Managing SHIP in Rural Communities

sponsored by Florida Housing Finance Corporation Catalyst Program

Presenter: Michael Chaney  chaney@flhousing.org
Our Thanks to the Florida Housing Catalyst Program

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Overview

- General Program Administration
- Panel Discussion
- Rehabilitation
- Purchase Assistance
- Disaster Preparation
Working with the Minimum SHIP Distribution

- Rural communities receive the minimum $350,000 SHIP allocation
- Limited Staffing from the $35,000 administrative budget (10% of allocation)
General Program Administration

• Limit strategies to make administration manageable
• Involve finance dept staff in report duties
Home Inspections

For Rehabilitation or Purchase

- Work with county building inspector
- Contract for inspections
  - Estimate the annual number of inspections that do not result in SHIP work
  - Contractors should build into their inspection price the cost of inspections that do not result in SHIP work
Presenter: Shelly Massey
Community Development Specialist
Hardee County Community Development &
General Services
Shelly.Massey@hardeecounty.net
Maximize SHIP for Administrative Expenses

• Advertising
• Outreach and Pre-screening
• Applications and Eligibility Determination

• Office space, Utilities, Copier, Computers
• Tracking and Reporting
• LHAP Work
• Prep for the Monitor
How to Stretch SHIP Funds

Maximize SHIP for administrative expenses
• Administration Budget – 10% of allocation
• General Revenue subsidy
• A portion of Program Income
• Don’t pay Program Costs with Admin Dollars
Admin from Program Income

5% of Program Income for: Counties that are not a ‘small county’ with an unincarcerated population of 75,000 or less.

10% of Program Income for: Small counties and eligible municipalities receiving up to $350,000, according to section 67-37.007 (5)(f) of the SHIP Rule.
Program Costs

Costs for specific activities that do not count toward the administrative cap.

Rehabilitation:
• Initial Inspection
• Work Write Up/Cost Estimate
• Construction inspections/oversight

Outsource to 3rd Party:
• Service Delivery Fee

Purchase Assistance:
• Housing Counseling
• Inspection
Leverage SHIP with Other Resources

- Pair with Small Cities CDBG to split administrative costs
- County Extension office offers low cost housing education.
- Work with an Affordable Housing Advisory Committee (AHAC) that provides oversight
AHAC Responsibilities

Main Task: Create AHAC Report (not required of minimum distribution communities)

Other possible AHAC tasks
• Review new strategies
• Enhance existing strategies
• Community Outreach and Feedback
• Help create SHIP Procedures
Require SHIP Payback

Case Study: Sumter County

• All recipients repay their SHIP assistance
  • No repayment if assistance is less than $1500
• 87% making current, consistent payments
• County staff service repayments and work with borrowers in default
  • An estimated 48 hours a month
Tips for Success with SHIP Payback

• Before SHIP is received: Deliver a clear message about loan repayment

• Frequent Contact with those in default

• Approach for Nonresponsive Borrowers: monthly mailings, property assessments, research Clerk of Court & Property Appraiser records, site visits, and file documentation
Case Study:
Suwannee River Economic Council

Presenter: Stephanie Barrington
SHIP Director
Suwannee River Economic Council
sbarrington@suwanneeec.net
Daryl Cooper Housing
Program Director
USDA Rural Development
daryl.cooper@fl.usda.gov

Dominique Johnson
Housing Director
Homes in Partnership
johnsond@homesip.org
Are there challenges to providing SHIP assistance in rural areas?

Are there benefits?
SHIP Strategies
SHIP and Rental Housing

- Rental Deposit Assistance
- Rental Rehabilitation - monitor for 15 years+
- Rental New Construction (also 15 yrs+)
  - Possibly owned/managed by a nonprofit
Rental Housing: Repairing a Small Group Home

Gateway ARC: 5 Group Homes with 30 residents received $113,000 of repairs from Escambia County SHIP

- Kitchens
- Bathrooms
- Efficient air conditioners
Assisting Youth Transitioning Out of Foster Care

Marion County
• Working with 2 Nonprofits
• Transitional Housing: SHIP helped purchase and rehabilitate a building
Horizons of Okaloosa County

Group Home for Residents with Developmental Disabilities
Okaloosa County Repairs

New Vinyl Plank Flooring

Walk-In Shower
Purchase Assistance

Habitat for Humanity Resources leveraged with SHIP

- Donated labor
- Donated or reduced price supplies
- Donated land
- Sweat equity
Leveraging of Subsidy in Habitat of Citrus County project

- PLP
- SHOP (Resource for Habitat affiliates)
- SHIP
- Federal Home Loan Bank of Atlanta Affordable Housing Program (AHP)
How ‘Homes in Partnership’ Helps Buyers

Dominique Johnson
Housing Director
Homes in Partnership
johnsond@homesip.org
Home Rehabilitation

- Repairing Mobile Homes
- Pitfalls to avoid

Rehabilitation Webinar Series
- Contractor Selection https://vimeo.com/237107695
- Initiating Rehab https://vimeo.com/241949461
- Addressing Complaints https://vimeo.com/250685877
Home Rehabilitation

Input from
Shelly Massey and Stephanie Barrington
Disaster Assistance Strategy

Shelly Massey,
Hardee County Community Development Specialist

Shelly.Massey@hardeecounty.net
Hurricanes in Hardee County

2004 Hurricane season: 3 hurricanes in 6 weeks

First: Hurricane Charley’s 150 mph winds.

Next: Hurricanes Frances & Jeanne’s rain damage
# Hardee Housing Funding Overview

<table>
<thead>
<tr>
<th>State Allocations</th>
<th>Federal Allocations</th>
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<tr>
<td><strong>SHIP Regular</strong></td>
<td><strong>CDBG Housing</strong></td>
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<td>$350,000</td>
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<td><strong>SHIP Disaster</strong></td>
<td><strong>CDBG Disaster</strong></td>
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<td><strong>Hurricane Housing Recovery Program</strong></td>
<td><strong>HOME Again</strong></td>
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<td><strong>Total</strong></td>
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**Grand Total:** $10,595,482
Hardee County’s SHIP Response

SHIP provided the quickest response
SHIP used for:
• Rehabilitating storm damaged homes
• Home Replacement
Hardee County
Additional SHIP Response

SHIP also used for:

- Rapid reentry into rental housing: utility and security deposits
- First time homeownership assistance