

Title: SHIP Annual Report

Osceola County FY 2016/2017 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Down Payment Assistance	\$417,593.29	16	\$100,000.00	3		
3	Owner Occupied Rehab	\$464,246.69	7	\$300,000.00	6		
6	Minor Repairs	\$28,580.18	4				
7	Foreclosure Prevention	\$14,205.06	3				
Homeownership Totals:		\$924,625.22	30	\$400,000.00	9		

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
26	Security and/or Utility Deposit-Rental Assistance	\$70,289.92	14	\$90,000.00	12		
Rental Totals:		\$70,289.92	14	\$90,000.00	12		
Subtotals:		\$994,915.14	44	\$490,000.00	21		

Additional Use of Funds

Use	Expended
Administrative	\$155,545.70
Homeownership Counseling	\$13,226.66
Admin From Program Income	\$3,641.62
Admin From Disaster Funds	

Totals:	\$1,167,329.12	44	\$490,000.00	21	\$0.00
----------------	-----------------------	-----------	---------------------	-----------	---------------

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

Source of Funds	Amount
State Annual Distribution	\$1,590,332.00
Program Income (Interest)	\$14,639.76
Program Income (Payments)	\$72,832.42
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$1,041.87
Total:	\$1,676,762.31

* Carry Forward to Next Year: \$19,433.19

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	306	356	510	667	824
VLI	511	548	657	759	847
LOW	817	876	1,051	1,214	1,355
MOD	1,227	1,315	1,578	1,822	2,034
Up to 140%	1,431	1,534	1,841	2,126	2,373

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	\$994,915.14	30.90%
Public Moneys Expended	\$.00	.00%
Private Funds Expended	\$2,209,381.00	68.61%
Owner Contribution	\$16,000.00	.50%
Total Value of All Units	\$3,220,296.14	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$924,625.22	\$1,555,457.00	59.44%	65%
Construction / Rehabilitation	\$910,420.16	\$1,555,457.00	58.53%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$165,921.00	10.11%
Very Low	\$34,168.15	2.08%
Low	\$544,145.47	33.14%
Moderate	\$250,680.52	15.27%
Over 120%-140%		.00%
Totals:	\$994,915.14	60.60%

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	\$137,749.23	3	\$28,171.77	4	\$165,921.00	7
Very Low		0	\$34,168.15	6	\$34,168.15	6
Low	\$544,145.47	16		0	\$544,145.47	16
Moderate	\$242,730.52	11	\$7,950.00	4	\$250,680.52	15
Over 120%-140%		0		0	\$0.00	0
Totals:	\$924,625.22	30	\$70,289.92	14	\$994,915.14	44

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Foreclosure Prevention	Unincorporated	2			1		3
Minor Repairs	Unincorporated			3	1		4
Down Payment Assistance	Unincorporated			10	4		14
Down Payment Assistance	Kissimmee				2		2
Owner Occupied Rehab	Unincorporated	1		3	3		7
Security and / or Utility Deposit-Rental Assistance	Unincorporated	1	4		4		9
Security and / or Utility Deposit-Rental Assistance	Kissimmee	3	2				5
Totals:		7	6	16	15		44

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Foreclosure Prevention	Unincorporated		1	1	1	3
Minor Repairs	Unincorporated			3	1	4
Down Payment Assistance	Unincorporated	2	4	7	1	14
Down Payment Assistance	Kissimmee		1	1		2
Owner Occupied Rehab	Unincorporated		1	3	3	7
Security and / or Utility Deposit-Rental Assistance	Unincorporated	1	4	3	1	9

Security and / or Utility Deposit-Rental Assistance	Kissimmee		2	3		5
Totals:		3	13	21	7	44

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Foreclosure Prevention	Unincorporated	1	2		3
Minor Repairs	Unincorporated	3	1		4
Down Payment Assistance	Unincorporated	4	9	1	14
Down Payment Assistance	Kissimmee	1		1	2
Owner Occupied Rehab	Unincorporated	2	5		7
Security and / or Utility Deposit-Rental Assistance	Unincorporated		5	4	9
Security and / or Utility Deposit-Rental Assistance	Kissimmee		5		5
Totals:		11	27	6	44

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Foreclosure Prevention	Unincorporated	1	1	1				3
Minor Repairs	Unincorporated	1	1	2				4
Down Payment Assistance	Unincorporated	6		8				14
Down Payment Assistance	Kissimmee			2				2
Owner Occupied Rehab	Unincorporated	4	1	2				7
Security and / or Utility Deposit-Rental Assistance	Unincorporated		4	5				9
Security and / or Utility Deposit-Rental Assistance	Kissimmee		3	2				5
Totals:		12	10	22				44

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Foreclosure Prevention	Unincorporated			1	1
Minor Repairs	Unincorporated				0
Down Payment Assistance	Unincorporated			2	2
Down Payment Assistance	Kissimmee				0
Owner Occupied Rehab	Unincorporated			2	2
Security and / or Utility Deposit-Rental Assistance	Unincorporated		4	1	5
Security and / or Utility Deposit-Rental Assistance	Kissimmee		5		5
Totals:			9	6	15

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

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting	the process and procedures to expedite development orders and permits for affordable housing.	Required	Implemented, in LHAP	2013
Ongoing review process	procedures to review proposed changes to regulations by the AHAC and the Planning Commission prior to the adoption by the Board of County Commissioners	Required	Implemented, in LHAP	2013

Support Services

Support services for residents of affordable housing have been made available through partnership meetings and through Human Services referrals within Osceola County and the Central Florida region. This includes Homebuyer Workshops, individual pre and post home buying counseling, credit counseling, and Fair Housing presentations.

Other Accomplishments

SHIP funds were utilized to provide rental assistance to families transitioning out of homelessness. The project Cameron Preserve was built with LIHTC and HOME funds. The project was recognized at the 2019 Florida Housing Coalition annual conference.

Availability for Public Inspection and Comments

A copy of the annual report is available for public inspection upon request within the Human Services Department and online.

Life-to-Date Homeownership Default and Foreclosure

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**

Mortgage Defaults

- A. Very low income households in default: **2**
- B. Low income households in default: **0**
- C. Moderate households in default: **1**
- Defaulted Loans Life-to-date: **3**
- SHIP Program Default Percentage Rate Life to Date: **100**

Strategies and Production Costs

Strategy	Average Cost
Down Payment Assistance	\$26,099.58
Foreclosure Prevention	\$4,735.02
Minor Repairs	\$7,145.05
Owner Occupied Rehab	\$66,320.96
Security and/or Utility Deposit-Rental Assistance	\$5,020.71

Expended Funds

Total Unit Count: **44** Total Expended Amount: **\$994,915.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Foreclosure Prevention	Luisa Garcia	4695 Cheyenne Point Trail	Kissimmee	34746	\$5,000.00	
Foreclosure Prevention	Johnnye Landry Johnson	2947 Pioneer St	Kissimmee	34744	\$4,205.06	
Foreclosure Prevention	Ronald Lapointe	4975 Tuscaroa Ave	St Cloud	34771	\$5,000.00	

Minor Repairs	Karla Melendez	492 Royal Palm Dr	Kissimmee	34743	\$7,500.00	
Minor Repairs	Maribel Russo	4900 Daryl Ct	St Cloud	34771	\$7,300.00	
Minor Repairs	Ana Lopez	8824 Tottenham Way	Kissimmee	34747	\$6,450.00	
Minor Repairs	Janet Hismith	2902 Johnson St	Kissimmee	34744	\$7,330.18	
Down Payment Assistance	Christian Berrios Gonzalez	50 Cardona Dr Unit G	Kissimmee	34758	\$20,000.00	
Down Payment Assistance	Isamar Pacheco Torres	1116 Chichester Ct	Kissimmee	34758	\$40,000.00	
Down Payment Assistance	Marisol Santos	825 Long Bay Ct	Kissimmee	34741	\$10,000.00	
Down Payment Assistance	Jennifer Novoa	172 E Cedarwood Cir	Kissimmee	34743	\$20,000.00	
Down Payment Assistance	Yesenia Barrera	207 Eden Ln # D	Kissimmee	34743	\$40,000.00	
Down Payment Assistance	Eileen Torres	2612 Salina Way	Kissimmee	34758	\$40,000.00	
Down Payment Assistance	Migdalia Plaza	105 Lime Ct	Kissimmee	34743	\$10,000.00	
Down Payment Assistance	Marcus Santaliz	307 Tennessee Ave	St Cloud	34769	\$10,000.00	
Down Payment Assistance	Marcelo Charlaca	4915 Alita Ter	St Cloud	34769	\$10,000.00	
Down Payment Assistance	John Piazza	60 Lake Villa Way	Kissimmee	34743	\$20,000.00	
Down Payment Assistance	Alan Hernandez	722 Yucatan Ct	Kissimmee	34758	\$37,593.29	
Down Payment Assistance	Loraine Sanchez	76 Lake Villa Way	Kissimmee	34743	\$40,000.00	
Down Payment Assistance	Lizbeth Matos	843 Massy Ct	Kissimmee	34759	\$20,000.00	
Down Payment Assistance	Caleb Matthews	3036 Parkway Blvd Unit 101	Kissimmee	34747	\$40,000.00	
Down Payment Assistance	Nilisa Council	237 Cranbrook Dr	Kissimmee	34758	\$40,000.00	
Down Payment Assistance	Vicnery Collazo	2435 Winfield Dr	Kissimmee	34743	\$20,000.00	
Owner Occupied Rehab	Kathy Mills	6740 Bass Hwy	St Cloud	34771	\$128,544.17	
Owner Occupied Rehab	Richard Elam	1000 Dakota Ave	St Cloud	34769	\$10,013.76	
Owner Occupied Rehab	Marisol & Rogelio Franquelo	4915 Newton Ct	St Cloud	34771	\$9,153.56	
Owner Occupied Rehab	Amy Garrand	1600 Flounder St	St Cloud	34771	\$132,113.20	
Owner Occupied Rehab	Susie Thomas	2966 Old Dixie Hwy	Kissimmee	34744	\$12,975.00	

Owner Occupied Rehab	Tawnya Brown	162 La Paz Dr	Kissimmee	34743	\$33,492.68	
Owner Occupied Rehab	Ben Kaleff	3274 La Salle Ave	St Cloud	34772	\$137,954.32	
Security and/or Utility Deposit-Rental Assistance	Marlen Valdes	931 Halifax Dr	Kissimmee	34758	\$2,000.00	
Security and/or Utility Deposit-Rental Assistance	Courtney & Mario McIntosh	1416 Michigan Ave	St Cloud	34769	\$2,600.00	
Security and/or Utility Deposit-Rental Assistance	Theresa & Bobbie Peterson	2925 Westview Ct	Kissimmee	34746	\$1,350.00	
Security and/or Utility Deposit-Rental Assistance	Victor & Damarys Cintron	114 Michelle Ln Apt D	Kissimmee	34743	\$2,000.00	
Security and/or Utility Deposit-Rental Assistance	Camilla Fullwood	1813 Bronson Dr Apt C	Kissimmee	34741	\$5,671.77	
Security and/or Utility Deposit-Rental Assistance	Jazmin Wilkerson	1815 Bronson Dr Apt B	Kissimmee	34741	\$7,500.00	
Security and/or Utility Deposit-Rental Assistance	Melba Colon	1704 Destiny Blvd Unit 102	Kissimmee	34741	\$7,500.00	
Security and/or Utility Deposit-Rental Assistance	Gloria Santiago	907 W Magnolia St	Kissimmee	34741	\$7,088.68	
Security and/or Utility Deposit-Rental Assistance	Bryan Smith	921 Brack St Unit A	Kissimmee	34744	\$7,500.00	
Security and/or Utility Deposit-Rental Assistance	Olga Cardona	3036 Parkway Blvd #301	Kissimmee	34741	\$6,300.00	
Security and/or Utility Deposit-Rental Assistance	Lakeisha Pierce	502 Kentucky Ave	St Cloud	34769	\$6,266.66	
Security and/or Utility Deposit-Rental Assistance	Rosalynn Lugo	654 S Delmont Ct	Kissimmee	34758	\$7,500.00	
Security and/or Utility Deposit-Rental Assistance	Kiana Pascoe	2160 Pinemont St Apt 202	Kissimmee	34746	\$4,526.97	
Security and/or Utility Deposit-Rental Assistance	Deborah Santana	2265 Casa Verano Way Apt 101	Kissimmee	34744	\$2,485.84	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Osceola County Human Services	County	Administrative Cost	Administor the County's SHIP Program	\$159,187.32

Program Income

Program Income Funds	
Loan Repayment:	\$72,832.42
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$14,639.76
Total:	\$87,472.18

Explanation of Recaptured funds

Description	Amount
Total:	\$.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By
Los Altos Apartments	DSGR Holdings, LLC	3775 Los Altos Loop	Kissimmee	34746	\$20,000.00	0	

Single Family Area Purchase Price

The average area purchase price of single family units:

157,347.05

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
1	Down Payment Assistance	\$100,000.00	3		
3	Owner Occupied Rehab	\$171,447.00	2	\$100,000.00	2
7	Foreclosure Prevention	\$10,000.00	2		
26	Security and/or Utility Deposit-Rental Assistance	\$23,438.68	4	\$37,500.00	5

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(7) Foreclosure Prevention	Receiving Supplemental Security Income	\$10,000.00	2		
(1) Down Payment Assistance	Receiving Supplemental Security Income	\$60,000.00	2		
(1) Down Payment Assistance	Receiving Social Security Disability Insurance	\$40,000.00	1		
(3) Owner Occupied Rehab	Receiving Supplemental Security Income	\$33,492.68	1	\$100,000.00	2
(3) Owner Occupied Rehab	Receiving Veterans Disability Benefits	\$137,954.32	1		
(26) Security and/or Utility Deposit-Rental Assistance	Receiving Supplemental Security Income	\$23,438.68	4	\$37,500.00	5

Provide a description of efforts to reduce homelessness:

Osceola County provides several rental assistance strategies with SHIP, ESG, and local government funds that provides deposits and rent payments for families homeless or in danger of being homeless. In addition to the financial assistance, the county employs full time case managers to work with this vulnerable population to ensure they achieve economic self sufficiency.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$1,106,020.00	
Program Funds Expended	\$31,684.43	
Program Funds Encumbered	\$995,000.00	
Total Administration Funds Expended	\$58,358.98	
Total Administration Funds Encumbered	\$70,865.36	
Homeownership Counseling		
Disaster Funds	\$14,270.40	
65% Homeownership Requirement	\$846,684.43	75.58%
75% Homeownership Requirement	\$836,684.43	74.68%
30% Very & Extremely Low Income Requirement	\$546,916.43	48.82%
30% Low Income Requirement	\$374,768.00	33.45%
20% Special Needs Requirement	\$432,896.43	38.64%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$437,052.00
Program Funds Expended	
Program Funds Encumbered	\$590,000.00

LG Submitted Comments: