

Title: SHIP Annual Report

Kissimmee FY 2020/2021 Closeout

Report Status: Approved

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Oo Rehab / Demolition and Reconstruction	\$43,749.15					

Homeownership Totals: \$43,749.15

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
13	Rental Financial Assistance	\$13,482.29	8				

Rental Totals: \$13,482.29 8

Subtotals: \$57,231.44 8

Additional Use of Funds

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

Totals: \$57,231.44 8 \$.00 \$.00

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

Source of Funds	Amount
State Annual Distribution	\$.00
Program Income (Interest)	\$.00
Program Income (Payments)	\$57,192.00
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$39.44
Total:	\$57,231.44

*** 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

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	401	430	549	719	889
VLI	668	716	858	992	1,107
LOW	1,068	1,145	1,373	1,587	1,771
MOD	1,605	1,719	2,061	2,382	2,658
Up to 140%	1,872	2,005	2,404	2,779	3,101

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	\$57,231.44	100.00%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$57,231.44	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$43,749.15	\$39.44	110925.84%	65%
Construction / Rehabilitation	\$43,749.15	\$39.44	110925.84%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$0.00	.00%
Very Low	\$44,936.65	78.52%
Low	\$12,294.79	21.48%
Moderate	\$0.00	.00%
Over 120%-140%	\$0.00	.00%
Totals:	\$57,231.44	100.00%

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	\$43,749.15	0	\$1,187.50	1	\$44,936.65	1
Low		0	\$12,294.79	7	\$12,294.79	7
Moderate		0		0	\$.00	0
Over 120%-140%		0		0	\$.00	0
Totals:	\$43,749.15	0	\$13,482.29	8	\$57,231.44	8

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Rental Financial Assistance	Kissimmeee		1	7			8
Totals:			1	7			8

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Rental Financial Assistance	Kissimmeee		6	2		8
Totals:			6	2		8

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Rental Financial Assistance	Kissimmeee	1	6	1	8
Totals:		1	6	1	8

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Rental Financial Assistance	Kissimmeee	7	1					8
Totals:		7	1					8

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Rental Financial Assistance	Kissimmeee				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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Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Adopted	2010
Ongoing review process		Required	Adopted	2013
Impact fee modifications		AHAC Review	Implemented, in LHAP	2021
Flexible densities		AHAC Review	Adopted	2022
Reservation of infrastructure		AHAC Review	Not Adopted	N/A
Allowance of accessory dwelling units		AHAC Review	Not Adopted	N/A
Reduction of parking and setbacks		AHAC Review	Not Adopted	N/A
Allowance of flexible lot sizes		AHAC Review	Not Adopted	N/A
Modification of street requirements		AHAC Review	Not Adopted	N/A
Printed inventory of public owned lands		AHAC Review	Adopted	2022
Support of development near transportation/employment hubs		AHAC Review	Implemented, in LHAP	2022
Other	Definition of Affordable Housing	AHAC Review	Adopted	2022
Other	Community Land Trust	AHAC Review	Not Adopted	N/A

Support Services

One of our not-for-profit partners, Osceola Council on Aging, offers additional services as food pantry and utility assistance to assist our residents in other areas of need.

Other Accomplishments

The City of Kissimmee had its share of challenges after COVID-19. One of its partners, Habitat for Humanity of Greater Orlando and Osceola, was faced with a shortage of construction staff and contractors and that severely affected the City's rehab programs for the next couple of years.

Availability for Public Inspection and Comments

The availability of the SHIP Annual Report will be advertised on the City's website and comments will be accepted.

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: **1**
 B. Low income households in default: **1**
 C. Moderate households in default: **0**
 Defaulted Loans Life-to-date: **2**
 SHIP Program Default Percentage Rate Life to Date: **0.00**

Strategies and Production Costs

Strategy	Average Cost
Oo Rehab/Demolition and Reconstruction	\$43,749.15
Rental Financial Assistance	\$1,685.29

Expended Funds

Total Unit Count: **0** Total Expended Amount: **\$43,749.15**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Oo Rehab/Demolition and Reconstruction	Lucy Rodrigues	110 N Palm Avenue	Kissimmee	34741	\$43,749.15	2019-2020
Rental Financial Assistance	Natalia Jacobo	2079 Cypress Bay Blvd	Kissimmee		\$1,500.00	
Rental Financial Assistance	Jessica Carrasquillo	2205 Polo Club Dr Apt 303	Kissimmee		\$1,500.00	
Rental Financial Assistance	Alfonso Robles	1919 Reef Club Apt 101	Kissimmee		\$1,063.75	
Rental Financial Assistance	Miguel Sierra	800 Pleasant Bay Lane Apt 101	Kissimmee		\$1,500.00	
Rental Financial Assistance	Carmen G. Mercado Reyes	4453 Cameron Preserve Creek	Kissimmee		\$1,077.50	
Rental Financial Assistance	Francheska Diaz Toyens	1105 Spring Meadow Drive	Kissimmee		\$1,187.50	
Rental Financial Assistance	Sophia Jami	3802 Bay Club Circle Unit 101	Kissimmee		\$1,437.50	
Rental Financial Assistance	Isaac McCarthy	901 Woodside Circle Apt F	Kissimmee		\$4,216.04	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
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Program Income

Program Income Funds	
Loan Repayment:	\$57,192.00
Refinance:	\$0.00
Foreclosure:	\$0.00
Sale of Property:	\$0.00
Interest Earned:	\$0.00
Total:	\$57,192.00

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	
Approved	
Denied	

Explanation of Recaptured funds

Description	Amount
	\$0.00
	\$0.00
	\$0.00
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
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Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
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Provide a description of efforts to reduce homelessness:

The City of Kissimmee does not receive direct funding from the McKinney Vento Act program funds; however, the City is an active participant of the Central Florida Continuum of Care. Amongst the efforts to reduce homelessness, the City of Kissimmee provides direct rent assistance and emergency rental assistance (homeless prevention) through the SHIP program. In addition, the City uses CDBG funds to pay for the cost to administer a number of local homeless prevention initiatives. The City Commission has identified as one of their goals for the upcoming years, the design and construction of a non-congregate homeless shelter.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$517,821.00	
Program Income	\$19,367.22	
Program Funds Expended	\$62,760.14	
Program Funds Encumbered	\$404,074.40	
Total Administration Funds Expended	\$39,360.25	
Total Administration Funds Encumbered	\$12,286.75	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$410,881.91	79.35%
75% Construction / Rehabilitation	\$404,074.40	78.03%
30% Very & Extremely Low Income Requirement	\$227,760.14	42.40%
30% Low Income Requirement	\$239,074.40	44.50%
20% Special Needs Requirement	\$76,289.64	14.73%
Carry Forward to Next Year		

LG Submitted Comments: