

**Title: SHIP Annual Report**  
**Nassau County FY 2018/2019 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	\$85,807.13	3				
3	Owner Occupied Housing Rehabilitation	\$83,900.45	1				
3	Owner Occupied Housing	\$155,525.77					
<b>Homeownership Totals:</b>		<b>\$325,233.35</b>	<b>4</b>				

### Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
<b>Rental Totals:</b>							

**Subtotals:      \$325,233.35      4**

### Additional Use of Funds

Use	Expended
Administrative	\$35,000.00
Homeownership Counseling	
Admin From Program Income	\$538.60
Admin From Disaster Funds	

<b>Totals:</b>	<b>\$360,771.95</b>	<b>4</b>	<b>\$ .00</b>	<b>\$ .00</b>
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### Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$350,000.00
Program Income (Interest)	\$10,771.95
Program Income (Payments)	\$ .00
Recaptured Funds	\$ .00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$ .00
<b>Total:</b>	<b>\$360,771.95</b>

**\* Carry Forward to Next Year: \$ .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
ELI	386	413	533	699	864
VLI	643	689	827	955	1,066
LOW	1,030	1,103	1,323	1,529	1,706
MOD	1,545	1,654	1,986	2,293	2,559
Up to 140%	1,802	1,930	2,317	2,675	2,985

## 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	\$325,233.35	27.69%
Public Moneys Expended		.00%
Private Funds Expended	\$833,449.63	70.97%
Owner Contribution	\$15,731.99	1.34%
Total Value of All Units	\$1,174,414.97	100.00%

## SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$325,233.35	\$350,000.00	92.92%	65%
Construction / Rehabilitation	\$272,194.75	\$350,000.00	77.77%	75%

## Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$ .00	.00%
Very Low	\$191,263.67	53.02%
Low	\$111,879.68	31.01%
Moderate	\$22,090.00	6.12%
Over 120%-140%	\$ .00	.00%
<b>Totals:</b>	<b>\$325,233.35</b>	<b>90.15%</b>

## 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		0	\$ .00	0
Very Low	\$191,263.67	1		0	\$191,263.67	1
Low	\$111,879.68	2		0	\$111,879.68	2
Moderate	\$22,090.00	1		0	\$22,090.00	1
Over 120%-140%		0		0	\$ .00	0
<b>Totals:</b>	<b>\$325,233.35</b>	<b>4</b>	<b>\$ .00</b>	<b>0</b>	<b>\$325,233.35</b>	<b>4</b>

### 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		1	1	1		3
Owner Occupied Housing Rehabilitation	Fernandina Beach			1			1
<b>Totals:</b>			1	2	1		4

### 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		2	1		3
Owner Occupied Housing Rehabilitation	Fernandina Beach				1	1
<b>Totals:</b>			2	1	1	4

### Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Down Payment and Closing Cost Assistance	Unincorporated		3		3
Owner Occupied Housing Rehabilitation	Fernandina Beach	1			1
<b>Totals:</b>		1	3		4

### 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						3
Owner Occupied Housing Rehabilitation	Fernandina Beach		1					1
<b>Totals:</b>		3	1					4

### Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Down Payment and Closing Cost Assistance	Unincorporated				0

Owner Occupied Housing Rehabilitation	Fernandina Beach			1	1
<b>Totals:</b>				1	1

**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	Service Industry	17,300.70	1
Down Payment and Closing Cost Assistance	Educator/School Employee	22,090.00	1

## 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

The Land Development Code was updated to include accessory dwellings as an affordable rental option.

## Availability for Public Inspection and Comments

The Nassau County Board of County Commissioners agenda is available by public record and posted on the County Clerk's website, [www.nassauclerk.com](http://www.nassauclerk.com). Also, it is posted on the County website [www.nassaucountyfl.com](http://www.nassaucountyfl.com) under Affordable Housing, Planning Department and the SHIP program.

## Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **442**

### 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: **8.14**

### 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	\$17,161.43
Owner Occupied Housing	\$77,762.89
Owner Occupied Housing Rehabilitation	\$83,900.45

## Expended Funds

Total Unit Count: 4

Total Expended Amount: \$325,233.35

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Down Payment and Closing Cost Assistance	Jean Ray	45038 Robinwood Cir	Callahan	32011	\$2,737.90	2017-2018
Down Payment and Closing Cost Assistance	Sarah Henderson	97076 Benchmark Ave	Yulee	32097	\$17,300.70	
Down Payment and Closing Cost Assistance	Amy Gildner	77643 Lumber Creek	Yulee	32097	\$22,090.00	
Down Payment and Closing Cost Assistance	Savanna Thornton	97268 Pirates Way	Yulee	32097	\$33,000.00	
Down Payment and Closing Cost Assistance	Heather Klsh	77318 Mosswood Dr	Yulee	32097	\$10,678.53	2017-2018
Owner Occupied Housing Rehabilitation	Geraldine Walker	715 S 6th St	Fernandina Beach	32034	\$83,900.45	
Owner Occupied Housing	Linda Randolph	620 S 11th St	Fernandina Beach	32034	\$71,437.00	2019-2020
Owner Occupied Housing	Kelvie Montgomery	85166 Lil William Rd	Fernandina Beach	32034	\$84,088.77	2019-2020

**Administration by Entity**

Name	Business Type	Strategy Covered	Responsibility	Amount
Nassau County BOCC	LG	2		\$17,769.30
Nassau County BOCC	LG	3		\$17,769.30

**Program Income**

Program Income Funds	
Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$10,771.95
<b>Total:</b>	<b>\$10,771.95</b>

**Number of Affordable Housing Applications**

Number of Affordable Housing Applications	
Submitted	23
Approved	10
Denied	2

**Explanation of Recaptured funds**



Description	Amount

**Total:                    \$ .00**

**Rental Developments**

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By

**Single Family Area Purchase Price**

The average area purchase price of single family units:

189,360.00
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Or

Not Applicable

**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				
3	Owner Occupied Housing	\$71,437.00			

**Special Needs Category Breakdown by Strategy**

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Housing	Receiving Social Security Disability Insurance	\$71,437.00			

**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-going update of surplus land inventory
- Homelessness is addressed at each monthly AHAC meeting

## Interim Year Data

<b>Interim Year 1</b>		
State Annual Distribution	\$350,000.00	
Program Income	\$125,229.07	
Program Funds Expended	\$170,724.83	
Program Funds Encumbered	\$263,302.92	
Total Administration Funds Expended	\$7,550.53	
Total Administration Funds Encumbered		
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	\$434,027.75	124.01%
75% Construction / Rehabilitation	\$301,325.53	86.09%
30% Very & Extremely Low Income Requirement	\$269,274.28	56.66%
30% Low Income Requirement	\$71,450.55	15.03%
20% Special Needs Requirement	\$98,563.00	28.16%
<b>Carry Forward to Next Year</b>		

**State Housing Initiatives Partnership (SHIP) Program**  
**Annual Report and Local Housing Incentives Certification**

On Behalf of Nassau County Board of Co Commissioners (Local Government), I hereby certify that:

1. The Annual Report information submitted electronically to Florida Housing Finance Corporation is true and accurate for the closeout year 2018/19 and interim years 2019/20.
2. The local housing incentives or local housing incentive plan have been implemented or are in the process of being implemented. Including, at a minimum:
  - a. Permits as defined in s.163.3164 (15) and (16) for affordable housing projects are expedited to a greater degree than other projects; and
  - b. There is an ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption.
3. The cumulative cost per newly constructed housing per housing unit, from these actions is estimated to be \$ 0.
4. The cumulative cost per rehabilitated housing per housing unit, from these actions is estimated to be \$ 0.

Staff Member responsible for submitting annual report to FHFC: Carol Gilchrist

Heather Nazworth 09-26-22  
Witness Signature Date

Heather Nazworth  
Witness Printed Name

Jeff Gray 9-26-22  
Chief Elected Official or Designee Signature Date

Jeff Gray, Chairman  
Chief Elected Official or Designee Printed Name

Aleina Colon 9-26-22  
Witness Signature Date

Aleina Colon  
Witness Printed Name

or

ATTEST (Seal)

\_\_\_\_\_  
Signature Date

420.9075 (10) Each county or eligible municipality shall submit to the corporation by September 15 of each year a report of its affordable housing programs and accomplishments through June 30 immediately preceding submittal of the report. The report shall be certified as accurate and complete by the local government's chief elected official or his or her designee. Transmittal of the annual report by a county's or eligible municipality's chief elected official, or his or her designee, certifies that the local housing incentive strategies, or, if applicable, the local housing incentive plan, have been implemented or are in the process of being implemented pursuant to the adopted schedule for implementation.