

Title: SHIP Annual Report

Miami Beach FY 2021/2022 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance with Rehab	\$163,306.83	3				
3	Homeowner Rehabilitation	\$118,241.40	2				
Homeownership Totals:		\$281,548.23	5				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
14	Multi-Family Rehabilitation	\$59,154.00	3				
Rental Totals:		\$59,154.00	3				
Subtotals:		\$340,702.23	8				

Additional Use of Funds

Use	Expended
Administrative	\$39,463.00
Homeownership Counseling	\$.00
Admin From Program Income	\$.00
Admin From Disaster Funds	\$.00

Totals:	\$380,165.23	8	\$.00	\$.00
----------------	---------------------	----------	---------------	---------------

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

Source of Funds	Amount
State Annual Distribution	\$408,554.00
Program Income (Interest)	
Program Income (Payments)	\$.00
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$29,264.38
Total:	\$379,289.62

* Carry Forward to Next Year: **-\$875.61**

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	512	548	658	771	929
VLI	853	914	1,097	1,267	1,413
LOW	1,365	1,462	1,755	2,028	2,262
MOD	2,049	2,194	2,634	3,042	3,393
Up to 140%	2,390	2,560	3,073	3,549	3,958

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	\$340,702.23	100.00%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution		.00%
Total Value of All Units	\$340,702.23	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$281,548.23	\$379,289.62	74.23%	65%
Construction / Rehabilitation	\$340,702.23	\$379,289.62	89.83%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$108,832.40	28.69%
Very Low	\$68,563.00	18.08%
Low	\$119,949.70	31.62%
Moderate	\$43,357.13	11.43%
Over 120%-140%	\$.00	.00%
Totals:	\$340,702.23	89.83%

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	\$108,832.40	3		0	\$108,832.40	3
Very Low	\$68,563.00	2		0	\$68,563.00	2
Low	\$119,949.70	2		0	\$119,949.70	2
Moderate	\$43,357.13	1		0	\$43,357.13	1
Over 120%-140%		0		0	\$.00	0
Totals:	\$340,702.23	8	\$.00	0	\$340,702.23	8

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Purchase Assistance with Rehab	Miami Beach			2	1		3
Homeowner Rehabilitation	Miami Beach	1	1				2
Multi-Family Rehabilitation	Miami Beach	2	1				3
Totals:		3	2	2	1		8

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Purchase Assistance with Rehab	Miami Beach			3		3
Homeowner Rehabilitation	Miami Beach				2	2
Multi-Family Rehabilitation	Miami Beach		1		2	3
Totals:			1	3	4	8

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Purchase Assistance with Rehab	Miami Beach	2	1		3
Homeowner Rehabilitation	Miami Beach	2			2
Multi-Family Rehabilitation	Miami Beach	3			3
Totals:		7	1		8

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance with Rehab	Miami Beach	2		1				3
Homeowner Rehabilitation	Miami Beach			2				2
Multi-Family Rehabilitation	Miami Beach	1		2				3
Totals:		3		5				8

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Purchase Assistance with Rehab	Miami Beach				0
Homeowner Rehabilitation	Miami Beach				0
Multi-Family Rehabilitation	Miami Beach				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
Purchase Assistance with Rehab	Nurse/Healthcare	52,000.00	1
Purchase Assistance with Rehab	Government Employee	43,357.13	1
Purchase Assistance with Rehab	Service Industry	67,949.70	1

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Implemented, in LHAP	1997
Ongoing review process		Required	Implemented, in LHAP	1997
Reduction of parking and setbacks		Required	Implemented, in LHAP	2021
Impact fee modifications		Required	Implemented, in LHAP	2020
Flexible densities		Required	Implemented, in LHAP	2011

Allowance of accessory dwelling units		Required	Implemented, in LHAP	2019
---------------------------------------	--	----------	----------------------	------

Support Services

The City of Miami Beach Office of Housing and Community Services focuses on providing referral services and leverages several funding sources to provide rental, mortgage and utility assistance to income-eligible residents. Additionally, the City owns and operates 89 units of affordable housing and maintains a waitlist for the units. In 2023, the City awarded Legal Services of Greater Miami \$183,801 in HOME-American Rescue Plan funds for the Tenant Defense project, which can assist Miami Beach residents facing evictions and other housing issues with legal counsel.

Other Accomplishments

The City continues to explore ways to promote the SHIP funded programs through its social media platforms and through the Affordable Housing Advisory Committee.

Availability for Public Inspection and Comments

The City published the report on its website www.miamibeachfl.gov/housing and received no comments.

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
Homeowner Rehabilitation	\$59,120.70
Multi-Family Rehabilitation	\$19,718.00
Purchase Assistance with Rehab	\$54,435.61

Expended Funds

Total Unit Count: 8

Total Expended Amount: \$340,702.23

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Purchase Assistance with Rehab	Ester Martinez Rodriguez	2000 Biarritz Drive, unit 401	Miami Beach	33141	\$52,000.00	
Homeowner Rehabilitation	Aleida Castellanos	100 Lincoln Road, unit 735	Miami Beach	33139	\$48,845.00	
Purchase Assistance with Rehab	Paul Scicchitano	7441 Wayne Avenue, unit 3l	Miami Beach	33141	\$43,357.13	
Purchase Assistance with Rehab	Joseph Armstrong	1557 Meridian Avenue, Unit 106	Miami Beach	33139	\$67,949.70	
Homeowner Rehabilitation	Maria Mesa	1335 Biarritz Drive	Miami Beach	33141	\$69,396.40	
Multi-Family Rehabilitation	Flor De Maria Marmolejo	1632 Meridian Avenue #104	Miami Beach	33139	\$19,718.00	
Multi-Family Rehabilitation	Michael Cortolillo	1632 Meridian Avenue #111	Miami Beach	33139	\$19,718.00	
Multi-Family Rehabilitation	Lucila Rolon	1632 Meridian Avenue #302	Miami Beach	33139	\$19,718.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Miami Beach	Local Government	Purchase Assistance, Homeowner, Rental Development/Rehabilitation	Program Administration	\$39,463.00

Program Income

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

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	0
Approved	0
Denied	0

Explanation of Recaptured funds

Description	Amount

Total: \$0.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By
Neptune Apartments	City of Miami Beach	1632 Meridian Avenue	Miami Beach	33139	\$98,590.00	3	
Lottie Apartments	City of Miami Beach	530 75th street	Miami Beach	33141	\$102,000.00	5	

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	Homeowner Rehabilitation	\$118,241.40	2		
14	Multi-Family Rehabilitation	\$19,718.00	1		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Homeowner Rehabilitation	Person with Disabling Condition (not DD)	\$48,845.00	1		
(3) Homeowner Rehabilitation	Receiving Supplemental Security Income	\$69,396.40	1		
(14) Multi-Family Rehabilitation	Receiving Supplemental Security Income	\$19,718.00	1		

Provide a description of efforts to reduce homelessness:

The City has established relationships with a variety of agencies within the Continuum of Care to provide access to emergency housing via the referral and placement process to improve client access to emergency shelter and transitional housing. While most major metropolitan cities face shelter shortages and often turn homeless people away because of space constraints, the City of Miami Beach has had an average daily shelter vacancy rate of approximately 20 beds. Staff identifies the core service needs of a homeless person and issues referrals to the agencies that best fit his/her need.

In doing so, the City has established the following relationships with shelter providers:

- 20 City-funded beds at The Salvation Army for men, women, and children with Care Coordination provided by the agency to assist clients on their path to independence.
- 15 City-funded beds at the Miami Rescue Mission for men with Care Coordination provided by members of the City's Homeless Outreach Team to assist clients on their path to independence.
- 15 City-funded beds at Camillus House for men with Care Coordination provided by the agency to assist clients on their path to independence.
- 4 City-funded beds at the Lotus House, specializing in evidence-based trauma counseling and resolution, health and wellness programming, and education advancement for women and children.
- An additional 40 traditional shelter beds are made available at various shelters throughout Miami-Dade County via funding from the Miami-Dade County Homeless Trust. The City's Homeless Outreach Services Program provides a variety of services to help people end their personal homelessness, including shelter placement, family reunification, identification replacement, and community referrals.

From July 1, 2021- June 30, 2022, 780 persons that self-identified as homeless passed through our City, encountered by the City's Homeless Outreach Services Team and Miami Beach Police Department. The City's Homeless Outreach Services Division provided the following services: o 347 emergency shelter placements; o 88 Birth/Naturalization certificate replacements; o 121 homeless people were relocated to other cities or states to reunite with family or friends; o Specialized outreach and medication management to homeless persons who are severely and persistently mentally ill via the Camillus House Lazarus Project; and o Continuous Street outreach and community engagement to homeless persons who were unsheltered or at imminent risk of losing shelter.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$505,842.00	
Program Income	\$0.00	
Program Funds Expended	\$322,000.00	
Program Funds Encumbered	\$260,000.00	
Total Administration Funds Expended	\$0.00	
Total Administration Funds Encumbered	\$39,463.00	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$582,000.00	115.06%
75% Construction / Rehabilitation	\$582,000.00	115.06%
30% Very & Extremely Low Income Requirement	\$382,000.00	75.52%
30% Low Income Requirement	\$40,000.00	7.91%
20% Special Needs Requirement	\$140,000.00	27.68%
Carry Forward to Next Year		

LG Submitted Comments: