

Title: SHIP Annual Report

Ocala FY 2016/2017 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	\$54,316.00	3				
3	Rehabilitation	\$116,634.70	3				
10	New Construction / Rehabilitation	\$48,724.27	1				
11	Special Needs	\$142,710.08	3				
Homeownership Totals:		\$362,385.05	10				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							
Subtotals:		\$362,385.05	10				

Additional Use of Funds

Use	Expended
Administrative	\$38,262.80
Homeownership Counseling	\$8,364.00
Admin From Program Income	\$475.31
Admin From Disaster Funds	\$.00

Totals:	\$409,487.16	10	\$0.00	\$0.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$382,628.00
Program Income (Interest)	\$837.18
Program Income (Payments)	\$9,720.35
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$8,351.88
Total:	\$401,537.41

*** Carry Forward to Next Year: -\$7,949.75**

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	301	353	510	650	737
VLI	445	476	572	660	737
LOW	712	763	915	1,057	1,180
MOD	1,068	1,144	1,374	1,585	1,770
Up to 140%	1,246	1,335	1,603	1,849	2,065

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	\$362,385.05	88.14%
Public Moneys Expended	\$48,750.00	11.86%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$411,135.05	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$362,385.05	\$374,264.00	96.83%	65%
Construction / Rehabilitation	\$308,069.05	\$374,264.00	82.31%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$207,266.25	52.72%
Very Low	\$36,316.00	9.24%
Low	\$118,802.80	30.22%
Moderate		.00%
Over 120%-140%		.00%
Totals:	\$362,385.05	92.17%

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	\$207,266.25	5		0	\$207,266.25	5
Very Low	\$36,316.00	2		0	\$36,316.00	2
Low	\$118,802.80	3		0	\$118,802.80	3
Moderate		0		0	\$.00	0
Over 120%-140%		0		0	\$.00	0
Totals:	\$362,385.05	10	\$.00	0	\$362,385.05	10

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality						Total
		ELI	VLI	Low	Mod	Over 140%	
Special Needs	Ocala	2		1			3
Purchase Assistance	Ocala	1	2				3
Rehabilitation	Ocala	1		2			3
New Construction / Rehabilitation	Ocala	1					1
Totals:		5	2	3			10

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality					Total
		0 - 25	26 - 40	41 - 61	62+	
Special Needs	Ocala			3		3
Purchase Assistance	Ocala		1	1	1	3
Rehabilitation	Ocala			2	1	3
New Construction / Rehabilitation	Ocala		1			1
Totals:			2	6	2	10

Family Size

Description	List Unincorporated and Each Municipality				Total
		1 Person	2- 4 People	5 + People	
Special Needs	Ocala	1	2		3
Purchase Assistance	Ocala	2	1		3
Rehabilitation	Ocala	1	1	1	3
New Construction / Rehabilitation	Ocala		1		1
Totals:		4	5	1	10

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Special Needs	Ocala	1	1	1				3
Purchase Assistance	Ocala	2		1				3
Rehabilitation	Ocala		2	1				3
New Construction / Rehabilitation	Ocala		1					1
Totals:		3	4	3				10

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Special Needs	Ocala				0
Purchase Assistance	Ocala				0
Rehabilitation	Ocala			1	1
New Construction / Rehabilitation	Ocala				0
Totals:				1	1

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
Special Needs	Retail Sales	37,846.00	2
Special Needs	Retail Sales	48,724.27	1
Special Needs	Retail Sales	33,686.12	1
Special Needs	Service Industry	48,348.44	1

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Adopted	2018
Ongoing review process		Required	Adopted	2018
Other	Preparation of a Printed List of City Lots Suitable for Affordable Housing	AHAC Review	Adopted	2018
Other	Permit fees and water and sewer connection fees	AHAC Review	Adopted	2018

Support Services

Support services are available from various sources. Services include by are not limited to: First time homebuyer counseling, foreclosure prevention counseling, financial coaching, financial management education and extended financial management education. This counseling is provided by Neighborhood Housing and Development Corp. (NHDC).

Other Accomplishments

N/A

Availability for Public Inspection and Comments

Annual Report was made available on our webpage and public meeting on September 3, 2019.

Life-to-Date Homeownership Default and Foreclosure

Mortgage Foreclosures

- A. Very low income households in foreclosure: **0**
- B. Low income households in foreclosure: **17**
- C. Moderate households in foreclosure: **0**
- Foreclosed Loans Life-to-date: **17**
- SHIP Program Foreclosure Percentage Rate Life to Date:

Mortgage Defaults

- A. Very low income households in default: **3**
- B. Low income households in default: **7**
- C. Moderate households in default: **0**
- Defaulted Loans Life-to-date: **10**
- SHIP Program Default Percentage Rate Life to Date:

Strategies and Production Costs

Strategy	Average Cost
New Construction/Rehabilitation	\$48,724.27
Purchase Assistance	\$18,105.33
Rehabilitation	\$38,878.23
Special Needs	\$47,570.03

Expended Funds

Total Unit Count: **10** Total Expended Amount: **\$362,385.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Special Needs	David C Griffin	2219 SE 7th Ave	Ocala	34471	\$47,053.94	
Purchase Assistance	Edgardo Cosme-Velez Jr	3437 E FT. King St #220	Ocala	34470	\$19,846.00	

Special Needs	Emilio Flores	456 SW Fort King St.	Ocala	34471	\$45,139.60	
Rehabilitation	Freddie H Early	1927 SW 10th Rd	Ocala	34471	\$34,600.14	
New Construction/Rehabilitation	Habitat for Humanity of Marion County Inc Roberts	1023 NW 14th Ave	Ocala	34471	\$48,724.27	
Rehabilitation	Kim Brown	2109 NW 24th Rd	Ocala	34475	\$33,686.12	
Purchase Assistance	Kirsten Drucker	419 NE 15th Ct	Ocala	34470	\$18,000.00	
Rehabilitation	Laura Page	1771 NE 17th St	Ocala	34470	\$48,348.44	
Purchase Assistance	Martha Kohut	1410 NE 28th Ln	Ocala	34470	\$16,470.00	
Special Needs	Cordelia Booker	2205 SW 6th St	Ocala	34470	\$50,516.54	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Neighborhood Housing Development Corp.	Nonprofit	Purchase Assistance	First time homebuyer counseling, foreclosure prevention counseling, financial coaching, financial management education and extended financial management education	\$38,738.11

Program Income

Program Income Funds	
Loan Repayment:	\$9,720.35
Refinance:	\$.00
Foreclosure:	\$.00
Sale of Property:	\$.00
Interest Earned:	\$837.18
Total:	\$10,557.53

Explanation of Recaptured funds

Description	Amount
N/A	\$.00
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

Form 5

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
2	Purchase Assistance	\$16,470.00	1		
11	Special Needs	\$142,710.08	3		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(11) Special Needs	Receiving Veterans Disability Benefits	\$47,053.94	1		
(11) Special Needs	Receiving Social Security Disability Insurance	\$95,656.14	2		
(2) Purchase Assistance	Receiving Social Security Disability Insurance	\$16,470.00	1		

Provide a description of efforts to reduce homelessness:

The City of Ocala Community Development Services Department employs a Social Services Liaison that works closely with the CoC, as a Board Member, and works closely with many of the social service agencies/non-profits in Ocala that work with the homeless, to include the Salvation Army, Interfaith Emergency Services, to name just a few.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$259,838.00	
Program Funds Expended	\$83,267.03	
Program Funds Encumbered	\$153,552.80	
Total Administration Funds Expended	\$12,146.44	
Total Administration Funds Encumbered	\$153,552.80	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$221,776.80	85.35%
75% Homeownership Requirement	\$131,776.80	50.71%
30% Very & Extremely Low Income Requirement	\$33,267.03	12.80%
30% Low Income Requirement	\$50,000.00	19.24%
20% Special Needs Requirement	\$44,545.00	17.14%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$96,895.00
Program Funds Expended	
Program Funds Encumbered	\$20,000.00

LG Submitted Comments:

The City is aware that the administrative funds for closeout year 16/17 maybe over extended above the 10%. We are working on re-searching for correct data and SHIP staff is aware of this status.