

**State Housing Initiatives Partnership Program
(SHIP)
Annual Report – Final**

**County of Volusia
Grant First Year
FY 2007-08 funding
(Approved 10/27/2008)**

FLORIDA HOUSING FINANCE CORPORATION - SHIP PROGRAM ANNUAL REPORT

NAME OF LOCAL ENTITY: **Volusia County**

TABLE A:

Code	STRATEGY DESCRIPTION	SHIP FUNDS EXPENDED		SHIP FUNDS ENCUMBERED		SHIP FUNDS UNENCUMBERED	
		A		B		C	
		Amount	Units	Amount	Units	Proposed Amount	Proposed Units
	HOMEOWNERSHIP STRATEGIES						
1	Homebuyer Assistance - New	244,765.37	6	59,081.00	2	473,202.63	20
2	Homebuyer Assistance - Existing	368,383.75	19	230,402.51	7	156,355.17	7
4	Rehabilitation			300,295.60	4	269,704.40	8
6	Emergency Repair			22,298.00	2	77,702.00	8
10	Acquisition/Construction			350,000.00	8	100,101.00	3
7	Foreclosure Prevention	26,479.51	3	10,000.00	1	103,520.49	13
5	My Safe Florida Home			70,446.35	20	81,412.65	17
	Real Estate Tax Assistance			1,500.00	1	28,257.00	12
	Total Homeownership Strategies	639,628.63	28	1,044,023.46	45	1,290,255.34	88
	RENTAL STRATEGIES						
13	Rental rehabilitation					60,000.00	4
	Multi-family rental new construction			300,000.00	4		
	Special needs rental			100,000.00	2	15,000.00	1
	Total Rental Strategies	0.00	0	400,000.00	6	75,000.00	6
	Subtotal	639,628.63	28	1,444,023.46	51	1,365,255.34	93
	Administration					268,379.00	
	Home Ownership Counseling					55,661.00	
	Admin from Program Income					56,000.00	
	Admin from Disaster Funds						
	Total	639,628.63	28	1,444,023.46	51	1,745,295.34	93

639,628.63 1,044,023.46 1,290,255.34
 HO Expended HO Encumbered HO Unencumbered

0.00 400,000.00 75,000.00
 Rental Expended Rental Encumbered Rental Unencumbered

= Subtotal of Columns A, B, C
 1,444,023.46

= Subtotal of Columns A, B, C
 1,745,295.34

TABLE B:

Total Revenue (actual and/or anticipated) for Local SHIP Trust Fund		
A	B	
Source of SHIP Funds	Amount of Funds	Percentage of Funds
State Annual Distribution	2,700,706.00	70.53%
Program Income (Interest)	309,617.81	8.09%
Program Income (Payments)	815,623.62	21.30%
Recaptured Funds	3,000.00	0.08%
Disaster Funds		0.00%
Other Funds		0.00%
Carry over funds from previous year (can be a positive or negative number)		0.00%
Total Funds Deposited into Local Affordable Housing Trust Fund	3,828,947.43	100.00%

TABLE C:

Enter Total \$\$ from Table A, Columns A, B, & C:	3,828,947.43
***Enter amount to be carried forward to next year:	0.00
TOTAL	3,828,947.43

***Carry forward is used only in a closeout year when the amount of funds remaining are not sufficient to fully assist one unit. The unit assisted is counted in the next fiscal year.

FLORIDA HOUSING FINANCE CORPORATION - SHIP PROGRAM ANNUAL REPORT

Name of Local Entity: Volusia County

Table A: Rental Unit Information

STRATEGY DESCRIPTION	RENTAL RATES - ACTUAL				
	(If rents vary for the same unit, enter greatest amount)				
	A	B	C	D	E
	Eff.	1 Bed	2 Bed	3 Bed	4 Bed

Table B: Recap of Funding Sources for Units Produced

Source of \$\$ Produced thru June 30th for Units	Amount of Funds Expended to Date	% of Total Value
A	B	C
SHIP Funds Expended	639,628.63	17.41%
Public Moneys Expended	428,289.41	11.68%
Private Funds Expended	2,538,583.00	69.12%
Owner Equity	66,375.51	1.81%
Total Value of All Units	3,672,876.55	100.00%

Table C: SHIP Program Compliance Summary - Home Ownership/Construction/Rehab*

Compliance Category	SHIP Funds*	Trust Fund **	% of Trust Fund	FL Statute Minimum %
A	B	C	D	E
HOME OWNERSHIP	2,973,907.43	2,703,706.00	109.99%	65%
CONSTRUCTION/REHABILITATION	2,409,009.00	2,703,706.00	89.10%	75%

*Include amounts expended, encumbered, & unencumbered (projected) in this table
**Trust Fund equals Distribution plus Recaptured Funds

Table D: Program Compliance - Income Set-Asides

Program Compliance by Funds Expended, Encumbered, Unencumbered (projected)

Income Category	SHIP \$ Expended	SHIP \$ Encumbered	SHIP \$ Unencumbered	Total A+B+C	Total Available Funds %	*Total Available Funds
	A	B	C	D	E	F
ELI		11,800.79		11,800.79	0.31%	3,828,947.43
Very-Low Income		578,763.07	580,517.00	1,159,280.07	30.28%	3,828,947.43
Low Income	495,455.12	680,661.60	50,000.00	1,226,116.72	32.02%	3,828,947.43
Moderate Income	144,173.51	172,798.00	734,738.34	1,051,709.85	27.47%	3,828,947.43
TOTAL	639,628.63	1,444,023.66	1,365,255.34	3,448,907.43	90.07%	3,828,947.43

Total Available Funds equals State Distribution + Recaptured Funds + Program Income + Carry Over Funds + Other Funds. **3,448,907.43** (from Form 1 Table A)
*From Form 1 Table B Column B total **639,628.63**, **1,444,023.66**, **1,365,255.34** Error if not same as Form 1 Table A Column A,B,C

ELI and VLI must equal 30% or higher and ELI, VLI and LI must equal 60% or higher

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

Strategy Description	Special Target Group	Expended Funds	Total # of Expended Units
A	B	C	D
NA			
Total		0.00	0

Table F: Project Funding for Expended Funds Only

Income Category	Total SHIP Mortgages, Loans & DPL's	SHIP Mortgages, Loans and DPL's #	Average Loan Amount	Total of SHIP Grants	SHIP Grants #	Average Grant Amount	Total SHIP Funds Expended	Total Units #
	A	B	C	D	E	F	G	H
ELI			#DIV/0!			#DIV/0!	0.00	0
Very-Low Income			#DIV/0!			#DIV/0!	0.00	0
Low Income	495,455.12	22	22,520.69			#DIV/0!	495,455.12	22
Moderate Income	144,173.51	6	24,028.92	0.00	0	#DIV/0!	144,173.51	6
TOTAL	639,628.63	28	22,843.88	0.00	0	#DIV/0!	639,628.63	28

This total must equal Table D Expended by Income category

NOTE: Must match Form 2 Column D45, E45&F48

Table G: Allowable Administration Set Aside from Program Income

Total Amount of Program Income	*5% Maximum	**10% Maximum	Total % Program Income Allowed for Administration	Total Administration
A	B	C	D	E
1,125,241.43	56,262.07	112,524.14	5.00	56,000.00

* Counties and Eligible Municipalities which receive more than the minimum distribution.
** Counties and Eligible Municipalities which receive the minimum distribution or less.

Use either the 5% or 10% \$ amount.

Table H: Allowable Administration Set Aside from Disaster Funds

Total Amount of Disaster Funds	*5% Maximum	**10% Maximum	Total Disaster Funds Allowed for Administration	Total Administration
A	B	C	D	E
0.00	0.00	0.00	0.00	0.00

* Counties and Eligible Municipalities which receive more than the minimum distribution.
** Counties and Eligible Municipalities which receive the minimum distribution or less.

Use 5 or 10% as applicable

Form 1 Table A D40

FORM 3: Household Characteristics
 Section 420.307(1)(b), F.S.

FLORIDA HOUSING FINANCE CORPORATION
 SHIP PROGRAM ANNUAL REPORT
 Fiscal Year: 2017-18
 Volusia County

Submitted Date: 11/20/18 (revised 10/1/20)

Provide information only on units for which Program funds have been expended
 Provide information for "Make of household" only

Strategy Description List Unincorporated Volusia County CDBG Activities	Number of Households/Units Produced			Characteristics/Age (Head of Household)			Family Size			Race (Head of Household)					Special Needs (Any Member of Household)											
	B			C			D			E					F											
	ELI	VLI	Low Mod	0-24	25-40	41-61	62+	Total	1 Person	2-4	5+	White	Black	Hispanic	Asian	Indian	Other	Total	Farm Worker	Devel. Disabled	Homeless	Elderly	Special Needs (define)	Special Target Group (define)	Total	
HOMEBUYER ASSISTANCE - NEW	0	0	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Volusia County	0	0	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOMEBUYER ASSISTANCE - EXISTING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Volusia County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Edgewater	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ormond Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FORECLOSURE PREVENTION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Smyrna Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	22	8	28	11	9	4	4	28	6	21	2	28	22	3	2	0	0	0	0	0	0	0	0	0
TOTALS	0	0	22	8	28	11	9	4	4	28	6	21	2	28	22	3	2	0	0	0	0	0	0	0	0	0

(Use additional pages as necessary)

D.B.F. G 42 should mirror Form 2 Table F (Total Units) and all Totals should match.

FLORIDA HOUSING FINANCE CORPORATION
SHIP PROGRAM ANNUAL REPORT

Name of Local Entity: Volusia County

1. Please provide information on the status of the implementation of the Local Housing Incentive Plan or Incentive Strategy adopted by the local Affordable Housing Assistance Plan.

A. Incentive Strategy:

Designed to be used in conjunction with all adopted strategies

B. Adopting Ordinance or Resolution Number or identify local policy:

Resolution No. 93-208

C. Implementation Schedule (Date):

9-Dec-93

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

The 1993 plan has been implemented. The current Affordable Housing Advisory Committee (AHAC) is in the process of revising the existing strategies for functionality and will make recommendations to the County Council for consideration and/or adoption.

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

The 1993 plan has been implemented. The newly reformed AHAC is in the process of revising the existing strategies for functionality and will make recommendations to the County Council no later than December 31, 2008.

2. Attach a concise description of the support services that are available to the residents of affordable housing.

Homeownership counseling - pre-purchase and post-purchase; homeownership maintenance and repair; foreclosure prevention services.

3. Attach such other data or unique affordable housing accomplishments considered significant by your Agency. (Success Stories, newspaper clippings, etc.)

4. Describe how the Annual Report was made available for public inspection and comments. Attach copies of all comments that were received and provide the local government's response.

The Annual Report is available in the Community Assistance Division, Housing Office, and on the Volusia County community Assistance Division website. In addition, the Annual Report is made available to interested advisory boards and consumer groups. A Notice of Availability is also placed in the local newspaper of general circulation.

5a. Life to Date Mortgage Foreclosure :

A. 773 mortgages have been made to very low income households with 28 in foreclosure.

B. 1316 mortgages have been made to low income households with 24 in foreclosure.

C. 143 mortgages have been made to moderate income households with 9 in foreclosure.

D. Total foreclosure rate for all mortgages 2.7%.

5b. Mortgage Default as of June 30th:

A. 773 mortgages have been made to very low income households with 33 in default.

B. 1316 mortgages have been made to low income households with 32 in default.

C. 143 mortgages have been made to moderate income households with 12 in default.

D. Total Default rate for all mortgages 3.4%.

6. Describe how eligible sponsors (if applicable) that employed personnel from welfare to work programs.

Not applicable - No eligible sponsors used for strategies.

7. List strategies and give the average cost of production.

DPA New	\$40,794	Foreclosure Prevention	\$8,826
DPA Existing	\$19,388		

8. Counties and eligible municipalities utilizing SHIP program funds must provide a list of recipients by strategy including names, addresses and zip codes for each fiscal year reporting to Florida Housing Finance Corporation. NOTE: This is for each FY's EXPENDED FUNDS. Must be completed on tab #8.

9. Administrative expenditures separately stated for the costs of the local government and any sub recipients administering the program.

Note: Must equal Form 1, Table A and total must not exceed 10% 324,379.00 Must be completed on tab #9.

10. A list of sub recipients and consultants that will administer any portion of the SHIP program. The list shall include name of person or organization, business type, a description of the strategies and responsibilities for each sub-recipient or consultant. Must be completed on tab #10

11 a. Recaptured Funds-separately stated by event type (foreclosure, sale of property, refinance, default) Must be completed on tab #11a

11 b. Program Income-separately stated for each transaction type, i.e. dollar amount of loan repayments, recycled funds, refinance, and all other income derived from the use of funds. Must be completed on tab #11b

**Expended Funds
Form 4, #8**

Name of Local Entity:

Volusia County

Fiscal Year:

2007-08

Form 4 #8 Expended Funds

Strategy	Full Name	Address	City	Zip	Funds Expended
Foreclosure Prevention	Paul Jones	352 Palm Street	New Smyrna Beach	32168	6,479.51
Foreclosure Prevention	John & Louise Mason	116 Angeles Road	DeBary	32713	10,000.00
Foreclosure Prevention	Tracey & David Mortberg	524 E. Church Street	Deland	32724	10,000.00
Homebuyer Assistance - Existing	Anna Colon-Lebron	238 S. Marydell Avenue	Deland	32720	25,072.93
Homebuyer Assistance - Existing	Marsha Melissa Morais	1009 Oak Tree Lane	Deland	32720	5,035.00
Homebuyer Assistance - Existing	Joshua & Amanda Morris	126 Carlton Avenue	Deland	32720	5,400.00
Homebuyer Assistance - Existing	Albert & Grace Moore	2460 Pine Tree Circle Drive	Orange City	32763	33,900.00
Homebuyer Assistance - Existing	Jennifer Guillano	2623 Needle Palm Drive	Edgewater	32132	24,494.00
Homebuyer Assistance - Existing	Norris Roman	2230 S.E. 1st Street	Orange City	32763	23,403.15
Homebuyer Assistance - Existing	Kristina Tschantre	1565 18th Street	Orange City	32763	38,281.00
Homebuyer Assistance - Existing	Joshua Heavener	141 West Palm Way	Edgewater	32132	41,900.00
Homebuyer Assistance - Existing	Robert Fakess	224 Lakewood Drive	DeBary	32713	41,533.00
Homebuyer Assistance - Existing	Caroline Robles	237 Clara Vista Street	DeBary	32713	5,400.00
Homebuyer Assistance - Existing	Susan Donaldson	314 South Orange Avenue	Deland	32763	2,516.03
Homebuyer Assistance - Existing	Michelle Foley	304 Brooklyn Avenue	Orange City	32763	42,800.00
Homebuyer Assistance - Existing	Edward & Patricia Menzel	375 E. Minnesota Avenue	Orange City	32763	43,800.00
Homebuyer Assistance - Existing	Davor Dujic Strajhar	1460 13th Street	Orange City	32763	11,156.41
Homebuyer Assistance - Existing	Chrissy Lloyd	422 Brightwood Avenue	Orange City	32763	5,181.86
Homebuyer Assistance - Existing	Briana Whittenburg	804 South Stone Street	Deland	32720	1,703.35
Homebuyer Assistance - Existing	Daniel Fountain, Jr.	32 Lake Park Circle	Ormond Beach	32174	2,387.76
Homebuyer Assistance - Existing	Dorothy Solomon	630 Beresford Road	Deland	32720	5,400.00
Homebuyer Assistance - Existing	Alan J. Odom	1425 10th Street	Orange City	32763	9,019.26
Homebuyer Assistance - New	Timothy North	1745 7th Street	Deland	32724	42,800.00
Homebuyer Assistance - New	Luz Bonilla	176 Anita Street	Deland	32724	41,549.42
Homebuyer Assistance - New	Hector & Liz DeJesus	1202 Lolita Avenue	Orange City	32763	33,900.00
Homebuyer Assistance - New	Nicole Spurr	673 Lancaster Avenue	Orange City	32763	35,400.00
Homebuyer Assistance - New	Rachel Yadanza	1180 8th Street	Orange City	32763	42,800.00
Homebuyer Assistance - New	James & Dorothy Butler	213 1st Street	Pierson	32180	48,315.95
					639,628.63

Name of Local Entity: Volusia County

Fiscal Year: 2007-08

Form 4 #11a Recaptured Funds

Foreclosure \$\$	
Sale of Property \$\$	3,000.00
Refinance \$\$	
Other (Undetermined)	
Total Amount	3,000.00

Form 4 #11b Program Income

Loan Repayment \$\$	37,669.54
Refinance \$\$	777,638.98
Interest Earned \$\$	309,617.81
Other \$\$	315.10
Total	1,125,241.43

Recaptured Funds and Program Income

Income Category	Foreclosure \$	Units	Sale of Property \$	Units	Refinance \$	Units	***Other/Interest Earned \$	Total Units	Total Recap + PI
ELI							315.10		**
Very-Low Income					350,180.62	17	18,426.75	11	**
Low Income					422,478.36	35	16,476.07	11	**
Moderate Income			3,000.00	1	5,000.00	1	2,766.72	1	**
Interest Earned							309,617.81		**
TOTAL	0.00	0	3,000.00	1	777,638.98	53	347,602.45	23	1,125,241.43

***Loan repayments from Rental (Developer) and other funds received that can not be tied to an income category.
 Do not duplicate.