

Title: SHIP Annual Report

Report Status: Submitted

Coral Springs FY 2015/2016 Closeout

Form 1

SHIP Distribution Summary:

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Owner Occupied Rehabilitation	\$540,851.00	19	\$0.00	0		

Homeownership Totals: **\$540,851.00** **19** **\$0.00** **0**

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units

Rental Totals:

Subtotals: **\$540,851.00** **19** **\$0.00** **0**

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$59,173.00		
Homeownership Counseling			
Admin From Program Income			
Admin From Disaster Funds			

Totals: **\$600,024.00** **19** **\$0.00** **0** **\$0.00**

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

Source of Funds	Amount
State Annual Distribution	\$601,504.00
Program Income (Interest)	
Program Income (Payments)	
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$13,673.70
Total:	\$615,177.70

* Carry Forward to Next Year: \$15,153.70

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
-------------	------	-------	-------	-------	-------

√ No rental strategies are in use

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	\$540,851.00	100.00%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$540,851.00	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$540,851.00	\$601,504.00	89.92%	65%
Construction / Rehabilitation	\$540,851.00	\$601,504.00	89.92%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low				\$.00	.00%
Very Low	\$269,873.00			\$269,873.00	43.87%
Low	\$270,978.00			\$270,978.00	44.05%
Moderate				\$.00	.00%
Over 120%-140%				\$.00	.00%
Totals:	\$540,851.00	\$.00	\$.00	\$540,851.00	87.92%

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					\$.00	0
Very Low	\$269,873.00			9	\$269,873.00	9
Low	\$270,978.00			10	\$270,978.00	10
Moderate					\$.00	0
Totals:	\$540,851.00	0	\$.00	19	\$540,851.00	19

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
owner occupied rehab			9	10		19
Totals:			9	10		19

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
owner occupied rehab			3	8	8	19
Totals:			3	8	8	19

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
owner occupied rehab		3	12	4	19
Totals:		3	12	4	19

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
owner occupied rehab		5	7	6	1			19
Totals:		5	7	6	1			19

Demographics (Any Member of Household)

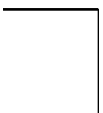
Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Other	Other	Total
owner occupied rehab								0
Totals:								0

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

Form 4

Status of Incentive Strategies



Incentive Strategy:

A. Name of the Strategy: Expedited Permitting Permits as defined in Section 163.3177 (6) (f) (3) F.S. for affordable housing projects are expedited to a greater degree than other projects.

B. Name of the Strategy: Ongoing Review Process An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Adopting Ordinance or Resolution Number or identify local policy:

Permits as defined in Section 163.3177 (6) (f) (3) F.S. for affordable housing projects are expedited to a greater degree than other projects.

Implementation Schedule (Date):

Current and ongoing.

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

Procedures used to implement this strategy:

- The Building Division works closely with the Community Development Division staff to expedite building permits related to affordable housing programs. The City has a process in place to expedite building permits related to the Housing Repair and Barrier Free programs; o All SHIP, HOME, CDBG, RCMP and NSP projects are flagged in the City's system. Community Development Division stamps permit applications before submitting the permit at the Building Division. The applications are all placed in green folders and are prioritized.
- Not-for-profit organizations can waive the Planning and Zoning public hearing, thereby reducing the processing time of petitions by a month; o The City has waived the Planning and Zoning public hearings for not-for-profit organizations. For example, the Goodwill Industries Store was a project that required a special exception which is normally required to be reviewed by Planning and Zoning, but planning and zoning was waived and it went to the Commission for approval.

Procedures used to implement this strategy:

The City's Community Development Division staff through the City Commission maintains an ongoing review of all factors that may affect the cost of housing.

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

The status of strategies are ongoing and are functioning as intended.

Support Services

The City of Coral Springs offers both for-profit and non-profit affordable housing incentives to developers and residents. Residents are made aware of grant programs provided by the city and of their Fair Housing rights.

The City works with Broward County's Continuum of Care. The agency addresses all aspects of homelessness including prevention, outreach, emergency shelter, transitional and permanent affordable housing, and supportive services. This work includes:

- Facilitating community, business and governmental involvement in the homeless continuum of care;
- Overseeing of the County's three regional Homeless Assistance Centers;
- Creating new and innovative programs to serve Broward's homeless population (such as the County's first homeless medical respite care facility); and;
- Participation in the creation of applications and requests for proposals.

Listed below are Affordable Housing incentives undertaken by the City. They include:

- The Building Division works closely with the Community Development Division staff to expedite building permits related to affordable housing programs. For example, the City has a process in place to expedite building permits related to the Home Repair and Barrier Free Programs;
- Not-for-profit organizations can waive the Planning and Zoning Board public hearing, thereby reducing the processing time of petitions by a month;
- Not-for-profit organizations can request the City Commission waive all applicable building, development and impact fees or petition fees for affordable housing or projects providing assistance for low- to moderate- income households in the City;
- Not-for-profit organizations or Residential Development providing affordable housing can apply for a special exception from the City's Land Development Code Section 250359 pertaining to the minimum rear setback for affordable housing or projects providing assistance to low- to moderate-income households in the City.
- Zero-lot-line configurations are permitted in the following zoning districts: RS-6, RC-6, RC-12, RC-15, RM-15 and RM-20 (LDC 250 147)
- The City's land use and zoning districts concentrate residential density along major arterials thereby increasing the proximity of transit to a larger number of residents. This was supported by the Community Redevelopment Agency and Commission when initiative established the Local Activity Center mixed land use category and overall Downtown Plan.

Other Accomplishments

The City has assisted over 200 Coral Springs residents with the use of SHIP funds to harden the property in terms of safety and hazard.

Availability for Public Inspection and Comments

The Annual Report was advertised on the city's website for public comment. No comments were received.

Homeownership Default & Foreclosure

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:	3
SHIP Program Foreclosure Percentage Rate Life to Date:	1.03

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:	4
SHIP Program Default Percentage Rate Life to Date:	1.37

Welfare to Work Programs

N/A

Strategies and Production Costs

Strategy	Average Cost
----------	--------------

Expended Funds

Total Unit Count: 19

Total Expended Amount: \$540,851.00

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner Occupied Rehabilitation			Coral Springs	33065	\$42,480.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$34,450.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$37,147.00	
Owner Occupied Rehabilitation			Coral Springs	33067	\$3,025.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$32,458.00	
Owner occupied Rehabilitation			Coral Springs	33065	\$33,400.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$34,150.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$33,350.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$29,125.00	
Owner Occupied Rehabilitation			Coral Springs	33071	\$27,435.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$11,300.00	
Owner Occupied Rehabilitation			Coral Springs	33071	\$37,822.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$42,549.00	
Owner Occupied Rehabilitation			Coral Springs	33076	\$1,500.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$31,625.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$26,850.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$30,850.00	
Owner Occupied Rehabilitation			Coral Springs	33065	\$20,135.00	

Owner Occupied Rehabilitation			Coral Springs	33067	\$31,200.00	
-------------------------------	--	--	---------------	-------	-------------	--

Administrative Expenditures

Local Government - \$49,152 Broward County Minority Builders (Consultants) - \$10,021
--

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility
Broward County Minority Builders	Not-for Profit Organization	Owner Occupied Rehabilitation	Consulting

Program Income

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

Explanation of Recaptured funds

Description	Amount
N/A	\$.00
N/A	\$.00
N/A	\$.00
Total:	\$.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By	Additional Notes
Coral Springs 2015 Closeout								

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	\$146,777.00	5		

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	\$146,777.00	5		

Provide a description of efforts to reduce homelessness:

The City works with Broward County's Continuum of Care. The agency addresses all aspects of homelessness including prevention, outreach, emergency shelter, transitional and permanent affordable housing, and supportive services. This work includes:

- Facilitating community, business and governmental involvement in the homeless continuum of care;
- Overseeing of the County's three regional Homeless Assistance Centers;
- Creating new and innovative programs to serve Broward's homeless population (such as the County's first homeless medical respite care facility); and;
- Participation in the creation of applications and requests for proposals.

LG Submitted Comments:

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"