

FLORIDA HOUSING FINANCE CORPORATION - SHIP PROGRAM ANNUAL REPORT

NAME OF LOCAL ENTITY: **Brevard 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						
3	Owner Occupied Rehabilitation	424,915.44	9				
3	Homeowners Repair Assistance	390,506.88	19				
1	First Time Homebuyer Program	920,505.72	40				
8	Impact Fee Mitigation	41,900.84	8				
10	Infill Housing	0.00	0				
13	Special Needs Rental	144,726.00	8				
11	Utility and Security Deposit	99,999.00	196				
5	Disaster Mitigation/Insurance Deduct.	162,395.87	89				
5	Disaster Mitigation/Hurricane Recovery	22,920.13	3				
6	Emergency Repair	85,181.00	15				
4	Replacement Housing	328,317.96	3				
	Total Homeownership Strategies	2,621,368.84	390	0.00	0	0.00	0
	RENTAL STRATEGIES						
	Total Rental Strategies	0.00	0	0.00	0	0.00	0
	Subtotal	2,621,368.84	390	0.00	0	0.00	0
	Administration	216,609.50					
	Home Ownership Counseling	10,499.75					
	Admin from Program Income	4,727.01					
	Admin from Disaster Funds						
	Total	2,853,205.10	390	0.00	0	0.00	0

* This figure must equal the amount for "SHIP Funds Expended" on Form 2, Table B.

2,621,368.84	0.00	0.00
HO Expended	HO Encumbered	HO UnEncum.
0.00	0.00	0.00
Rental Expended	Rental Encumb	Rental Unenc
2,621,368.84	Equals Subtotal \$ of Columns A,B,C	
2,853,205.10	Equals Total \$ of Columns A,B,C	

TABLE B:

Total Revenue (actual and/or anticipated) for Local SHIP Trust Fund		
A	B	Percentage
Source of SHIP Funds	Amount of Funds	of Funds
State Annual Distribution	2,166,095.00	75.88%
Program Income (Interest)	94,540.11	3.31%
Program Income (Payments)	0.00	0.00%
Recaptured Funds	593,437.16	20.79%
Disaster Funds	0.00	0.00%
Other Funds	0.00	0.00%
Carry over funds from previous year	673.23	0.02%
Total Funds Deposited into Local Affordable Housing Trust Fund	2,854,745.50	100.00%

\$94,540.11 Equals Total Program Income

TABLE C:

**Enter Total \$\$ from Table A, Columns A, B, & C:	2,853,205.10
***Enter amount to be carried forward to next year:	1,540.40
TOTAL*	2,854,745.50

** Must equal Total from Form 1, Table b, Col. B.

* Error if does not equal D59 total

***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.

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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	2,621,368.84	37.70%
Public Moneys Expended	29,590.00	0.43%
Private Funds Expended	4,221,872.99	60.72%
Owner Equity	80,640.04	1.16%
Total Value of All Units	6,953,471.87	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	2,376,643.84	2,759,532.16	86.12%	65%
CONSTRUCTION/REHABILITATION	2,521,369.84	2,759,532.16	91.37%	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	% of Total Available Funds	*Total Available Funds
A	B	C	D	E	F	
ELI				0.00	0.00%	2,854,745.50
Very-Low Income	1,521,074.50			1,521,074.50	53.28%	2,854,745.50
Low Income	1,051,627.79			1,051,627.79	36.84%	2,854,745.50
Moderate Income	48,666.55			48,666.55	1.70%	2,854,745.50
TOTAL	2,621,368.84	0.00	0.00	2,621,368.84	91.82%	2,854,745.50

Total Available Funds equals State Distribution + Recaptured Funds + Program Income + Carry Over Funds + Other Funds.

*From Form 1 Table B Column B total

2,621,368.84 (From Form 1 Table A)
Error if not same as Form 1 Table A Column A,B,C

53 C,D,E and 55 C,D,E should match

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
Total		0.00	0.00

Table F: Project Funding for Expended Funds Only

Income Category	Total SHIP Mortgages, Loans and DPL's	# of SHIP Mortgages, Loans and DPL's	Average Loan Amount	Total of SHIP Grants	# of SHIP Grants	Average Grant Amount	Total SHIP Funds Expended	Total # of Units
A	B	C	D	E	F	G	H	
ELI			#DIV/0!			#DIV/0!	0.00	0
Very-Low Income	1,521,074.50	295	5,156.18			#VALUE!	1,521,074.50	295
Low Income	1,051,627.79	88	11,950.32			#VALUE!	1,051,627.79	88
Moderate Income	48,666.55	7	6,952.36			#VALUE!	48,666.55	7
TOTAL	2,621,368.84	390	6,721.46	0.00	0	#DIV/0!	2,621,368.84	390

This total must equal Table D Expended by income category

NOTE: Must match Form 3 Column D45,E45&F45

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 Income Used
A	B	C	D	E
94,540.11	4,727.01	9,454.01		4,727.01

* 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.

see Form 1
Table A
Line 39

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 Income Used
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

See Form 1 Table A D40

A. Incentive Strategy: **Review of Proposed Regulations**

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

SHIP Incentive Plan adopted February 22, 1994, Brevard County Resolution #94-66

C. Implementation Schedule (Date):

The Strategy was implemented immediately upon adoption by the County Commission.

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

February 20, 1996

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

Coordination and timing of review has continued to be difficult to maintain. Building Code Compliance and Planning and Zoning have agreed to provide summaries of pending regulatory changes for review to the Affordable Housing Council.

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

Eligible applicants are initially screened to preliminarily determine client needs. Clients interested in deposit programs are referred to community counselors for security and utility deposit services. Potential homebuyers are referred to a local 501 (c) (3) for further down payment assistance consideration. Clients are encouraged to pre-register for the First Time Home Buyer Program pre and post-closing Workshops and provided information on state and local bond programs. Clients were determined to be ineligible are advised of alternative rental options and CHDO/non profit/self help programs such as Habitat for Humanity. Homeowner Rehabilitation, Repair or Replacement are referred to a Counselor for additional information, financial budgeting and home maintenance tips. Homeowner Workshops are offered to all of our clients for education on home maintenance and fiscal responsibility of homeownership. Builders and developers of affordable housing may submit applications for certification of their proposed affordable housing project. Permits are stamped by Housing and Human Services Department in order to expedite the permit process for eligible unit(s).

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

On May 3, 2007 the Brevard County Board of County Commissioners passed and adopted an Affordable and Workforce Housing Ordinance Number 7-18. The Ordinance amended Chapter 62, "Land development Regulations" creating affordable and workforce housing incentives.

On April 26, the county sponsored a Fair Housing Roundtable, The event was attended by more than 30 persons. Local Fair Housing Issues were discussed and results of the latest testings were provided.

During the month of June, Homeownership Month, the County and partnering cities held three Housing Fairs, to increase the awareness of local efforts to obtain homeownership. Fairs were very well attended.

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 was advertised in the Florida Today and sent to each public library and posted on the Brevard County website. All comments will be included in the SHIP report and presented to the Affordable Housing Council for review, discussion and action as necessary.

5. Mortgage Default or Foreclosure:

- A. Since State fiscal year 1992-93, 390 mortgages have been made to very low income households with 0 in default.
- B. Since State fiscal year 1992-93, 598 mortgages have been made to low income households with 1 in default.
- C. Since State fiscal year 1992-93, 79 mortgages have been made to moderate income households with 6 in default.
- D. Total default rate for all mortgages .7%.

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

Each Request for Proposal (RFP) or Qualification (RFQ) provides additional incentives for sponsors who employ employee personnel from the welfare to work programs. Additionally, follow up is made to the sponsor to determine whether the commitment to employ is effective.

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

Owner Occupied Rehabilitation	\$ 47,212.83
Homeowners Repair	\$ 20,552.99
Emergency Repair	\$ 5,470.38
Homebuyer Assistance	\$ 23,012.64
Infill Housing	\$ -
Impact Fee Mitigation	\$ 5,237.61
Disaster Mitigation/Hurr. Rep.	\$ 7,640.04
Disaster Mitigation/Ins. Deduct.	\$ 1,824.67
Utility and Security Deposit	\$ 510.20
Emergency ReReplacement Housin	\$ 109,439.32
Special Needs Housing	\$ 14,472.60

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Name of Local Entity: Brevard 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: **Definition of Affordable and Workforce Housing**

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

a. SHIP Incentive Plan adopted February 22, 1994, Brevard County Resolution #94-66

b. The Board of County Commissioners adopted May 3, 2007 an ordinance amending "Land Development Regulations" Creating Affordable and Workforce Housing Incentives

C. Implementation Schedule (Date):

a. February 1, 1995

b. November 2007

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

This strategy has been implemented. The Housing Element of the Comprehensive Plan was updated and transmitted by the County Commission to the Department of Community Affairs August 1998.

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

a. Application of the definition has been adopted in all County administered affordable housing programs.

b. Policies and procedures are being drafted

A. Incentive Strategy: **Streamlined Permitting Process**

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

SHIP Incentive Plan adopted February 22, 1994, Brevard County Resolution #94-66

C. Implementation Schedule (Date):

The expedited process began Fiscal Year 1993-1994 and was completely implemented in Fiscal Year 1994-1995 due to budget restraints

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

The strategy implementation was completed in Fiscal Year 1994-1995.

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

Since implementation, no complaints or problems have been noted.

A. Incentive Strategy: **Impact Fee Program**

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

a. SHIP Incentive Plan adopted February 22, 1994, Brevard County Resolution #94-66

b. Transportation impact fee deferral adopted August 14, 2006.

C. Implementation Schedule (Date):

a. 2/1/1995

b. 1/1/07

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

Impact, recording, permit review, and sewer connection fees have been funded in conjunction with on-going programs administered by the Housing and Human Services Department.

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

The Strategy evolved in Fiscal Year 2001-2002 to income deferred payment, zero percent interest five year loans. Eligible applicants received assistance of 25% - 75% of allowable impact fees, based upon household income.

A. Incentive Strategy: **Alternative and flexible design requirements and criteria**

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

SHIP Incentive Plan adopted February 22, 1994, Brevard County Resolution #94-66 and Ordinance 07-18 Affordable and Workforce Housing

C. Implementation Schedule (Date):

2/1/1995 and 5/10/07

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

Language pertaining to the Program has been included within the Redevelopment and Re-gentrification of neighborhoods section of the Future Land Use Element of the Comprehensive Plan on a case by case bases as needed.

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

The Comprehensive Plan is being amended to provide further incentives for the Strategy and polices and procedures are being drafted for the Ordinance. Alternative and flexible design to include setbacks, parking, landscaping, open space, road width and other designs that would not have negative impacts on the health, safety and welfare of residents.