Percentage Rate Life to Date: **0.00**

Strategies and Production Costs

Strategy	Average Cost
Down Payment Assistance	\$10,000.00
Owner Occupied Rehab	\$20,430.16

Expended Funds

Total Unit Count: 4

Total Expended Amount: \$60,860.32

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Down Payment Assistance	Joshua Gaydon	2137 SE 28th Drive	Gainesville	32641	\$10,000.00	
Down Payment Assistance	Cassandra Morrison	17584 SW 129th Ave	Archer	32618	\$10,000.00	
Owner Occupied Rehab	Susie Lee	312 SE 44TH St	Gainesville	32641	\$19,700.00	
Owner Occupied Rehab	Betty Sodder	13326 SW 159th Ter, FL 32618	Archer	32618	\$21,160.32	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Alachua County Government	Government	Housing	All Administrative Functions	\$6,908.00

Program Income

Program Income Funds	
Loan Repayment:	\$69,006.75
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	
Total:	\$69,006.75

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	8
Approved	13
Denied	11

Explanation of Recaptured funds

Description	Amount
n/a	\$0.00
Total:	\$0.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By
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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
3	Owner Occupied Rehab	\$19,700.00	1		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Rehab	Person with Disabling Condition (not DD)	\$19,700.00	1		

Provide a description of efforts to reduce homelessness:

Continue to provide housing assistance for owner occupied rehabilitation therein eliminating homelessness

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$939,062.00	
Program Income	\$69,006.75	
Program Funds Expended	\$575,616.15	
Program Funds Encumbered	\$84,914.76	
Total Administration Funds Expended	\$6,900.67	
Total Administration Funds Encumbered	\$6,900.67	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$660,530.91	70.34%
75% Construction / Rehabilitation	\$253,588.75	27.00%
30% Very & Extremely Low Income Requirement	\$427,643.22	42.42%
30% Low Income Requirement	\$222,887.69	22.11%
20% Special Needs Requirement	\$385,023.36	41.00%
Carry Forward to Next Year		

LG Submitted Comments: