

Title: SHIP Annual Report
Flagler County / Palm Coast FY 2013/2014

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

| Code | Strategy | Expended Amount | Units | Encumbered Amount | Units | Unencumbered Amount | Units |
|------|-----------------------------------|-----------------|-------|-------------------|-------|---------------------|-------|
| 2 | Purchase Assistance without Rehab | \$133,034.47 | 5 | | | | |
| 3 | Rehabilitation | \$145,244.52 | 7 | | | | |
| 4 | Demolition/Reconstruction | \$124,835.33 | 1 | | | | |

Homeownership Totals: \$403,114.32 13

Rentals

| Code | Strategy | Expended Amount | Units | Encumbered Amount | Units | Unencumbered Amount | Units |
|------|----------|-----------------|-------|-------------------|-------|---------------------|-------|
| | | | | | | | |

Rental Totals:

Subtotals: \$403,114.32 13

Additional Use of Funds

| Use | Expended | Encumbered | Unencumbered |
|---------------------------|-------------|------------|--------------|
| Administrative | \$10,500.00 | | |
| Homeownership Counseling | \$6,000.00 | | |
| Admin From Program Income | \$7,679.65 | | |
| Admin From Disaster Funds | | | |

Totals: \$427,293.97 13 \$0.00 \$0.00

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

| Source of Funds | Amount |
|------------------------------------|---------------------|
| State Annual Distribution | \$350,000.00 |
| Program Income (Interest) | \$713.10 |
| Program Income (Payments) | \$76,083.46 |
| Recaptured Funds | |
| Disaster Funds | |
| Other Funds | |
| Carryover funds from previous year | \$831.69 |
| Total: | \$427,628.25 |

*** Carry Forward to Next Year: \$334.28**

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 |
|-------------|------|-------|-------|-------|-------|
|-------------|------|-------|-------|-------|-------|

√ No rental strategies are in use

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 | \$403,114.32 | 44.99% |
| Public Moneys Expended | | .00% |
| Private Funds Expended | \$486,721.22 | 54.32% |
| Owner Contribution | \$6,221.69 | .69% |
| Total Value of All Units | \$896,057.23 | 100.00% |

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

| Compliance Category | SHIP Funds | Trust Funds | % of Trust Fund | FL Statute Minimum % |
|-------------------------------|--------------|--------------|-----------------|----------------------|
| Homeownership | \$403,114.32 | \$350,000.00 | 115.18% | 65% |
| Construction / Rehabilitation | \$321,258.97 | \$350,000.00 | 91.79% | 75% |

Program Compliance - Income Set-Asides

| Income Category | SHIP Funds Expended | SHIP Funds Encumbered | SHIP Funds Unencumbered | Total of SHIP Funds | Total Available Funds % * |
|-----------------|---------------------|-----------------------|-------------------------|---------------------|---------------------------|
| Extremely Low | | | | \$.00 | .00% |
| Very Low | \$211,922.96 | | | \$211,922.96 | 49.56% |
| Low | \$191,191.36 | | | \$191,191.36 | 44.71% |
| Moderate | | | | \$.00 | .00% |
| Totals: | \$403,114.32 | \$.00 | \$.00 | \$403,114.32 | 94.27% |

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 | | | | | \$.00 | 0 |
| Very Low | \$204,022.75 | 5 | \$7,900.21 | | \$211,922.96 | 5 |
| Low | \$185,539.42 | 8 | \$5,651.94 | | \$191,191.36 | 8 |
| Moderate | | | | | \$.00 | 0 |
| Totals: | \$389,562.17 | 13 | \$13,552.15 | 0 | \$403,114.32 | 13 |

Form 3

Number of Households/Units Produced

| Strategy | List Unincorporated and Each Municipality | ELI | VLI | Low | Mod | Total |
|-----------------------------------|---|-----|----------|----------|-----|-----------|
| Purchase Assistance without Rehab | Palm Coast | | 2 | 3 | | 5 |
| Rehabilitation | Palm Coast | | 2 | 5 | | 7 |
| Demolition/Reconstruction | Bunnell | | 1 | | | 1 |
| Totals: | | | 5 | 8 | | 13 |

Characteristics/Age (Head of Household)

| Description | List Unincorporated and Each Municipality | 0 - 25 | 26 - 40 | 41 - 61 | 62+ | Total |
|-----------------------------------|---|--------|----------|----------|----------|-----------|
| Purchase Assistance without Rehab | Palm Coast | | 2 | 3 | | 5 |
| Rehabilitation | Palm Coast | | | 5 | 2 | 7 |
| Demolition/Reconstruction | Bunnell | | | 1 | | 1 |
| Totals: | | | 2 | 9 | 2 | 13 |

Family Size

| Description | List Unincorporated and Each Municipality | 1 Person | 2-4 People | 5+ People | Total |
|-----------------------------------|---|----------|------------|-----------|-----------|
| Purchase Assistance without Rehab | Palm Coast | 1 | 2 | 2 | 5 |
| Rehabilitation | Palm Coast | 3 | 4 | | 7 |
| Demolition/Reconstruction | Bunnell | | | 1 | 1 |
| Totals: | | 4 | 6 | 3 | 13 |

Race (Head of Household)

| Description | List Unincorporated and Each Municipality | White | Black | Hispanic | Asian | Amer-Indian | Other | Total |
|-----------------------------------|---|-----------|----------|----------|-------|-------------|-------|-----------|
| Purchase Assistance without Rehab | Palm Coast | 3 | 1 | 1 | | | | 5 |
| Rehabilitation | Palm Coast | 6 | 1 | | | | | 7 |
| Demolition/Reconstruction | Bunnell | 1 | | | | | | 1 |
| Totals: | | 10 | 2 | 1 | | | | 13 |

Special Needs (Any Member of Household)

| Description | List Unincorporated and Each Municipality | Farm Worker | Devel. Disabled | Homeless | Elderly | Special Needs | Special Needs | Total |
|-----------------------------------|---|-------------|-----------------|----------|---------|---------------|---------------|-------|
| Purchase Assistance without Rehab | Palm Coast | | | | | | | 0 |

| | | | | | | | | |
|---------------------------|------------|--|--|--|----------|----------|----------|----------|
| Rehabilitation | Palm Coast | | | | 2 | 2 | 2 | 6 |
| Demolition/Reconstruction | Bunnell | | | | | | | 0 |
| Totals: | | | | | 2 | 2 | 2 | 6 |

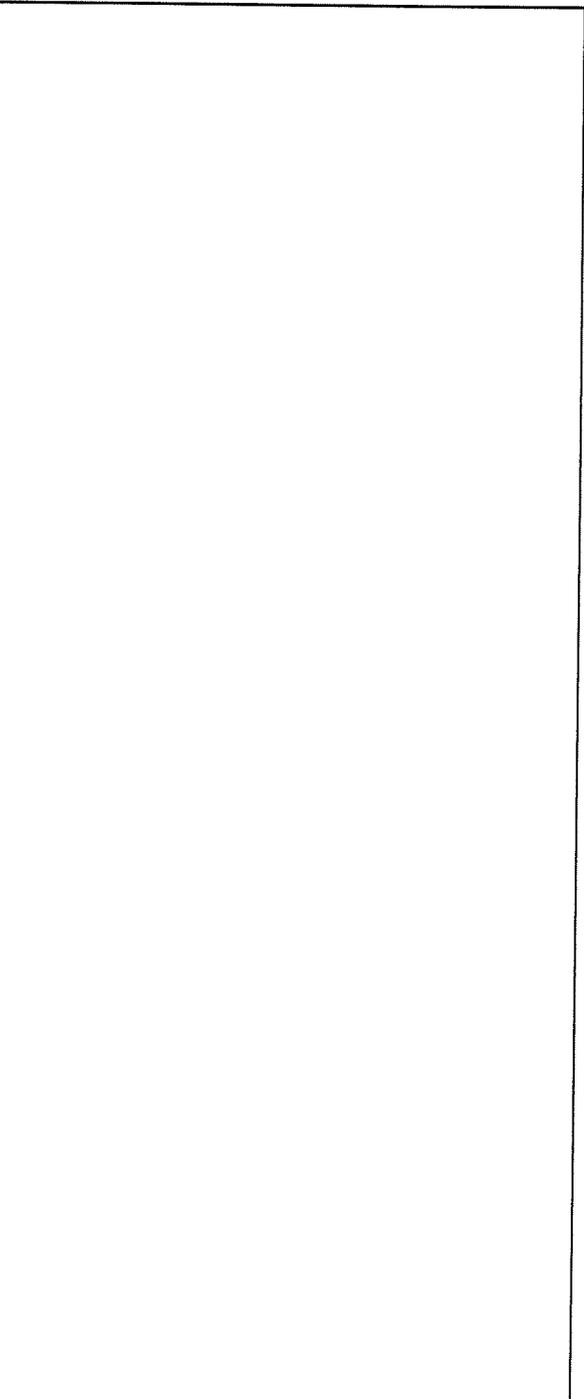
Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

| Description | Special Target Group | Expended Funds | Total # of Expended Units |
|-------------|----------------------|----------------|---------------------------|
|-------------|----------------------|----------------|---------------------------|

Form 4

Status of Incentive Strategies

Incentive Strategy:



Expedited Permit Processing: A local policy, adopted as part of the Local Housing Incentive Plan, states: "Affordable housing projects will be processed in the next available Planning Board or Board of County Commissioners meeting regardless of application closing date, provided the applications meet local notice requirements".

2. Modification of Impact-fee requirements: . Flagler County has an exemption for low-income housing from educational facilities impact fees. Flagler County will modify impact fee requirements, including reduction of fees and alternative methods of fee payment for affordable housing from special funding sources.

3. As a matter of local policy, and as provided in the Flagler County Land Development Code adopted by Ordinance 91-2 as amended, proposed regulations to amend the Land Development Code or Comprehensive Plan are reviewed by the Planning and Development Board. This review process provides the mechanism for proposed regulatory changes to be examined for potential impacts on affordability prior to adoption and implementation.

4. The allowance of flexibility in densities for affordable housing: Within Flagler County, the Future land Use Map and zoning district designations establish a maximum density or intensity for all properties. Overall, density is an important factor in forming the character of a community and the preferred lifestyle of its residents. While higher densities may result in lower housing costs, higher across the board densities do not always translate into lower housing prices. Consequently, the preferred method for reducing housing costs through increased density is to provide affordable housing density bonuses associated with affordable housing projects. Currently, Housing Element Policy C.1.1.2 and LDC Section 3.03.09.02 provide affordable housing projects up to an estimated 11% density bonus over the maximum density established by the underlying land use designation.

5. Reservation of Infrastructure: The regulation that allowed capacity to be reserved (per the County's Concurrency Management System) after 25% payment of the applicable County impact fees was part of the Flagler County Land Development Code.

6. Affordable Accessory Residential Units: Through its land Development Code, Flagler County permits the construction of a guest quarter in the Agriculture zoning district with Special Exception approval by the Planning Board.

7. Reduction of parking and setback requirements: These provisions were part of the Flagler Land Development Code adopted by Ordinance 91-2. The PUD district allows for the reduction of setback requirements and the Board of County Commissioners may deviate from parking requirements prescribed by the Land Development Code.

8. Allowance of Zero-Lot-Line configurations: These provisions were part of the Flagler County Land Development Code adopted by ordinance 91-2. Both the R-1d District and PUD development district provide for such configurations. In addition, the R-1d district allows for 6,000 square foot minimum lot sizes and lot widths of 50 feet.

9. Modification of street requirements: These provisions were part of the Flagler Land Development Code adopted by Ordinance 91-2. The subdivision regulations allow for a reduction in the right-of-way provided the streets are private and part of a cluster subdivision, group development, or PUD.

10. Establishment of process by which local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing: The local government is to report annually to the State regarding how much the cost of housing has increased through the adoption of any new ordinances.

11. The preparation of a printed inventory of locally owned public lands suitable for affordable housing: A provision of Florida State Legislature HB 1363 states that commencing in July 2007, then every 3 years thereafter, the county should prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title and is appropriate for use as affordable housing.

12. Support development near transportation hubs and major employment centers and mixed-use developments: In Flagler County, the Future Land Use Map identifies areas appropriate for residential development and the appropriate density for those areas.

Adopting Ordinance or Resolution Number or identify local policy:

Ordinance 91-2 and Ordinance 2003-22

Implementation Schedule (Date):

Expedited Permit Processing March 1992
Modification of Impact Fee Requirement July 1994
Density Bonus - March 1992 amended August 1997
Reservation of Infrastructure Capacity March 1991
Transfer of Development Rights March 1991

Modifications of Street Requirements March 1991
Reduction of Parking and Setback Requirements March 1991

Allowance of Zero-Lot-Line Configuration March 1991
Regulatory Review Process March 1991

Ordinance 91-02 - April 2001

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

Yes

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

Yes. The strategy was not utilized during 2013-2014.

Support Services

Support development near transportation hubs and major employment centers and mixed-use developments: In Flagler County, the Future Land Use Map identifies areas appropriate for residential development and the appropriate density for those areas.

The Flagler County SHIP Program involves strategies to support families needing affordable housing. One such strategy is to identify very low, low and moderate-income families desirous of home ownership and needing financial assistance. The program assists these families to pre-qualify for mortgage financing from private financial institutions and the Rural Housing Services. Habitat for Humanity and the County Housing Authority also provide clients for these services. SHIP reviews family budgets and credit histories in order to provide advice on how to plan in order to be able to afford a home. Another strategy involves homeowner education. SHIP provides ongoing workshops, which cover topics such as family budgeting, the home purchasing process, homeowner maintenance responsibilities, and contracting repairs. The program provides continuous outreach for owners of housing units to be built or rehabilitated through public notice advertisements. SHIP has also developed a selection strategy for housing replacement candidates as well as for owners of units to be built, or rehabilitated.

SHIP has a partnership with the Housing Authority to provide down payment and closing costs assistance to Section 8 Homeownership Voucher Program recipients desiring to become first time homebuyers. SHIP also participates in the Florida Housing Finance Corporation's Bond Program by providing down payment and closing cost assistance to eligible first time homebuyers. SHIP also partners with Habitat for Humanity. Habitat for Humanity clients participate in the SHIP down payment/closing cost assistance program.

Other Accomplishments

N/A

Availability for Public Inspection and Comments

The interim annual report was made available for public inspection at the regular meeting of the Affordable Housing Committee on July 14, 2015 and the Flagler County and City of Palm Coast websites. The final annual report was posted on the Flagler County and City of Palm Coast websites.

Homeownership Default & Foreclosure

Mortgage Foreclosures

A. Very low income households in foreclosure: 0

B. Low income households in foreclosure: 1
 C. Moderate households in foreclosure: 0
 Foreclosed Loans Life-to-date: 8
 SHIP Program Foreclosure Percentage Rate Life to Date: 0.2

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: 12
 SHIP Program Default Percentage Rate Life to Date: 0.58

Welfare to Work Programs

N/A

Strategies and Production Costs

| Strategy | Average Cost |
|----------|--------------|
|----------|--------------|

Expended Funds

Total Unit Count: 13 Total Expended Amount: \$403,114.00

| Strategy | Full Name | Address | City | Zip Code | Expended Funds | Unit Counted |
|-----------------------------------|-----------|-----------------------|------------|----------|----------------|--------------------------|
| Purchase Assistance without Rehab | | 38 Brunning Lane | Palm Coast | 32137 | \$26,179.12 | <input type="checkbox"/> |
| Purchase Assistance without Rehab | | 33 Rockerfeller Drive | Palm Coast | 32164 | \$26,855.35 | <input type="checkbox"/> |
| Purchase Assistance without Rehab | | 95 Pine Circle Drive | Palm Coast | 32164 | \$30,000.00 | <input type="checkbox"/> |
| Purchase Assistance without Rehab | | 3 Burningtrees Place | Palm Coast | 32137 | \$25,000.00 | <input type="checkbox"/> |
| Purchase Assistance without Rehab | | 5 Farragout Drive | Palm Coast | 32164 | \$25,000.00 | <input type="checkbox"/> |
| Rehabilitation | | 17 Pilgrim Drive | Palm Coast | 32164 | \$10,865.53 | <input type="checkbox"/> |
| Rehabilitation | | 96 Brookside Lane | Palm Coast | 32137 | \$17,897.80 | <input type="checkbox"/> |
| Rehabilitation | | 11 Pointer Place | Palm Coast | 32164 | \$34,779.75 | <input type="checkbox"/> |
| Rehabilitation | | 45 Pittman Drive | Palm Coast | 32137 | \$19,366.75 | <input type="checkbox"/> |
| Rehabilitation | | 14 Blaire Drive | Palm Coast | 32137 | \$8,865.45 | <input type="checkbox"/> |
| Rehabilitation | | 74 Wedgewood Lane | Palm Coast | 32164 | \$28,102.54 | <input type="checkbox"/> |
| Rehabilitation | | 2 Fleetwood Drive | Palm Coast | 32137 | \$25,366.70 | <input type="checkbox"/> |

| | | | | | | |
|---------------------------|--------------|-------------------|---------|-------|--------------|--------------------------|
| Demolition/Reconstruction | Richard Goff | 1745 County Rd 75 | Bunnell | 32110 | \$124,835.33 | <input type="checkbox"/> |
|---------------------------|--------------|-------------------|---------|-------|--------------|--------------------------|

Administrative Expenditures

| |
|--|
| Flagler County - \$10,500 Flagler County admin from Program Income - \$7,679.65 |
|--|

Sub Recipients and Consultants

| Name | Business Type | Strategy Covered | Responsibility | Amount |
|------|---------------|------------------|----------------|--------|
| | | | | |

Program Income

| Program Income Funds | |
|----------------------|--------------------|
| Loan Repayment: | \$18,056.92 |
| Refinance: | |
| Foreclosure: | \$2,500.00 |
| Sale of Property: | \$55,526.54 |
| Interest Earned: | \$713.10 |
| Other (): | |
| Total: | \$76,796.56 |

Explanation of Recaptured funds

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

Rental Developments

| Development Name | Owner | Address | City | Zip Code |
|---|-------|---------|------|----------|
| Flagler County / Palm Coast 2013 Closeout | | | | |

Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

| SHIP Amount | SHIP Units | Compliance Monitored By | Additional Notes |
|-------------|------------|----------------------------|---------------------|
|-------------|------------|----------------------------|---------------------|

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

| Code(s) | Strategies | Expended Amount | Units | Encumbered Amount | Units |
|---------|----------------|-----------------|-------|-------------------|-------|
| 3 | Rehabilitation | \$91,645.62 | 4 | | |

Special Needs Category Breakdown by Strategy

| Strategies | Special Needs Category | Expended Amount | Units | Encumbered Amount | Units |
|--------------------|--|-----------------|-------|-------------------|-------|
| (3) Rehabilitation | Receiving Social Security Disability Insurance | \$38,968.07 | 2 | | |
| (3) Rehabilitation | Developmental Disabilities | \$52,677.55 | 2 | | |

LG Submitted Comments: