

Title: SHIP Annual Report
Nassau County FY 2017/2018 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Down Payment and Closing Cost Assistance	\$192,468.57	8				
3	Owner Occupied Housing Rehabilitation	\$215,484.25	3				
Homeownership Totals:		\$407,952.82	11				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							
Subtotals:		\$407,952.82	11				

Additional Use of Funds

Use	Expended
Administrative	\$36,538.30
Homeownership Counseling	\$0.00
Admin From Program Income	\$3,785.77
Admin From Disaster Funds	\$0.00

Totals:	\$448,276.89	11	\$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	\$365,383.00
Program Income (Interest)	\$11,415.42
Program Income (Payments)	\$64,300.00
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$7,178.47
Total:	\$448,276.89

*** Carry Forward to Next Year: \$0.00**

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	367	393	519	681	843
VLI	612	656	787	908	1,013
LOW	978	1,048	1,258	1,453	1,621
MOD	1,470	1,575	1,890	2,181	2,433
Up to 140%	1,715	1,837	2,205	2,544	2,838

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	\$407,952.82	31.31%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$853,759.84	65.52%
Owner Contribution	\$41,355.69	3.17%
Total Value of All Units	\$1,303,068.35	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$407,952.82	\$372,561.47	109.50%	65%
Construction / Rehabilitation	\$281,790.72	\$372,561.47	75.64%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$65,184.95	14.54%
Very Low	\$180,586.40	40.28%
Low	\$81,981.47	18.29%
Moderate	\$80,200.00	17.89%
Over 120%-140%		.00%
Totals:	\$407,952.82	91.00%

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	\$65,184.95	1		0	\$65,184.95	1
Very Low	\$180,586.40	3		0	\$180,586.40	3
Low	\$81,981.47	3		0	\$81,981.47	3
Moderate	\$80,200.00	4		0	\$80,200.00	4
Over 120%-140%		0		0	\$.00	0
Totals:	\$407,952.82	11	\$.00	0	\$407,952.82	11

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Down Payment and Closing Cost Assistance	Unincorporated			3	2		5
Down Payment and Closing Cost Assistance	Fernandina Beach				2		2
Down Payment and Closing Cost Assistance	Callahan		1				1
Owner Occupied Housing Rehabilitation	Fernandina Beach		1				1
Owner Occupied Housing Rehabilitation	Unincorporated		1				1
Owner Occupied Housing Rehabilitation	Callahan	1					1
Totals:		1	3	3	4		11

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Down Payment and Closing Cost Assistance	Unincorporated		4		1	5
Down Payment and Closing Cost Assistance	Fernandina Beach		1	1		2
Down Payment and Closing Cost Assistance	Callahan				1	1

Owner Occupied Housing Rehabilitation	Fernandina Beach		1			1
Owner Occupied Housing Rehabilitation	Unincorporated				1	1
Owner Occupied Housing Rehabilitation	Callahan				1	1
Totals:			6	1	4	11

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Down Payment and Closing Cost Assistance	Unincorporated	1	4		5
Down Payment and Closing Cost Assistance	Fernandina Beach	1	1		2
Down Payment and Closing Cost Assistance	Callahan	1			1
Owner Occupied Housing Rehabilitation	Fernandina Beach	1			1
Owner Occupied Housing Rehabilitation	Unincorporated	1			1
Owner Occupied Housing Rehabilitation	Callahan	1			1
Totals:		6	5		11

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Down Payment and Closing Cost Assistance	Unincorporated	3	1	1				5
Down Payment and Closing Cost Assistance	Fernandina Beach	1	1					2
Down Payment and Closing Cost Assistance	Callahan		1					1
Owner Occupied Housing Rehabilitation	Fernandina Beach	1						1
Owner Occupied Housing Rehabilitation	Unincorporated		1					1

Owner Occupied Housing Rehabilitation	Callahan		1					1
Totals:		5	5	1				11

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home- less	Elderly	Total
Down Payment and Closing Cost Assistance	Unincorporated			1	1
Down Payment and Closing Cost Assistance	Fernandina Beach				0
Down Payment and Closing Cost Assistance	Callahan			1	1
Owner Occupied Housing Rehabilitation	Fernandina Beach				0
Owner Occupied Housing Rehabilitation	Unincorporated			1	1
Owner Occupied Housing Rehabilitation	Callahan			1	1
Totals:				4	4

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
Down Payment and Closing Cost Assistance	Educator/School Employee	30,862.10	1
Down Payment and Closing Cost Assistance	Service Industry	22,306.47	1

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Adopted	2008
Ongoing review process		Required	Adopted	2008

Support Services

N/A

Other Accomplishments

N/A

Availability for Public Inspection and Comments

Nassau County Board of County Commissioners Agenda is available by public record and posted on the County Clerk's website, www.nassauclerk.com. Also, it is posted on the County BOCC website, www.nassaucountyfl.com under Affordable Housing, Planning and Economic Opportunity and SHIP.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **440**

Mortgage Foreclosures

A. Very low income households in foreclosure: **13**

B. Low income households in foreclosure: **11**

C. Moderate households in foreclosure: **12**

Foreclosed Loans Life-to-date: **36**

SHIP Program Foreclosure Percentage Rate Life to Date: **8.18**

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 and Closing Cost Assistance	\$24,058.57
Owner Occupied Housing Rehabilitation	\$43,096.85

Expended Funds

Total Unit Count: **11**

Total Expended Amount: **\$407,953.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Down Payment and Closing Cost Assistance	Tamoka Richardson	86888 Cartesian Point Dr	Yulee	32097	\$19,700.00	
Down Payment and Closing Cost Assistance	Connie Russell	616 Rowland Ln	Fernandina Beach	32034	\$16,500.00	

Down Payment and Closing Cost Assistance	Orlando Carraquillo Real	95529 Sonoma Dr	Yulee	32097	\$32,250.00	
Down Payment and Closing Cost Assistance	Pamela Wittke	96145 Tidal Bay Ct	Yulee	32097	\$26,850.00	
Down Payment and Closing Cost Assistance	Jean Ray	45038 Robinwood Cir	Callahan	32011	\$30,862.10	
Down Payment and Closing Cost Assistance	David McRee	96011 Breezeway Ct	Yulee	32097	\$21,500.00	
Down Payment and Closing Cost Assistance	Nikia Lashley	95444 Creekville Dr	Fernandina Beach	32034	\$22,500.00	
Owner Occupied Housing Rehabilitation	Taylor Hartman	2144 Rayon Rd	Fernandina Beach	32034	\$64,724.30	
Owner Occupied Housing Rehabilitation	Shirl Godwin	67953 Amos White Rd	Yulee	32097	\$85,000.00	
Owner Occupied Housing Rehabilitation	Norma Lott	45086 Whitfield Rd	Callahan	32011	\$64,609.95	
Owner Occupied Housing Rehabilitation	James Parrish	910 Stanley Dr	Fernandina Beach	32034	\$575.00	2016-2017
Owner Occupied Housing Rehabilitation	Kelvie Montgomery	85156 Lil William Rd	Fernandina Beach	32034	\$575.00	2018-2019
Down Payment and Closing Cost Assistance	Heather Kish	77318 Mosswood Dr	Yulee	32097	\$22,306.47	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Nassau County BOCC	LG	2		\$20,162.03
Nassau County BOCC	LG	3		\$20,162.04

Program Income

Program Income Funds	
Loan Repayment:	\$0.00
Refinance:	\$0.00
Foreclosure:	\$0.00
Sale of Property:	\$64,300.00
Interest Earned:	\$11,415.42

Total: \$75,715.42

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	7
Approved	7
Denied	0

Explanation of Recaptured funds

Description	Amount
	\$.00
Total:	\$.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:

191,571.00

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 Housing Rehabilitation	\$149,724.30	2		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Housing Rehabilitation	Receiving Social Security Disability Insurance	\$149,724.30	2		

Provide a description of efforts to reduce homelessness:

Completed the UF Shimberg Center for Housing Studies needs assessment
Approved use of funds for manufactured housing
Land Development Code updated to include accessory dwellings Implemented impact fee withholding policy for affordable housing projects
Explored development options for County-owned property on Amelia Island
On-going Update of Surplus Lands inventory

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$350,000.00	
Program Income	\$10,771.95	
Program Funds Expended	\$185,119.79	
Program Funds Encumbered	\$155,525.77	
Total Administration Funds Expended	\$207.31	
Total Administration Funds Encumbered	\$34,792.69	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$340,645.56	97.33%
75% Construction / Rehabilitation	\$271,907.66	77.69%
30% Very & Extremely Low Income Requirement	\$191,263.67	53.02%
30% Low Income Requirement	\$127,291.89	35.28%
20% Special Needs Requirement	\$85,000.00	23.56%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$350,000.00
Program Funds Expended	
Program Funds Encumbered	

LG Submitted Comments: