

EXECUTIVE SUMMARY

Each year by September 15, the City of Tallahassee is required to submit the State Housing Initiatives Partnership (SHIP) Annual Report to the Florida Housing Finance Corporation, documenting the expenditures of SHIP funds. The City has three years in which to expend the annual allocation.

This year's report closes out the FY 2019-2020 SHIP funding. All 2019-2020 funds were expended, assisting 46 income-eligible households. All required set asides were achieved: a) 65% of funds must be spent on homeownership projects; b) 75% of funds must be spent on construction/rehabilitation projects; c) 30% of funds must be spent on very low-income households; d) 30% must be spent on low-income households; and e) 20% of funds must be spent on special needs households. In this three-year reporting period, 69% of SHIP funds were spent on households at or below 80% AMI. The tables below provide a summary of FY2020 SHIP-funded programs and clients served.

Table 1

Source of Funds	Amount
<i>FY 2019-2020 State Annual Distribution</i>	\$383,139.00
<i>Program Income</i>	\$71,021.21
<i>Carryover from Previous Year</i>	-\$709.67
TOTAL:	\$453,450.54

Table 2

Activity	Amount
<i>Homeownership Strategies – All</i>	\$357,637.79
<i>Administration</i>	\$34,702.20
<i>Homeownership Counseling</i>	\$69,000.00
<i>Carryover to Next Year</i>	-\$7,889.45
TOTAL:	\$453,450.54

Table 3

Activity	Amount	Number of Units
<i>Emergency Home Repair</i>	\$164,632.79	28
<i>Storm Damage Mitigation</i>	\$3,800.00	1
<i>Accessibility Rehabilitation</i>	\$144,305.00	14
<i>Down Payment Assistance</i>	\$44,900.00	3
TOTAL (UNDUPLICATED):	\$357,637.79	41

Table 4 (Unduplicated)

Activity	Race		Income Level			
	W	B	<30%	30-50%	50-80%	>80%
<i>Emergency Home Repair</i>	7	21	3	15	6	0
<i>Storm Damage Mitigation</i>	0	1	1	0	0	0
<i>Accessibility Rehabilitation</i>	2	12	2	2	9	0
<i>Down Payment Assistance</i>	1	2	0	0	0	3

HHRP Funding Report

Tallahassee - 2019-2020

Report Status: **Unsubmitted**

Form 1

HHRP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
3	OOR Storm Damage Mitigation	\$92,180.00	11		0
3	Owner Occupied Rehabilitation	\$30,000.00	1		0
4	OOR Demolition/Reconstruction	\$225,153.00	3		0
Homeownership Totals:		\$347,333.00	15		0

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
Rental Totals:					
Subtotals:		\$347,333.00	15	\$0.00	0

Additional Use of Funds

Administrative:	\$36,100.00
Homeownership Counseling:	\$64,000.00
Admin From Program Income:	\$0.00

Total Revenue

HHRP Allocation:	\$429,000.00
Program Income (Interest):	\$15,443.06
Program Income (Payments):	
Recaptured Funds:	\$0.00
Carry-Over Funds:	
Total:	\$444,443.06

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	362	392	533	699	864
VLI	603	646	776	896	1,000
LOW	965	1,033	1,240	1,433	1,598
MOD	1,449	1,552	1,863	2,151	2,400
Up to 140%	1,690	1,811	2,173	2,509	2,800

HHRP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	HHRP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$347,333.00	\$429,000.00	80.96%	65%
Construction / Rehabilitation	\$347,333.00	\$429,000.00	80.96%	75%

Program Compliance - Income Set-Asides

Income Category	HHRP Funds Expended	Total Available Funds % *
Extrememly Low	\$129,770.00	30.24%
Very Low	\$77,628.00	18.09%
Low	\$139,935.00	32.61%
Moderate		
Over 120%-140%		0.00%
Totals:	\$347,333.00	80.94%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds HHRP Grants	HHRP Grant Unit #s	Total HHRP Funds Expende	Total # Units
Extrememly Low	\$106,000.00	1	\$23,770.00	3	\$129,770.00	4
Very Low	\$45,453.00	2	\$32,175.00	4	\$77,628.00	6
Low	\$103,700.00	1	\$36,235.00	4	\$139,935.00	5
Moderate		0		0		0
Over 120-140%		0		0		0
Totals:	\$255,153.00	4	\$92,180.00	11	\$347,333.00	15

Form 3

Number of Households/Units Produced

Strategy	ELI	VLI	Low	Mod	Over 140%	Total
OOR Demolition/Reconstruction	1	1	1			3
OOR Storm Damage Mitigation	3	4	4			11
Owner Occupied Rehabilitation		1				1
Total:	4	6	5			15

Characteristics/Age (Head of Household)

Strategy	0 - 25	26 - 40	41 - 61	62 +	Total
OOR Demolition/Reconstruction				3	3

OOR Storm Damage Mitigation			5	6	11
Owner Occupied Rehabilitation			1		1
Total:			6	9	15

Family Size

Strategy	1 Person	2 - 4 People	5 + People	Total
OOR Demolition/Reconstruction	3			3
OOR Storm Damage Mitigation	7	4		11
Owner Occupied Rehabilitation		1		1
Total:	10	5		15

Race (Head of Household)

Strategy	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
OOR Demolition/Reconstruction		3					3
OOR Storm Damage Mitigation	1	10					11
Owner Occupied Rehabilitation		1					1
Total:	1	14					15

Demographics (Any Member of Household)

Strategy	Farm Worker	Home-less	Elderly	Total
OOR Demolition/Reconstruction			3	3
OOR Storm Damage Mitigation			7	7
Owner Occupied Rehabilitation				0
Total:			10	10

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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Strategies and Production Costs

Strategy	Average Cost
OOR Demolition/Reconstruction	\$75,051.00
OOR Storm Damage Mitigation	\$8,380.00
Owner Occupied Rehabilitation	\$30,000.00

Expended Funds

Strategy Name	Full Name	Address	City	Zip	Expended Amount
OOR Demolition/Reconstruction	GILBERT PLESS	1122 Richmond Street	Tallahassee	32304	106,000.00
Owner Occupied Rehabilitation	MELANIE HOLMES	2731 Lake Munson Street	Tallahassee	32310	30,000.00
OOR Storm Damage Mitigation	BESSIE MAE BRUCE	1641 Paul Russell Road	Tallahassee	32301	10,958.00
OOR Storm Damage Mitigation	KIM YVETTE FRANCIS-WILLIAMS	1633 Kelly Street	Tallahassee	32310	8,422.00
OOR Storm Damage Mitigation	HELEN GAINOUS	1008 Ridge Road	Tallahassee	32305	9,090.00
OOR Storm Damage Mitigation	DELORES GOSBY	1421 Pepper Drive	Tallahassee	32304	5,180.00
OOR Storm Damage Mitigation	ROSE MARY HALL	1620 Gibbs Drive	Tallahassee	32303	7,615.00
OOR Storm Damage Mitigation	SUZANNE O'HARA HANCOCK	1525 Chuli Nene	Tallahassee	32301	8,910.00
OOR Storm Damage Mitigation	DORIS MONTGOMERY	418 Georgetown Drive	Tallahassee	32305	8,536.00
OOR Storm Damage Mitigation	MICHELLE PIERCE	809 Cochran Drive	Tallahassee	32301	10,881.00
OOR Storm Damage Mitigation	SHIRLEY A TURNER	804 Dent Street	Tallahassee	32304	2,650.00
OOR Storm Damage Mitigation	BRENDA JOYCE WILLIAMS	1020 Bob White Drive	Tallahassee	32305	7,728.00
OOR Storm Damage Mitigation	KENNETH WILLS, SR.	2510 McElroy Street	Tallahassee	32310	12,210.00
OOR Demolition/Reconstruction	BARBARA ALLEN	514 Kissimmee Street	Tallahassee	32310	103,700.00
OOR Demolition/Reconstruction	MICHAEL BELL	2136 WAHNISH WAY	Tallahassee	32310	15,453.00

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Tallahassee	Local Government	All	All	27,100.00

Tallahassee Urban League	Non Profit	OOR Demo/Recon	Project oversight	4,500.00
Bethel Community Dev Corp	Non Profit	OOR Demo/Recon	Project oversight	4,500.00

Program Income

Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$15,443.06
Total:	\$15,443.06

Explanation of Recaptured funds

Description	Amount
Total:	\$0.00

Rental Developments

Development Name	Owner	Address	City	Zip	HHRP Amount	HHRP Units	Compliance Monitored By

Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

Form 5

HHRP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
3	OOR Storm Damage Mitigation	\$28,004.00	4		
3	Owner Occupied Rehabilitation	\$30,000.00	1		
4	OOR Demolition/Reconstruction	\$121,453.00	2		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) OOR Storm Damage Mitigation	Person with Disabling Condition (not DD)	\$25,354.00	3		
(3) OOR Storm Damage Mitigation	Receiving Supplemental Security Income	\$2,650.00	1		

(3) Owner Occupied Rehabilitation	Person with Disabling Condition (not DD)	\$30,000.00	1		
(4) OOR Demolition/Reconstruction	Person with Disabling Condition (not DD)	\$121,453.00	2		

HHRP Funding Report

Tallahassee - 2020

Report Status: **Unsubmitted**

Form 1

HHRP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
Homeownership Totals:		\$25,735.00	1	\$120,336	2

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
Rental Totals:					
Subtotals:		\$0.00	0	\$0.00	0

Additional Use of Funds

Administrative:	\$0.00
Homeownership Counseling:	\$0.00
Admin From Program Income:	\$0.00

Total Revenue

HHRP Allocation:	\$132,000.00
Program Income (Interest):	\$14,071.20
Program Income (Payments):	
Recaptured Funds:	\$0.00
Carry-Over Funds:	
Total:	\$146,071.20

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	382	409	543	711	879
VLI	636	681	818	945	1,055
LOW	1,018	1,091	1,308	1512	1,687
MOD	1,527	1,636	1,965	2269	2,532
Up to 140%	1,781	1,909	2,292	2647	2,954

HHRP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	HHRP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership		\$132,000.00	0.00%	65%
Construction / Rehabilitation		\$132,000.00	0.00%	75%

Program Compliance - Income Set-Asides

Income Category	HHRP Funds Expended	Total Available Funds % *
Extrememly Low	\$25,735.00	17%
Very Low		
Low		
Moderate		
Over 120%-140%		0.00%
Totals:	\$25,735.00	17.00%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds HHRP Grants	HHRP Grant Unit #s	Total HHRP Funds Expended	Total # Units
Extrememly Low	\$25,735.00	1		0	\$25,735.00	1
Very Low		0		0		0
Low		0		0		0
Moderate		0		0		0
Over 120-140%		0		0		0
Totals:	\$25,735.00	1		0	\$25,735.00	1

Form 3

Number of Households/Units Produced

Strategy	ELI	VLI	Low	Mod	Over 140%	Total
Total:	1					1

Characteristics/Age (Head of Household)

Strategy	0 - 25	26 - 40	41 - 61	62 +	Total
Total:				1	1

Family Size

Strategy	1 Person	2 - 4 People	5 + People	Total
Total:	1			1

Race (Head of Household)

Strategy	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Total:		1					1

Demographics (Any Member of Household)

Strategy	Farm Worker	Home-less	Elderly	Total
Total:				

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

Strategies and Production Costs

Strategy	Average Cost
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Expended Funds

Strategy Name	Full Name	Address	City	Zip	Expended Amount
Owner Occupied Rehabilitation	Delores Shingles	845 Dover Street	Tallahassee	32304	25,735.00

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Tallahassee	Local Government	All	All	0.00

Program Income

Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$14,071.20
Total:	\$14,071.20

Explanation of Recaptured funds

Description	Amount
Total:	\$0.00

Rental Developments

Development Name	Owner	Address	City	Zip	HHRP Amount	HHRP Units	Compliance Monitored By
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Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

Form 5

HHRP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
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Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
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