

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

On Behalf of The City of Plantation (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 2018/2019 and interim years 2019/2020 and 2021/2022.
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 \$0.00.
4. The cumulative cost per rehabilitated housing per housing unit, from these actions is estimated to be \$ 0.00.

Staff Member responsible for submitting annual report to FHFC: Susan DiLaura



Witness Signature

10/5/21

Date



Chief Elected Official or Designee Signature

Date

Pamela Ponce de Leon

Witness Printed Name

Lynn Stoner, Mayor

Chief Elected Official or Designee Printed Name



Witness Signature

10/5/21

Date

Elsa Thompson

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.

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Owner-Occupied Rehab	\$69,825.00	2				
7	Purchase Assistance	\$50,000.00	1				

Homeownership Totals: **\$119,825.00** **3**

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							

Subtotals: **\$119,825.00** **3**

Additional Use of Funds

Use	Expended
Administrative	\$9,586.00
Homeownership Counseling	\$.00
Admin From Program Income	\$.00
Admin From Disaster Funds	\$.00

Totals:	\$129,411.00	3	\$.00	\$.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$116,260.00
Program Income (Interest)	\$.00
Program Income (Payments)	\$.00
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$5,091.47
Total:	\$111,168.53

*** Carry Forward to Next Year: -\$18,242.47**

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	442	473	568	699	864
VLI	737	790	947	1,095	1,221
LOW	1,178	1,263	1,516	1,751	1,953
MOD	1,770	1,896	2,274	2,628	2,931
Up to 140%	2,065	2,212	2,653	3,066	3,419

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	\$119,825.00	100.00%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$119,825.00	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$119,825.00	\$111,168.53	107.79%	65%
Construction / Rehabilitation	\$119,825.00	\$111,168.53	107.79%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$0.00	.00%
Very Low	\$96,250.00	86.58%
Low	\$0.00	.00%
Moderate	\$23,575.00	21.21%
Over 120%-140%	\$0.00	.00%
Totals:	\$119,825.00	107.79%

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	\$96,250.00	2		0	\$96,250.00	2
Low		0		0	\$.00	0
Moderate	\$23,575.00	1		0	\$23,575.00	1
Over 120%-140%		0		0	\$.00	0
Totals:	\$119,825.00	3	\$.00	0	\$119,825.00	3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Owner-Occupied Rehab	Plantation		1		1		2
Purchase Assistance	Plantation		1				1
Totals:			2		1		3

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Owner-Occupied Rehab	Plantation			2		2
Purchase Assistance	Plantation		1			1
Totals:			1	2		3

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Owner-Occupied Rehab	Plantation		2		2
Purchase Assistance	Plantation		1		1
Totals:			3		3

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Owner-Occupied Rehab	Plantation	1	1					2
Purchase Assistance	Plantation		1					1
Totals:		1	2					3

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Owner-Occupied Rehab	Plantation				0
Purchase Assistance	Plantation				0
Totals:					0

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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Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Implemented, in LHAP	1994
Ongoing review process		Required	Implemented, in LHAP	1994

Support Services

The City of Plantation works collaboratively with various entities to provide support services for the individuals and families receiving assistance through the SHIP program including external and internal sources. Some of the internal sources include our police departments Victim Advocacy and Counseling, to help with the emotional, financial and legal needs individuals and offering information and referrals to community based service providers.

Other Accomplishments

N/A

Availability for Public Inspection and Comments

Yes

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **0**

Mortgage Foreclosures

A. Very low income households in foreclosure: **0**

B. Low income households in foreclosure: **0**

C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **0**

SHIP Program Foreclosure Percentage Rate Life to Date: **0.00**

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 Rehab	\$34,912.50
Purchase Assistance	\$50,000.00

Expended Funds

Total Unit Count: 3

Total Expended Amount: \$119,825.00

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner-Occupied Rehab	Jeannette & Jeffrey Hand	1449 NW 105th Avenue	Plantation	33317	\$46,250.00	
Owner-Occupied Rehab	Donna Elliott	8238 NW 8th Place, Unit # 4201	Plantation	33324	\$23,575.00	
Purchase Assistance	Shanarika Lonon	360 NW 69th Avenue, # 101-A	Plantation	33317	\$50,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Minority Builders Coalition, Inc. (MBC)	Non-Profit Organization	3-Owner Occupied Rehab	Administrative Support	\$9,586.00

Program Income

Program Income Funds	
Loan Repayment:	\$.00
Refinance:	\$.00
Foreclosure:	\$.00
Sale of Property:	\$.00
Interest Earned:	\$.00
Total:	\$.00

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	
Approved	
Denied	

Explanation of Recaptured funds

Description	Amount
	\$.00
	\$.00
	\$.00
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:

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 Rehab	\$46,250.00	1		
7	Purchase Assistance	\$50,000.00	1		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner-Occupied Rehab	Developmental Disabilities	\$46,250.00	1		
(7) Purchase Assistance	Developmental Disabilities	\$50,000.00	1		

Provide a description of efforts to reduce homelessness:

The City of Plantation as an Entitlement Community and a member of the Broward County HOME Consortium relies on the Continuum of Care the the Broward County Housing Authority to address housing and homeless issues. It coordinates closely with both of these organizations as well as several non-profits that provide pivotal resources. The City works diligently within our local network of community service institutions to ensure that resources are coordinated for delivery in the most equitable and leveraged manner.

Interim Year Data

Interim Year 1		
State Annual Distribution	\$152,556.00	
Program Income	\$0.00	
Program Funds Expended	\$109,182.00	
Program Funds Encumbered	\$44,000.00	
Total Administration Funds Expended	\$0.00	
Total Administration Funds Encumbered	\$0.00	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$153,182.00	100.41%
75% Construction / Rehabilitation	\$153,182.00	100.41%
30% Very & Extremely Low Income Requirement	\$75,995.00	49.81%
30% Low Income Requirement	\$77,187.00	50.60%
20% Special Needs Requirement	\$37,187.00	24.38%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	
Program Funds Expended	\$79,190.00
Program Funds Encumbered	