

RESOLUTION 2016- 218

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AUTHORIZING LOCAL GOVERNMENT CERTIFICATIONS FOR FY 12/13, FY13/14 SHIP ANNUAL REPORTS AS REQUIRED BY STATE STATUTE.

RECITALS

WHEREAS, St. Johns County is the recipient of State Housing Initiative Partnership (SHIP) FY 12/13, 13/14 funds totaling \$141,350.88 and \$440,503.78 respectively; and

WHEREAS, the SHIP program provided for housing rehabilitation for very low and low income households, and affordable rental acquisition, as approved in the Local Housing Assistance Plan (LHAP); and

WHEREAS, State statute requires annual reports and local government certifications be completed and submitted for each year funding is distributed; and

WHEREAS, the SHIP annual reports have been reviewed by the Florida Housing Coalition for program and financial compliance and the County Finance Department for financial accuracy; and

WHEREAS, the County's Affordable Housing Needs Study recognizes the need for very low and low income housing preservation, and affordable rental housing; and

WHEREAS, the Board has determined that approval of SHIP distributions serves a public purpose.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County:

1. The above recitals are hereby adopted as legislative findings of fact.
2. The Board of County Commissioners of St. Johns County certifies the SHIP Annual Report FY 12/13, FY 13/14 is accurate and complete.
3. The Board of County Commissioners authorizes the Chair to execute the attached State Housing Initiative Partnership (SHIP) Program Annual Report and Local Housing Incentives Certifications.

4. To the extent that there are typographical or administrative errors that do not change the tone, tenor, or concept of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19 day of July, 2016.

BOARD OF COUNTY COMMISSIONERS

OF ST. JOHNS COUNTY, FLORIDA

By: 

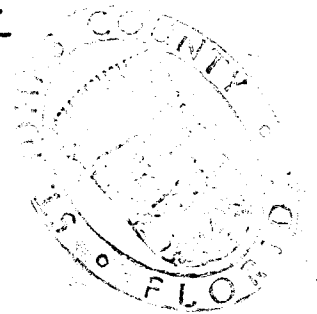
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

By: 

Deputy Clerk

RENDITION DATE 7/21/16



Title: SHIP Annual Report
St. Johns County FY 2013/2014

Report Status: Submitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Homeownership with Repairs	\$.00	0	\$.00	0	\$.00	0
3	Owner Occupied Rehabilitation	\$373,827.68	15	\$.00	0	\$.00	0
Homeownership Totals:		\$373,827.68	15	\$.00	0	\$.00	0

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
20	Land Acquisition-Rental	\$50,000.00	3	\$.00	0	\$.00	
Rental Totals:		\$50,000.00	3	\$.00	0	\$.00	
Subtotals:		\$423,827.68	18	\$.00	0	\$.00	0

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$11,684.00		
Homeownership Counseling			
Admin From Program Income	\$2,496.10		
Admin From Disaster Funds			

Totals: **\$438,007.78** **18** **\$.00** **0** **\$.00** **0**

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

Source of Funds	Amount
State Annual Distribution	\$389,480.00
Program Income (Interest)	\$1,106.64
Program Income (Payments)	\$49,917.14
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$.00
Total:	\$440,503.78

*** Carry Forward to Next Year: \$2,496.00**

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

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
Rental Acquisition			8		

✓ The amount of rent charged for a rental unit based on the unit size complies with the Rent Limits posted on the Florida Housing website

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	\$423,827.68	53.50%
Public Moneys Expended	\$18,788.31	2.37%
Private Funds Expended	\$349,530.00	44.12%
Owner Contribution		.00%
Total Value of All Units	\$792,145.99	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$373,827.68	\$389,480.00	95.98%	65%
Construction / Rehabilitation	\$423,827.68	\$389,480.00	108.82%	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				\$0.00	.00%
Very Low	\$332,688.68			\$332,688.68	75.52%
Low	\$91,139.00			\$91,139.00	20.69%
Moderate				\$0.00	.00%
Totals:	\$423,827.68	\$0.00	\$0.00	\$423,827.68	96.21%

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					\$0.00	0
Very Low	\$332,688.68	13			\$332,688.68	13
Low	\$91,139.00	5			\$91,139.00	5
Moderate					\$0.00	0
Totals:	\$423,827.68	18	\$0.00	0	\$423,827.68	18

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Rehabilitation-Owner Occupied			11	4		15
Rental-Affordable Acquisition	St. Augustine		2	1		3
Totals:			13	5		18

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rehabilitation-Owner Occupied			1	3	11	15
Rental-Affordable Acquisition	St. Augustine		1	2		3
Totals:			2	5	11	18

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Rehabilitation-Owner Occupied		8	6	1	15
Rental-Affordable Acquisition	St. Augustine		3		3
Totals:		8	9	1	18

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Rehabilitation-Owner Occupied		4	11					15
Rental-Affordable Acquisition	St. Augustine	1	2					3
Totals:		5	13					18

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Homeless	Elderly	Special Needs	Special Needs	Total
Rehabilitation-Owner Occupied			4					4

Rental-Affordable Acquisition	St. Augustine		2		2			4
Totals:			6		2			8

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 Strategy:

Expedited Permitting
Ongoing Review Process
Affordable Housing Economic Incentive Program (Impact fee reduction off-set for affordable housing)

Adopting Ordinance or Resolution Number or Identify local policy:

Expedited Permitting Resolution 98-46
Ongoing Review Process Resolution 93-21, 99-211, 2000-41, 2008-29
Affordable Housing Economic Incentive Program 225-101

Implementation Schedule (Date):

Expedited Permitting 2/24/98
Ongoing Review Process 4/23/13, 3/13/2000
Affordable Housing Economic Incentive Program 11/1/2005

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

Yes, all three incentives have been implemented.

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

Expedited Permitting Incentive: The County Building Dept. and Growth Management Dept. continue to adhere and to advocate for the permitting and development review provisions for affordable housing.

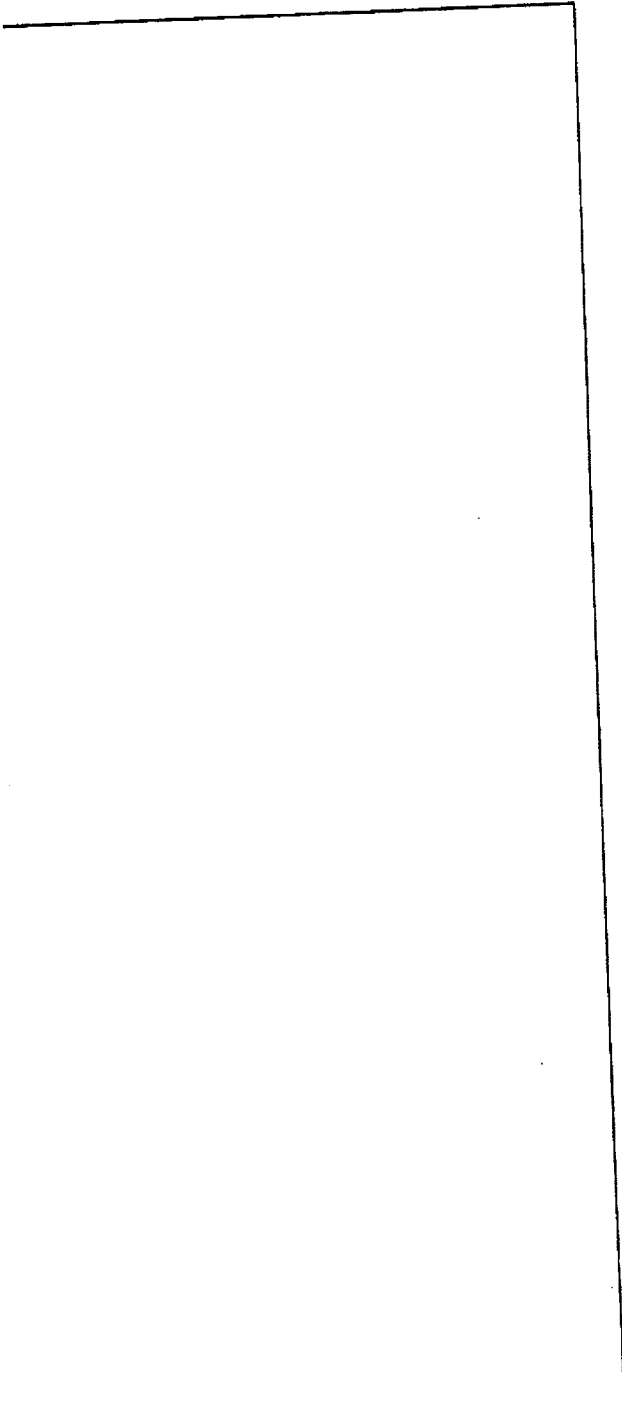
Ongoing Review Process: The Housing Finance Authority (HFA) periodically reviews various issues related to affordable housing during monthly scheduled meetings and oversees SHIP related issues specific to affordable housing. The Affordable Housing Advisory Committee (AHAC) also works to ensure thorough review of current policies, ordinances, and Land Development Code (LDC) issues impacting affordable housing.

Affordable Housing Economic Incentive Program provides impact fee off-set towards affordable housing construction costs, to the extent funding is available.

Support Services

Emergency Services and Homeless Coalition provides transitional housing for qualifying individuals and families.
Habitat for Humanities provides homeownership opportunities for qualifying low and very low income families.
St. Francis House Homeless Shelter provides temporary and emergency shelter for homeless individuals and families.
Northeast Community Action Agency stabilizes and empowers vulnerable families to achieve self-sufficiency through education, employment, and advocacy.
St. Johns Housing Partnership administers various private and public funding sources to provide home repairs to elderly, disabled, and low income households.
United Way 211 provides information and referrals to individuals and families in crisis.

Other Accomplishments



St. Johns County has developed excellent public/private partnerships and engagement to identify and address community needs. The County advocates for the needs of its most vulnerable populations.

The CWHIP program provides homeownership opportunities to work force and essential services personnel.

Availability for Public Inspection and Comments

Copies of the approved SHIP annual reports are available for review at the Main Branch of the St. Johns County Public Library, the Housing and Community Development Division, and the Board of County Commissioners. Notice of report availability is provided to the public via local government TV (GTV). To date, no comments or inquiries have been received.

Homeownership Default & 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: .8

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: .8

Welfare to Work Programs

Welfare Transition Program:
Should an eligible sponsor be used, the city/county has developed a qualification system and selection criteria for applications for awards to eligible sponsors, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be provided preference in the selection process.

Strategies and Production Costs

Strategy	Average Cost
Rental Rehabilitation	\$16,000.00
Owner Occupied Rehabilitation	\$24,533.00

Expended Funds

Total Unit Count: 18 Total Expended Amount: \$423,828.00

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
Owner Occupied Rehabilitation	Jenkins, Mary	1179 W. King Street	St. Augustine	32084	\$30,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Latham, Juanita	1065 Hibiscus Street	St. Augustine	32084	\$30,000.00	<input type="checkbox"/>

Owner Occupied Rehabilitation	Ferguson, Rosa Lee	780 N. McLaughlin Street	St. Augustine	32084	\$30,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Walden, Valeria	1037 Chapin Street	St. Augustine	32084	\$1,100.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Fisher, Laura	772 W. 6th Street	St. Augustine	32084	\$29,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Fulwood, Ernest & Constance	808 W. 3rd Street	St. Augustine	32084	\$19,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Hankerson, Priscilla	879 W. 9th Street	St. Augustine	32084	\$19,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Anderson, Julia & Herbert	800 Pearl Street	St. Augustine	32084	\$29,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Young Sr, Colonel	1267 Prince Road	St. Augustine	32086	\$28,834.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Jackson, Bennie	78 Sanford Street	St. Augustine	32084	\$29,118.68	<input type="checkbox"/>
Owner Occupied Rehabilitation	Felker, Marlowe	476 Ravenswood Drive	St. Augustine	32084	\$29,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Pellicer, Robin & David	3361 11th Street	Elkton	32033	\$16,271.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Jackson, Nathieo	905 Helen Street	St. Augustine	32084	\$28,834.00	<input type="checkbox"/>
Land Acquisition-Rental	Catherine and LaShantz Stevens	107 Masters Drive #101	St. Augustine	32084	\$15,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Sandra Simpson and Jinelle Ferreris	107 Masters Drive #103	St. Augustine	32084	\$17,500.00	<input type="checkbox"/>
Land Acquisition-Rental	Sheki Evans and Timothy Hankins	107 Masters Drive #104	St. Augustine	32084	\$17,500.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Lowell Dudley	789 Fruit Cove Road	St. Johns	32259	\$20,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	LaShawnda Brumfield	5000 Railroad Avenue	Elkton	32033	\$30,000.00	<input type="checkbox"/>

Administrative Expenditures

The local government fully expends the administrative budget.

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility	Amount
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Program Income

Program Income Funds	
Loan Repayment:	\$49,917.14
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$1,106.64

Other ():
Total: \$51,023.78

Explanation of Recaptured funds

Description	Amount
Total:	\$0.00

Rental Developments

Development Name	Owner	Address	City	Zip Code
Old Colony	St. Johns Housing Partnership	107 Masters Dr	St. Augustine	32084

St. Johns County 2013 Closeout

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 Rehabilitation	\$81,205.00	4	\$0.00	0

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Rehabilitation	Developmental Disabilities	\$81,205.00	4		

SHIP Amount	SHIP Units	Compliance Monitored By	Additional Notes
100000.0000	\$8.00	SHIP/HHR	

LG Submitted Comments:

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"

Title: SHIP Annual Report

Report Status: Submitted

St. Johns County FY 2012/2013

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Rehabilitation	\$141,264.90	6				
Homeownership Totals:		\$141,264.90	6				

Rentals

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

Subtotals: \$141,264.90 6

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$85.98		
Homeownership Counseling	\$0.00		
Admin From Program Income			
Admin From Disaster Funds			

Totals: \$141,350.88 6 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$76,938.00
Program Income (Interest)	\$456.69
Program Income (Payments)	\$63,956.19
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$0.00
Total:	\$141,350.88

*** 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
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The amount of rent charged for a rental unit based on the unit size complies with the Rent Limits posted on the Florida Housing website

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	\$141,264.90	91.02%
Public Moneys Expended	\$13,929.54	8.98%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$155,194.44	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$141,264.90	\$76,938.00	183.61%	65%
Construction / Rehabilitation	\$141,264.90	\$76,938.00	183.61%	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				\$0.00	.00%
Very Low	\$121,264.90			\$121,264.90	85.79%
Low	\$20,000.00			\$20,000.00	14.15%
Moderate				\$0.00	.00%
Totals:	\$141,264.90	\$0.00	\$0.00	\$141,264.90	99.94%

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					\$0.00	0
Very Low	\$121,264.90	5			\$121,264.90	5
Low	\$20,000.00	1			\$20,000.00	1
Moderate					\$0.00	0
Totals:	\$141,264.90	6	\$0.00	0	\$141,264.90	6

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Rehabilitation	St. Johns County		3			3
Rehabilitation	City of St. Augustine		2	1		3
Totals:			5	1		6

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rehabilitation	St. Johns County		1		2	3
Rehabilitation	City of St. Augustine		0	1	2	3
Totals:			1	1	4	6

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Rehabilitation	St. Johns County	2	1		3
Rehabilitation	City of St. Augustine	2	1		3
Totals:		4	2		6

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Rehabilitation	St. Johns County	1	2					3
Rehabilitation	City of St. Augustine		3					3
Totals:		1	5					6

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Homeless	Elderly	Special Needs	Special Needs	Total
Rehabilitation	St. Johns County		1					1
Rehabilitation	City of St. Augustine		1					1
Totals:			2					2

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 Strategy:

Expedited Permitting, On-going Review Process & Affordable Housing Incentive Program (impact fee reduction off-set for affordable housing).

Adopting Ordinance or Resolution Number or identify local policy:

Expedited Permitting Resolution 98-45
On-Going Review Process Resolution 93-21, 99-211, 2000-41 & 2008-29
Affordable Housing Economic Incentive Program 2005-101

Implementation Schedule (Date):

Expedited Permitting-2/24/98
Ongoing Review Process-4/23/13, 3/13/2000
Affordable Housing Economic Incentive Program-11/1/2005

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

Yes, all three incentives have been implemented for some time now.

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

The Affordable Housing Economic Incentive Program is not nearly as effective as it was in the past. Impact fees have continued to increase while the allowable off-set has not.

Support Services

Emergency Services Homeless Coalition of St. Johns County-transitional housing available for qualifying homeless individuals and families.
St. Francis House Homeless Shelter of St. Johns County-temporary shelter for homeless individuals, typically three days.
Community Action Agency of Northeast Florida-Provides education, empowerment and assistance to aid self sufficiency for income eligible households.
St. Johns Housing Partnership-Local non-profit that uses various funding resources to provide repairs to local elderly, disabled and low income households.
ELI Apartment Program- Working with the developer of Whispering Woods apartment development to house 17 extremely low income families in set-aside units that are made available to clients receiving Social Services assistance.
Home-Again St. Johns-Day drop-in facility, transitional housing and permanent supportive housing (in development).
Habitat for Humanity-Affordable housing for eligible perspective homeowners using public-private partnership and client "sweat-equity".

Other Accomplishments

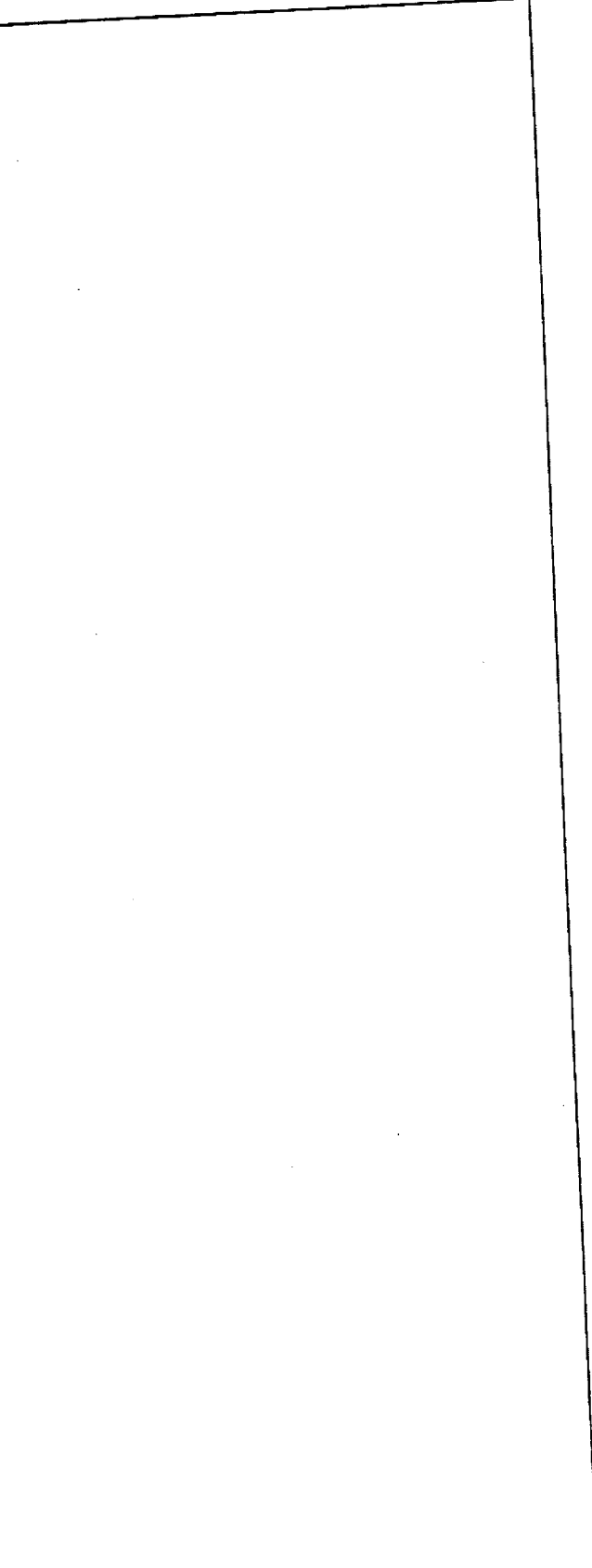
N/A

Availability for Public Inspection and Comments

Copies of the approved annual reports are available for review at the Main Branch of the St. Johns County Public Library, the Housing & Community Development Office, and the Board of County Commissioners Office. Notice of report availability is also provided via the local government TV (Gtv) channel. To date, no comments or inquiries have been received.

Homeownership Default & Foreclosure

Mortgage Foreclosures



- A. Very low income households in foreclosure: 2
- B. Low income households in foreclosure: 4
- C. Moderate households in foreclosure: 0
- Foreclosed Loans Life-to-date: 6
- SHIP Program Foreclosure Percentage Rate Life to Date: 1.9

Mortgage Defaults

- A. Very low income households in default: 7
- B. Low income households in default: 5
- C. Moderate households in default: 3
- Defaulted Loans Life-to-date: 15
- SHIP Program Default Percentage Rate Life to Date: 2.3

Welfare to Work Programs

Should an eligible sponsor be identified the County has developed a qualification system and selection criteria for applications for awards to eligible sponsors which includes a description that demonstrates how the eligible sponsors who employ personnel from the program will be given preference in the selection process.

Strategies and Production Costs

Strategy	Average Cost
Rehabilitation	\$27,840.00

Expended Funds

Total Unit Count: 6 Total Expended Amount: \$141,265.00

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
Rehabilitation	Spielman, Polly	108 Lincoln St.	St. Augustine	32084	\$20,000.00	<input type="checkbox"/>
Rehabilitation	Fraim, Todd	320S. Whitney St.	St. Augustine	32084	\$29,934.00	<input type="checkbox"/>
Rehabilitation	Walden, Valeria	1037 Chapin St.	St. Augustine	32084	\$28,900.00	<input type="checkbox"/>
Rehabilitation	Flemming, Maxine	69 Dumas St.	St. Augustine	32084	\$29,934.00	<input type="checkbox"/>
Rehabilitation	Johnson, Emma	7240 CR 208	St. Augustine	32092	\$29,934.00	<input type="checkbox"/>
Rehabilitation	Jenkins, Mary	1179 W. King Street	St. Augustine	32084	\$2,562.90	<input type="checkbox"/>

Administrative Expenditures

Regular Salaries \$0.00
 FICA/Medicare \$ 0.00
 Retirement Contrib. \$ 0.00
 OPEB Contribution \$ 0.00
 Life & Health Ins. \$ 0.00
 Workers Comp. \$ 0.00
 Communications \$ 0.00
 Office Supplies \$85.98

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility	Amount
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Program Income

Program Income Funds	
Loan Repayment:	\$42,306.19
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$456.69
Other (FHOP Repayments):	\$21,650.00
Total:	\$64,412.88

Explanation of Recaptured funds

Description	Amount
Total:	\$0.00

Rental Developments

Development Name	Owner	Address	City	Zip Code
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St. Johns County 2012 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

LG Submitted Comments:

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"

Title: SHIP Annual Report
St. Johns County FY 2014/2015

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Owner Occupied Rehabilitation	\$410,419.32	21	\$290,562.45	10		
Homeownership Totals:		\$410,419.32	21	\$290,562.45	10		

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
20	Land Acquisition-Rental	\$170,000.00	15				
Rental Totals:		\$170,000.00	15				
Subtotals:		\$580,419.32	36	\$290,562.45	10		

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$91,791.98		
Homeownership Counseling	\$108,150.25		
Admin From Program Income			
Admin From Disaster Funds			

Totals: \$780,361.55 36 \$290,562.45 10 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$1,006,521.00
Program Income (Interest)	\$3,315.44
Program Income (Payments)	\$58,591.56
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$2,496.00
Total:	\$1,070,924.00

* 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

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
Land Acquisition			15		

✓ The amount of rent charged for a rental unit based on the unit size complies with the Rent Limits posted on the Florida Housing website

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	\$580,419.32	52.81%
Public Moneys Expended	\$102,694.67	9.34%
Private Funds Expended	\$416,000.00	37.85%
Owner Contribution		.00%
Total Value of All Units	\$1,099,113.99	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$686,304.00	\$1,006,521.00	68.19%	65%
Construction / Rehabilitation	\$870,419.32	\$1,006,521.00	86.48%	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	\$24,000.00			\$24,000.00	2.24%
Very Low	\$245,783.32	\$270,000.00		\$515,783.32	48.16%
Low	\$310,636.00	\$20,562.45		\$331,198.45	30.93%
Moderate				\$0.00	.00%
Totals:	\$580,419.32	\$290,562.45	\$0.00	\$870,981.77	81.33%

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	\$24,000.00	2			\$24,000.00	2
Very Low	\$245,783.32	13			\$245,783.32	13
Low	\$310,636.00	21			\$310,636.00	21
Moderate					\$0.00	0
Totals:	\$580,419.32	36	\$0.00	0	\$580,419.32	36

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Owner Occupied Rehabilitation			10	11		21
Land Acquisition-Rental		2	3	10		15
Totals:		2	13	21		36

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Owner Occupied Rehabilitation				8	13	21
Land Acquisition-Rental		3	6	5	1	15
Totals:		3	6	13	14	36

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Owner Occupied Rehabilitation		10	11		21
Land Acquisition-Rental		10	5		15
Totals:		20	16		36

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Owner Occupied Rehabilitation		8	13					21
Land Acquisition-Rental		2	11	2				15
Totals:		10	24	2				36

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Special Needs	Special Needs	Total
Owner Occupied Rehabilitation								0

Land Acquisition- Rental									0
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Totals:

0

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

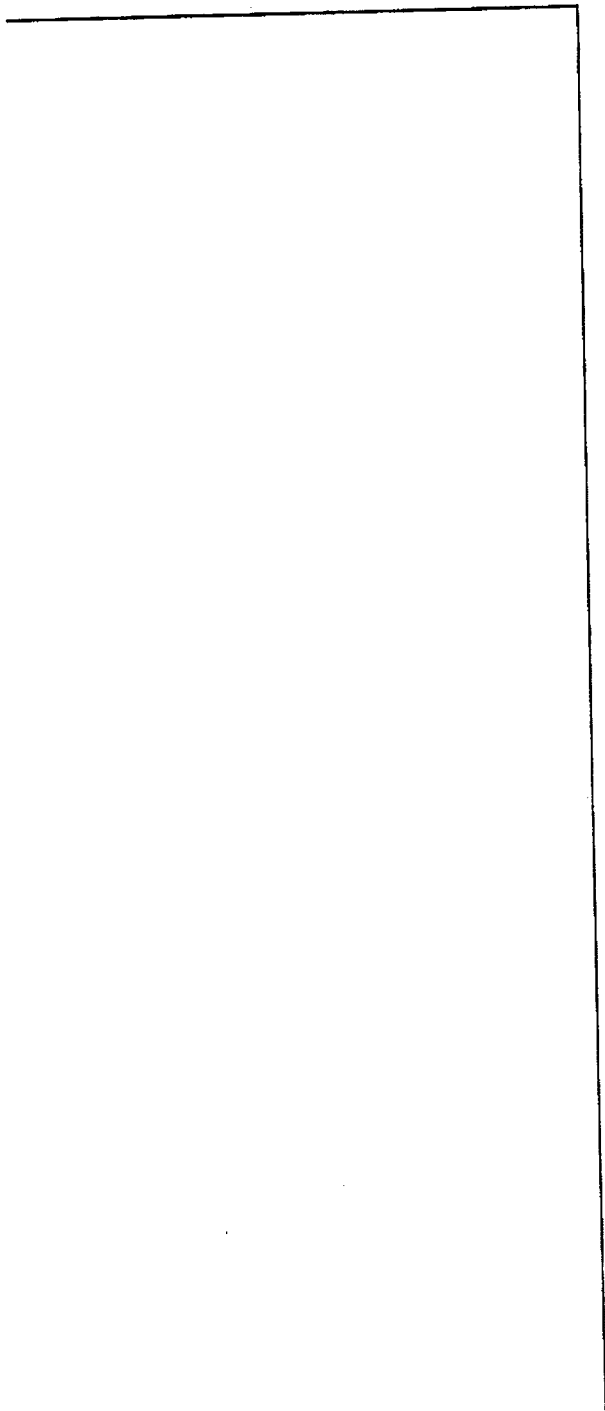
Description	Special Target Group	Expended Funds	Total # of Expended Units
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Form 4

Expended Funds

\$580,419.00

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
Owner Occupied Rehabilitation	Waters, Jon & Dawn 15-F	1012 Queen Road	St. Augustine	32084	\$19,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Pullum, Michael & Donna 15-D	561 Segovia Road	St. Augustine	32084	\$19,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Powell, Bobra & David 15-G	30 Julia Street	St. Augustine	32084	\$29,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Floyd, Sheryl 15-H	155 Ford Street	St. Augustine	32084	\$29,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Floyd, Mozell 15-J	7350A County Road 208	St. Augustine	32084	\$19,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Howard, Louis & Marjorie 15-L	662 Julia Street	St. Augustine	32084	\$20,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Roberts, Darryl - 15-I	140 N. Brevard Street	St. Augustine	32084	\$19,934.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Strunk, Frank & Sandra 15-K	90 Spring Street	St. Augustine	32086	\$20,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Prentiss, Shawn 15-O	40 Arenta Street	St. Augustine	32086	\$18,900.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Kalski, Fred 15-R	72 Anderson Street	St. Augustine	32086	\$30,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Forest, Moses & Bessie Mae 15-S	248 S. Holmes Blvd.	St. Augustine	32086	\$18,900.00	<input type="checkbox"/>



Owner Occupied Rehabilitation	Slater, Arbester 15-Q	434 N. McLaughlin Street	St. Augustine	32086	\$20,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Pinkney, Carrie Bell 15-T	129 Moore Street	St. Augustine	32086	\$30,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Tomblin, Coretta & Horin 15-U	117 W. Ashland Avenue	Hastings	32145	\$30,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Gilliard, Arthur & Pauline 15-P	18 Travis Place	St. Augustine	32084	\$20,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Mitchell, Mary & Willie 15-V	778 W. 3rd Street	St. Augustine	32084	\$30,000.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	D Shaw	879 W. 9th Street	St. Augustine	32084	\$28,900.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Pellicer, Robin & David 15-C	3361 11th Street	Elkton	32033	\$1,100.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Jackson, Nathieo 15-E	905 Helen Street	St. Augustine	32084	\$1,100.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Young Sr, Colonel 14-M	1267 Prince Road	St. Augustine	32084	\$1,100.00	<input type="checkbox"/>
Owner Occupied Rehabilitation	Jackson, Bennie 14-L	78 Sanford Street	St. Augustine	32084	\$815.32	<input type="checkbox"/>
Land Acquisition-Rental	Kerr, Annette	89 N. Whitney Street, Apt. 1	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Ford, Laverne	89 N. Whitney Street, Apt. 2	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Jones, Taneka	89 N. Whitney Street, Apt. 3	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Hatten, Shantel	89 N. Whitney Street, Apt. 4	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	McDuffie, Darell	89 N. Whitney Street, Apt. 5	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Stafford, Brandy	89 N. Whitney Street, Apt. 6	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Brown, Joe	89 N. Whitney Street, Apt. 7	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Pinkston, Parquitta	89 N. Whitney Street, Apt. 8	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Martin, Glynnas	89 N. Whitney Street, Apt. 9	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Hardy, Maria	89 N. Whitney Street, Apt. 10	St. Augustine	32084	\$12,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Promise Moore	107 Masters Drive #201	St. Augustine	32084	\$10,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Ricardo Torres	107 Masters Drive #202	St. Augustine	32084	\$10,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Cassie Register & Shawn Richards	107 Masters Drive #203	St. Augustine	32084	\$10,000.00	<input type="checkbox"/>
Land Acquisition-Rental	Cynequa Elmore	107 Masters Drive #204	St. Augustine	32084	\$10,000.00	<input type="checkbox"/>

Land Acquisition-Rental	Tommie Griffin	107 Masters Drive #102	St. Augustine	32084	\$10,000.00	<input type="checkbox"/>
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St. Johns County 2014 Interim-1

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 Rehabilitation	\$178,702.00	8	\$140,000.00	5

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Rehabilitation	Person with Disabling Condition (not DD)	\$69,934.00	3	\$20,000.00	1
(3) Owner Occupied Rehabilitation	Receiving Veterans Disability Benefits	\$68,834.00	3		
(3) Owner Occupied Rehabilitation	Developmental Disabilities	\$19,934.00	1		
(3) Owner Occupied Rehabilitation	Receiving Social Security Disability Insurance	\$20,000.00	1	\$90,000.00	3
(3) Owner Occupied Rehabilitation	Receiving Supplemental Security Income			\$30,000.00	1

LG Submitted Comments: