

# Title: SHIP Annual Report

Report Status: Submitted  
w/Extension

## Titusville FY 2022/2023 Closeout

### Form 1

#### SHIP Distribution Summary

##### Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	First Time Homebuyer	\$170,000.00	3				
3	Housing Rehab	\$336,186.70	6				
6	Emergency Repair	\$2,925.50	1				
Homeownership Totals:		\$509,112.20	10				

##### Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							
Subtotals:      \$509,112.20      10							

#### Additional Use of Funds

Use	Expended	Percentage
Administrative	\$47,140.00	9.99 %
Homeownership Counseling		
Admin From Program Income	\$6,287.00	4.99 %
Admin From Disaster Funds		-
Admin From HHRP		NaN %

Totals:      \$562,539.20      10      \$.00      \$.00

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

Source of Funds	Amount
State Annual Distribution	\$471,403.00
Program Income (Interest)	\$13,072.66
Program Income (Payments)	\$112,688.26
Recaptured Funds	\$.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	-\$30,934.72
<b>Total:</b>	<b>\$566,229.20</b>

\* Carry Forward to Next Year: \$3,690.00

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	452	484	621	814	1,007
VLI	752	806	967	1,118	1,247
LOW	1,203	1,289	1,547	1,787	1,993
MOD	1,806	1,935	2,322	2,683	2,994
Up to 140%	2,107	2,257	2,709	3,130	3,493

### 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	\$509,112.20	50.21%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$497,843.00	49.10%
Owner Contribution	\$6,936.81	.68%
Total Value of All Units	\$1,013,892.01	100.00%

### SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$509,112.20	\$440,468.28	115.58%	65%
Construction / Rehabilitation	\$339,112.20	\$440,468.28	76.99%	75%

### Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$0.00	.00%	
Very Low	\$331,774.30	58.59%	EL+VL: 58.59%
Low	\$127,337.90	22.49%	EL+VL+L: 81.08%
Moderate	\$50,000.00	8.83%	
Over 120%-140%	\$0.00	.00%	
<b>Totals:</b>	<b>\$509,112.20</b>	<b>89.91%</b>	

### 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	\$0.00	0	\$0.00	0	\$0.00	0
Very Low	\$331,774.30	6	\$0.00	0	\$331,774.30	6
Low	\$127,337.90	3	\$0.00	0	\$127,337.90	3
Moderate	\$50,000.00	1	\$0.00	0	\$50,000.00	1
Over 120%-140%	\$0.00	0	\$0.00	0	\$0.00	0
<b>Totals:</b>	<b>\$509,112.20</b>	<b>10</b>	<b>\$0.00</b>	<b>0</b>	<b>\$509,112.20</b>	<b>10</b>

### Form 3

#### Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Housing Rehab	Titusville		5	1			6
First Time Homebuyer	Titusville		1	1	1		3
Emergency Repair	Titusville			1			1
<b>Totals:</b>			<b>6</b>	<b>3</b>	<b>1</b>		<b>10</b>

#### Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Housing Rehab	Titusville			2	4	6
First Time Homebuyer	Titusville			1	2	3
Emergency Repair	Titusville			1		1
<b>Totals:</b>			<b>1</b>	<b>5</b>	<b>4</b>	<b>10</b>

#### Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Housing Rehab	Titusville	6			6
First Time Homebuyer	Titusville	1	2		3
Emergency Repair	Titusville	1			1
<b>Totals:</b>		<b>8</b>	<b>2</b>		<b>10</b>

#### Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp-anic	Asian	Amer-Indian	Other	Total
Housing Rehab	Titusville	2	4					6

First Time Homebuyer	Titusville	1	1	1				3
Emergency Repair	Titusville	1						1
	<b>Totals:</b>	<b>4</b>	<b>5</b>	<b>1</b>				<b>10</b>

### Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Housing Rehab	Titusville			4	4
First Time Homebuyer	Titusville				0
Emergency Repair	Titusville				0
	<b>Totals:</b>			<b>4</b>	<b>4</b>

### 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	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Adopted	2024
Ongoing review process		Required	Adopted	2024

### Support Services

Throughout the city, there are various supportive services provided by local providers and partners that are available. These services include, but are not limited to: Emergency Housing Supportive services such as utilities and rent. Subsidized child care services  
Food pantries  
Meals on Wheels/Seniors at Lunch  
Foreclosure Counseling  
Fair Housing Counseling Homebuyer Counseling  
COVID-19 response services  
Homeless supportive services; and  
Transportation.  
Additionally, the City continues to manage city-owned lots suitable for affordable housing and partners with developers to increase the availability of units for low-income households.

### Other Accomplishments

The City continues to utilize CARES Act and American Rescue Plan Act funds through the State and HUD to provide emergency assistance programs for those households negatively impacted by the COVID-19 pandemic. Through these programs, the City has provided over 500 emergency payments to impacted households to prevent homelessness. Further, the City has awarded over \$950,000 to affordable housing developers to construct new affordable rental units for the homeless. Further, the City is utilizing OPIOID Settlement Funds to address the impacts of Opioid addictions locally.

## Availability for Public Inspection and Comments

The annual report was made available for public inspection and comment from July 3, 2025 through August 4, 2025, and until submittal through the following methods:  
Contacting the Neighborhood Services Department at 321-567-3997;  
In person at the Harry T. Moore Social Service Center; and  
Via the City's webpage in the link provided in the public notice.

The annual report was advertised as available for review in the local distributed Florida Today edition on July 3, 2025.  
No comments were received during the public comment period.

## Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **23**

### Mortgage Foreclosures

- A. Very low income households in foreclosure: **4**
- B. Low income households in foreclosure: **5**
- C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **9**

SHIP Program Foreclosure Percentage Rate Life to Date: **39.13**

### Mortgage Defaults

- A. Very low income households in default: **0**
- B. Low income households in default: **2**
- C. Moderate households in default: **0**

Defaulted Loans Life-to-date: **2**

SHIP Program Default Percentage Rate Life to Date: **8.70**

## Strategies and Production Costs

Strategy	Average Cost
Emergency Repair	\$2,925.50
First Time Homebuyer	\$56,666.67
Housing Rehab	\$56,031.12

## Expended Funds

Total Unit Count: **9** Total Expended Amount: **\$472,591.35**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Housing Rehab	Francine Myers	980 Luna Terrace	Titusville	32796	\$74,412.40	
Housing Rehab	Dorothy Peterson	493 Valerie Drive	Titusville	32796	\$57,053.80	
Housing Rehab	Edith Albert	1515 Bon Air Plaza	Titusville	32780	\$74,312.40	
First Time Homebuyer	Keshia LeBlanc	1423 Elm Terrace	Titusville	32780	\$50,000.00	
Housing Rehab	Michelle Knight		Titusville	32780	\$36,520.85	
Housing Rehab	Hattie Brandon	908 Kenilworth Court	Titusville	37280	\$43,986.00	
First Time Homebuyer	Maria Sawidis	40 N Towne Place	Titusville	32796	\$70,000.00	
Housing Rehab	Edwin Mezick	1680 Kings Court	Titusville	32780	\$49,901.25	
First Time Homebuyer	Mark Ostermeier	1120 Cheney Highway Unit D	Titusville	32780	\$50,000.00	
Emergency Repair	Deborah Splitstone	2940 Redwood Avenue	Titusville	32780	\$2,925.50	

### Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Titusville	City	All	Grantee	\$53,427.00

### Program Income

Program Income Funds	
Loan Repayment:	\$90,000.00
Refinance:	
Foreclosure:	
Sale of Property:	\$22,688.26
Interest Earned:	\$13,072.66

**Total:** **\$125,760.92**

### Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	1
Approved	1
Denied	0

### Explanation of Recaptured funds

Description	Amount
	\$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: 219,500.00

Or

Not Applicable

## Form 5

### Special Needs Breakdown

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
2	First Time Homebuyer	\$70,000.00	1			
3	Housing Rehab	\$131,466.20	2			
	Total:	\$201,466.20	3			42.74%

### Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Housing Rehab	Receiving Social Security Disability Insurance	\$131,466.20	2		
(2) First Time Homebuyer	Receiving Social Security Disability Insurance	\$70,000.00	1		

### Provide a description of efforts to reduce homelessness:

The City adopted Resolution #34-2015 encouraging landlords to adopt admission preferences for the homeless. Additionally, the Resolution established the Brevard Homeless Coalition as the lead agency on homelessness in Brevard County. The City continues its collaboration and partnership with the agency on these efforts. Further, the City has partnered with an affordable housing developer to construct nine units of permanent rental units for those households defined as homeless or transitioning out of homelessness. The City has developed a Property Disposition Program to utilize City-owned properties for affordable housing units, and has developed a partnership with a Community Land Trust for such program.

Lastly, the City has adopted Resolution and Ordinances to adopt and implement changes to local codes in response to the Live Local Act, for the development of affordable housing units within the city.

## Interim Year Data

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<b>Revenue</b>	
State Annual Distribution	\$580,720.00
SHIP Disaster Funds	
HHRP Allocation	
Program Income	\$26,770.80
<b>Total Revenue:</b>	<b>\$607,490.80</b>

<b>Expenditures/Encumbrances</b>	
Program Funds Expended	
Program Funds Encumbered	\$725,000.00
Total Administration Funds Expended	\$58,072.00
Total Administration Funds Encumbered	
Homeownership Counseling	
<b>Total Expenditures/Encumbrances:</b>	<b>\$783,072.00</b>

<b>Set-Asides</b>		<b>Percentage</b>
65% Homeownership Requirement	\$675,000.00	116.24%
75% Construction / Rehabilitation	\$725,000.00	124.85%
30% Very Low Income Requirement	\$500,000.00	82.31%
60% Very Low + Low Income Requirements	\$725,000.00	119.34%
20% Special Needs Requirement	\$425,000.00	69.96%

**LG Submitted Comments:**

This is the final report for close out year with extension. The remaining unexpended balance of 22/23 in the amount of \$3690.00 is insufficient to fund another activity and will be carried forward per FHFC.