



*State Housing Initiatives
Partnership (SHIP)
Program Report*

FY2017-2020 Closeout

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

On Behalf of City of Delray Beach (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 2017-18 and interim years 2018-19 and 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 \$ 13,018.94.
4. The cumulative cost per rehabilitated housing per housing unit, from these actions is estimated to be \$ 2,518.00.

Staff Member responsible for submitting annual report to FHFC: Ellen DeLima, Housing Property Coordinator



Witness Signature

Date

Chief Elected Official or Designee Signature

Date

Witness Printed Name

Shelly Petrolia, Mayor

Chief Elected Official or Designee Printed Name

Witness Signature

Date

Witness Printed Name

or

Katrina Johnson 9/14/20
Signature City Clerk 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.

Title: SHIP Annual Report

Delray Beach FY 2017/2018 Closeout

Report Status: Unsubmitted

orm 1

SHIP Distribution Summary

Homeownership

| Code | Strategy | Expended Amount | Units | Encumbered Amount | Units | Unencumbered Amount | Units |
|------------------------------|-------------------------------|---------------------|----------|-------------------|-------|---------------------|-------|
| 2 | Purchase Asst | \$105,000.00 | 2 | | | | |
| 3 | Owner-Occupied Rehabilitation | \$138,400.42 | 4 | | | | |
| Homeownership Totals: | | \$243,400.42 | 6 | | | | |

Rentals

| Code | Strategy | Expended Amount | Units | Encumbered Amount | Units | Unencumbered Amount | Units |
|-----------------------|-------------------|--------------------|----------|-------------------|-------|---------------------|-------|
| 13 | Rental Assistance | \$12,225.00 | 5 | | | | |
| Rental Totals: | | \$12,225.00 | 5 | | | | |

Subtotals: \$255,625.42 11

Additional Use of Funds

| Use | Expended |
|---------------------------|-------------|
| Administrative | \$24,275.52 |
| Homeownership Counseling | |
| Admin From Program Income | |
| Admin From Disaster Funds | |

Totals: \$279,900.94 11 \$0.00 \$0.00

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

| Source of Funds | Amount |
|------------------------------------|---------------------|
| State Annual Distribution | \$274,470.00 |
| Program Income (Interest) | \$1,801.02 |
| Program Income (Payments) | \$28,810.00 |
| Recaptured Funds | \$0.00 |
| Disaster Funds | |
| Other Funds | |
| Carryover funds from previous year | -\$11,928.64 |
| Total: | \$293,152.38 |

*** Carry Forward to Next Year: \$13,251.44**

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 |
|-------------|-------|-------|-------|-------|-------|
| ELI | 403 | 432 | 519 | 681 | 843 |
| VLI | 673 | 721 | 866 | 1,000 | 1,116 |
| LOW | 1,076 | 1,153 | 1,383 | 1,599 | 1,783 |
| MOD | 1,617 | 1,732 | 2,079 | 2,400 | 2,679 |
| Up to 140% | 1,886 | 2,021 | 2,425 | 2,800 | 3,125 |

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 | \$255,625.42 | 46.20% |
| Public Moneys Expended | | .00% |
| Private Funds Expended | \$257,158.34 | 46.48% |
| Owner Contribution | \$40,478.01 | 7.32% |
| Total Value of All Units | \$553,261.77 | 100.00% |

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

| Compliance Category | SHIP Funds | Trust Funds | % of Trust Fund | FL Statute Minimum % |
|-------------------------------|--------------|--------------|-----------------|----------------------|
| Homeownership | \$243,400.42 | \$262,541.36 | 92.71% | 65% |
| Construction / Rehabilitation | \$255,625.42 | \$262,541.36 | 97.37% | 75% |

Program Compliance - Income Set-Asides

| Income Category | SHIP Funds Expended | Total Available Funds % * |
|-----------------|---------------------|---------------------------|
| Extremely Low | \$58,441.49 | 19.94% |
| Very Low | \$104,581.30 | 35.67% |
| Low | \$92,602.63 | 31.59% |
| Moderate | | .00% |
| Over 120%-140% | | .00% |
| Totals: | \$255,625.42 | 87.20% |

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 | \$53,841.49 | 1 | \$4,600.00 | 1 | \$58,441.49 | 2 |
| Very Low | \$101,037.30 | 2 | \$3,544.00 | 1 | \$104,581.30 | 3 |
| Low | \$88,521.63 | 3 | \$4,081.00 | 3 | \$92,602.63 | 6 |
| Moderate | | 0 | | 0 | \$0.00 | 0 |
| Over 120%-140% | | 0 | | 0 | \$0.00 | 0 |
| Totals: | \$243,400.42 | 6 | \$12,225.00 | 5 | \$255,625.42 | 11 |

Form 3

Number of Households/Units Produced

| Strategy | List Unincorporated and Each Municipality | ELI | VLI | Low | Mod | Over 140% | Total |
|-------------------------------|---|----------|----------|----------|-----|-----------|-----------|
| Owner-Occupied Rehabilitation | Delray Beach | 1 | 1 | 2 | | | 4 |
| Purchase Asst | Delray Beach | | 1 | 1 | | | 2 |
| Rental Assistance | Delray Beach | 1 | 1 | 3 | | | 5 |
| Totals: | | 2 | 3 | 6 | | | 11 |

Characteristics/Age (Head of Household)

| Description | List Unincorporated and Each Municipality | 0 - 25 | 26 - 40 | 41 - 61 | 62+ | Total |
|-------------------------------|---|--------|----------|----------|----------|-----------|
| Owner-Occupied Rehabilitation | Delray Beach | | | 1 | 3 | 4 |
| Purchase Asst | Delray Beach | | | 2 | | 2 |
| Rental Assistance | Delray Beach | | 2 | 2 | 1 | 5 |
| Totals: | | | 2 | 5 | 4 | 11 |

Family Size

| Description | List Unincorporated and Each Municipality | 1 Person | 2-4 People | 5+ People | Total |
|-------------------------------|---|----------|------------|-----------|-----------|
| Owner-Occupied Rehabilitation | Delray Beach | 1 | 2 | 1 | 4 |
| Purchase Asst | Delray Beach | | 2 | | 2 |
| Rental Assistance | Delray Beach | 1 | 3 | 1 | 5 |
| Totals: | | 2 | 7 | 2 | 11 |

Race (Head of Household)

| Description | List Unincorporated and Each Municipality | White | Black | Hispanic | Asian | Amer-Indian | Other | Total |
|-------------------------------|---|-------|-----------|----------|-------|-------------|-------|-----------|
| Owner-Occupied Rehabilitation | Delray Beach | | 3 | 1 | | | | 4 |
| Purchase Asst | Delray Beach | | 2 | | | | | 2 |
| Rental Assistance | Delray Beach | | 5 | | | | | 5 |
| Totals: | | | 10 | 1 | | | | 11 |

Demographics (Any Member of Household)

| Description | List Unincorporated and Each Municipality | Farm Worker | Home-less | Elderly | Total |
|-------------------------------|---|-------------|-----------|----------|----------|
| Owner-Occupied Rehabilitation | Delray Beach | | | 2 | 2 |
| Purchase Asst | Delray Beach | | | | 0 |
| Rental Assistance | Delray Beach | | | 1 | 1 |
| Totals: | | | | 3 | 3 |

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 |
|-------------------|----------------------|----------------|---------------------------|
| Purchase Asst | Nurse/Healthcare | 75,000.00 | 1 |
| Rental Assistance | Service Industry | 2,400.00 | 1 |
| Purchase Asst | Service Industry | 30,000.00 | 1 |

Form 4

Status of Incentive Strategies

| Incentive | Description (If Other) | Category | Status | Year Adopted (or N/A) |
|--------------------------|---|-------------|----------------------|-----------------------|
| Expedited permitting | Expedited permit process for affordable housing activities. | Required | Implemented, in LHAP | 2001 |
| Ongoing review process | Establish a process by which impact of proposed new policies, procedures and ordinances and regulations are considered prior to approval. | AHAC Review | Implemented, in LHAP | 1994 |
| Impact fee modifications | Including reduction of waiver of fees and alternative methods of fee payment. | Required | Implemented, in LHAP | 1999 |
| Flexible densities | Allowance of Increased Density Level | Required | Adopted | N/A |

| | | | | |
|---|---|-------------|----------------------|-----|
| Reservation of infrastructure | Capacity for housing for very-low and low income persons. | Required | Adopted | N/A |
| Reduction of parking and setbacks | Reduction of parking and set-back requirements | Required | Adopted | N/A |
| Printed inventory of public owned lands | Preparation of a printed inventory of locally owned public lands suitable for affordable housing. | AHAC Review | Implemented, in LHAP | N/A |
| Other | Reduction of landscape requirements | Required | Adopted | N/A |

Support Services

The City continues to shift its initiative for the purpose of subsidizing the construction costs associated with affordable housing units. This partnership remains with the Delray Beach Community Land Trust. Funds are also allocated to be used to support gap financing to first-time homebuyers who choose to participate in the Purchase Assistance Program. The applicants are directed through City referrals to either non-profit partner (s) to receive applications and within the City directly, housing counseling, assistance in the selection of a property and homeowner education. The Delray Beach Housing Authority, in conjunction with the Family Self Sufficiency Program, refers residents and participants to the First Time Homebuyer Program after completing their budgeting and credit courses. The City of Delray Beach continues its commitment to area neighborhoods to keep them informed of programs and initiatives that will continue to support their individual efforts in reclaiming the areas and improving their quality of life. SHIP funds will continue to enable the City to increase its efforts to address the rehabilitation needs of numerous owner-occupied units throughout the City as well. The City Commission recognizes that there is a growing gap between housing costs and wages in the City and has adopted Article 4.7 Family/Workforce Housing Ordinance where all monetary contributions in lieu of workforce housing units shall be deposited into the trust for the purpose of supplementing annual SHIP allocations throughout its various strategies. The construction of the fourth Eagle Nest home has been approved, however due to the COVID-19 pandemic has been put on hold until it is safe to commence. This is a direct accomplishment of a tri-party agreement between the Delray Beach Community Redevelopment Agency, the School District of Palm Beach County and the City of Delray Beach for students to design, plan and build a home for an income eligible household.

Other Accomplishments

The City and Atlantic High School Eagle Nest Construction Career Academy has completed a total of three single family homes designed and built by students. The third property was transferred to the Delray Beach Community Land Trust to remain in their inventory and to be kept affordable in perpetuity. The unit was sold to an income eligible household last summer. The agreement for the fourth was approved and has currently been placed on hold due to the COVID-19 pandemic. The proposed completion is typically three years from the date of commencement.

Availability for Public Inspection and Comments

The Annual Report is available for review in the Neighborhood Services Division at City Hall, 100 NW 1st Avenue Delray Beach, FL 33444.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **236**

Mortgage Foreclosures

- A. Very low income households in foreclosure: **2**
- B. Low income households in foreclosure: **1**
- C. Moderate households in foreclosure: **1**

Foreclosed Loans Life-to-date: **4**
SHIP Program Foreclosure Percentage Rate Life to Date: **1.69**

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 |
|-------------------------------|--------------|
| Owner-Occupied Rehabilitation | \$34,600.11 |
| Purchase Asst | \$52,500.00 |
| Rental Assistance | \$2,445.00 |

Expended Funds

Total Unit Count: **11** Total Expended Amount: **\$255,625.00**

| Strategy | Full Name | Address | City | Zip Code | Expended Funds | FY if Unit Already Counted |
|-------------------------------|-------------------|---------------------------|--------------|----------|----------------|----------------------------|
| Owner-Occupied Rehabilitation | Neftali Gonzalez | 2988 Cortez Lane | Delray Beach | 33445 | \$485.00 | |
| Purchase Asst | Marie Garcon | 710 SW 2nd St | Delray Beach | 33444 | \$75,000.00 | |
| Owner-Occupied Rehabilitation | Melvina Wilson | 1910 NE 2nd Ave | Delray Beach | 33444 | \$26,037.30 | |
| Owner-Occupied Rehabilitation | Rose Greene | 2650 Lake Ida Road | Delray Beach | 33444 | \$53,841.49 | |
| Owner-Occupied Rehabilitation | James Grice | 602 SW 4th Street | Delray Beach | 33444 | \$58,036.63 | |
| Rental Assistance | Johnny Thomas | 505 Auburn Circle, Unit C | Delray Beach | 33444 | \$1,100.00 | |
| Rental Assistance | Myriame St. Louis | 699 Auburn Ave. #308 | Delray Beach | 33444 | \$581.00 | |
| Rental Assistance | Marie Aristide | 32 NW 6th Avenue | Delray Beach | 33444 | \$4,600.00 | |
| Rental Assistance | Charles Brown | 415 SW 7th Avenue | Delray Beach | 33444 | \$3,544.00 | |
| Rental Assistance | Tonja Variance | 216 NW 4th Avenue | Delray Beach | 33444 | \$2,400.00 | |
| Purchase Asst | Robens Joseph | 109 SW 14th Avenue | Delray Beach | 33444 | \$30,000.00 | |

Administration by Entity

| Name | Business Type | Strategy Covered | Responsibility | Amount |
|----------------------|------------------|------------------|----------------|-------------|
| City of Delray Beach | Local Government | Administration | Administration | \$24,275.52 |
| | | | | |

Program Income

| Program Income Funds | |
|----------------------|--------------------|
| Loan Repayment: | |
| Refinance: | |
| Foreclosure: | |
| Sale of Property: | \$28,810.00 |
| Interest Earned: | \$1,801.02 |
| Total: | \$30,611.02 |

Number of Affordable Housing Applications

| Number of Affordable Housing Applications | |
|---|----|
| Submitted | 17 |
| Approved | 8 |
| Denied | 0 |

Explanation of Recaptured funds

| Description | Amount |
|---------------|---------------|
| | |
| | |
| | |
| Total: | \$0.00 |

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:

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 Rehabilitation | \$54,326.49 | 2 | | |
| 13 | Rental Assistance | \$4,644.00 | 2 | | |

Special Needs Category Breakdown by Strategy

| Strategies | Special Needs Category | Expended Amount | Units | Encumbered Amount | Units |
|-----------------------------------|--|-----------------|-------|-------------------|-------|
| (3) Owner-Occupied Rehabilitation | Receiving Social Security Disability Insurance | \$485.00 | 1 | | |
| (3) Owner-Occupied Rehabilitation | Receiving Veterans Disability Benefits | \$53,841.49 | 1 | | |
| (13) Rental Assistance | Receiving Supplemental Security Income | \$4,644.00 | 2 | | |

Provide a description of efforts to reduce homelessness:

The Continuum of Care and community partners continue to participate on the Delray Beach Homeless Task Force which is evaluating strategies specific to addressing homelessness in Delray Beach. Targeted outreach efforts have been conducted through a Homeless Project Connect coordinated by the Homeless Coalition of Palm Beach County. Over the past three years, members of the Delray Beach Homeless Task Force along with City of Delray Beach Staff have participated in the Point-In-Time Counts (PIT) for Palm Beach County. In 2016, the City executed an interlocal agreement between the City of Delray Beach and Palm Beach County which allows the City to utilize the Homeless Resource Center ("HRC") to assist our homeless population. The HRC is not a temporary lodging facility but a facility that will endeavor to end homelessness for qualified individuals that voluntarily commit to participate in the services and programs offered by the HRC. The City of Delray Beach currently has a Service Population Advocate who can assist the homeless population in Delray Beach by setting up meetings with Palm Beach County Homeless outreach to complete applications for eligible housing programs with the county, helps them apply for benefits, linkage to healthcare, food, showers, meetings and local faith-based organizations.

Interim Year Data

Interim Year Data

| Interim Year 1 | | |
|---|--------------|---------|
| State Annual Distribution | \$87,747.00 | |
| Program Income | | |
| Program Funds Expended | \$37,169.46 | |
| Program Funds Encumbered | \$86,841.12 | |
| Total Administration Funds Expended | \$8,774.00 | |
| Total Administration Funds Encumbered | | |
| Homeownership Counseling | | |
| Disaster Funds | | |
| 65% Homeownership Requirement | \$124,010.58 | 141.33% |
| 75% Construction / Rehabilitation | \$124,010.58 | 141.33% |
| 30% Very & Extremely Low Income Requirement | | 0.00% |
| 30% Low Income Requirement | \$124,010.58 | 141.33% |
| 20% Special Needs Requirement | | 0.00% |
| Carry Forward to Next Year | | |

| Interim Year 2 | | |
|---------------------------|--------------|--|
| State Annual Distribution | \$114,485.00 | |
| Program Funds Expended | | |
| Program Funds Encumbered | \$105,000.00 | |

LG Submitted Comments:

