

Title: SHIP Annual Report
Pompano Beach FY 2021/2022 Closeout

Report Status: Approved

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance	\$340,000.00	8				
2	Purchase Assistance	\$20,000.00	1				
3	Housing Rehab	\$438,338.98	9				
6	Emergency Repair	\$15,750.00	2				

Homeownership Totals: \$814,088.98 20

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							

Subtotals: \$814,088.98 20

Additional Use of Funds

Use	Expended
Administrative	\$77,256.00
Homeownership Counseling	
Admin From Program Income	\$3,920.00
Admin From Disaster Funds	

Totals: \$895,264.98 20 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$772,565.00
Program Income (Interest)	\$153.88
Program Income (Payments)	\$78,250.00
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$4,757.56
Total:	\$855,726.44

*** Carry Forward to Next Year: -\$39,538.54**

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

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	476	510	612	752	929
VLI	793	850	1,021	1,179	1,316
LOW	1,270	1,360	1,632	1,886	2,105
MOD	1,905	2,041	2,451	2,830	3,159
Up to 140%	2,222	2,381	2,859	3,302	3,685

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	\$814,088.98	22.76%
Public Moneys Expended		.00%
Private Funds Expended	\$2,699,733.92	75.49%
Owner Contribution	\$62,582.57	1.75%
Total Value of All Units	\$3,576,405.47	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$814,088.98	\$777,322.56	104.73%	65%
Construction / Rehabilitation	\$794,088.98	\$777,322.56	102.16%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$185,114.98	21.63%
Very Low	\$120,492.00	14.08%
Low	\$248,482.00	29.04%
Moderate	\$260,000.00	30.38%
Over 120%-140%	\$.00	.00%
Totals:	\$814,088.98	95.13%

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	\$169,364.98	3	\$15,750.00	2	\$185,114.98	5
Very Low	\$120,492.00	3		0	\$120,492.00	3
Low	\$248,482.00	5		0	\$248,482.00	5
Moderate	\$260,000.00	7		0	\$260,000.00	7
Over 120%-140%		0		0	\$.00	0
Totals:	\$798,338.98	18	\$15,750.00	2	\$814,088.98	20

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Emergency Repair	Pompano Beach	2					2
Housing Rehab	Pompano Beach	3	3	3			9
Purchase Assistance	Pompano Beach			2	7		9
Totals:		5	3	5	7		20

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Emergency Repair	Pompano Beach			1	1	2
Housing Rehab	Pompano Beach			5	4	9
Purchase Assistance	Pompano Beach		3	5	1	9
Totals:			3	11	6	20

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Emergency Repair	Pompano Beach	1	1		2
Housing Rehab	Pompano Beach	2	6	1	9
Purchase Assistance	Pompano Beach	1	6	2	9
Totals:		4	13	3	20

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Emergency Repair	Pompano Beach		2					2
Housing Rehab	Pompano Beach	4	5					9

Purchase Assistance	Pompano Beach	4	5					9
Totals:		8	12					20

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Emergency Repair	Pompano Beach			1	1
Housing Rehab	Pompano Beach			4	4
Purchase Assistance	Pompano Beach			1	1
Totals:				6	6

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	Implemented, in LHAP	2001
Ongoing review process		Required	Implemented, in LHAP	2001
Impact fee modifications		AHAC Review	Implemented, in LHAP	2001
Flexible densities		AHAC Review	Implemented, in LHAP	2001
Allowance of accessory dwelling units		AHAC Review	Implemented, in LHAP	2001
Reduction of parking and setbacks		AHAC Review	Implemented, in LHAP	2001
Allowance of flexible lot sizes		AHAC Review	Implemented, in LHAP	2001
Modification of street requirements		AHAC Review	Implemented, in LHAP	2001
Printed inventory of public owned lands		AHAC Review	Implemented, in LHAP	2001
Support of development near transportation/employment hubs		AHAC Review	Implemented, in LHAP	2001

Support Services

The City of Pompano Beach assisted residents effected through Rental and Utility assistance programs. Funds were used to assist with residents that had experienced layoffs, were quarantined, had reduced work hours, or were otherwise affected by the Coronavirus. Residents who are ineligible for assistance through the City of Pompano Beach’s Emergency Rental Assistance Program are directed by staff to a range of alternative programs and resources.

Other Accomplishments

The City of Pompano Beach collaborated with internal and external parties to provide eligible community service activities. Public services dollars were expended on a wide array program though our subrecipients to serve some of the City’s most vulnerable populations (elderly, disabled, homeless/at risk of homelessness, victims of domestic violence, at risk youth, etc.

The city has also partnered with the Seventeenth Judicial Circuit Court and other agencies to establish Florida’s second Community Court, which addresses low-level misdemeanor crimes and municipal ordinance violations. The court engages the community and assists individuals in need of social services. From October 2022 to June 1, 2024, the Pompano Beach Community Court at the Annie L. Weaver Center reported:

- 34 hearings held
- 111 Notices to Appear served
- 200 community service hours completed
- 33 participants graduated
- 82 walk-ins served

Equally important, through a partnership with Broward Health, 85 individuals received medical attention. Currently, 36 community-based organizations contribute to the program, housing 26 individuals through Community Court.

The City’s Housing and Social Services program, overseen by the City Manager’s Office, provides street outreach, intake, assessments, housing, and connects clients with core and wraparound services through the Continuum of Care (CoC). From October 2022 to June 1, 2024, the program served 2,205 clients, offering services such as Social Security benefits, identification assistance, birth certificates, motel vouchers, banking support, benefits screening, housing referrals, medical respite, and street outreach. Out of these clients, 49 were housed and transitioned off the streets through various housing services.

Availability for Public Inspection and Comments

Report was available for public comments between 7/18/2024-7/25/2024. No Public comments were received

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans:	63
Mortgage Foreclosures	
A. Very low income households in foreclosure:	0
B. Low income households in foreclosure:	3
C. Moderate households in foreclosure:	1
Foreclosed Loans Life-to-date:	4
SHIP Program Foreclosure Percentage Rate Life to Date:	6.35
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
Emergency Repair	\$7,875.00
Housing Rehab	\$48,704.33
Purchase Assistance	\$40,000.00

Expended Funds

Total Unit Count: **20**

Total Expended Amount: **\$814,088.98**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Emergency Repair	Nancy Bozeman	2831 NW 6 CT	Pompano Beach	33069	\$14,500.00	
Emergency Repair	Marian Donnell	2150 NW 4 ST	Pompano Beach	33069	\$1,250.00	
Housing Rehab	Carolyn Robinson	161 NW 19 ST	Pompano Beach	33064	\$57,050.00	
Housing Rehab	Maria Heinrich	140 Cypress Club DR, 405	Pompano Beach	33069	\$35,511.00	
Housing Rehab	Jeanette Sweet	733 NW 15 CT	Pompano Beach	33060	\$60,000.00	
Housing Rehab	Earnestine Williams	2070 NE 1 TE	Pompano Beach	33060	\$44,316.00	
Housing Rehab	Joe Louis Wright	1562 NW 7 LN	Pompano Beach	33060	\$58,041.00	
Housing Rehab	Melinda Montgomery	2351 NE 6 AV	Pompano Beach	33069	\$47,116.00	
Housing Rehab	Marcelo & Simone Melo	3201 NW 4 TE, 63	Pompano Beach	33064	\$24,981.00	
Housing Rehab	Maria Castro	911 NE 23 CT	Pompano Beach	33064	\$58,931.00	
Housing Rehab	Constance Seneca-Brand	1414 NE 28 CT	Pompano Beach	33064	\$52,392.98	
Purchase Assistance	Jose Regaldo	606 NE 7 TE	Pompano Beach	33064	\$20,000.00	
Purchase Assistance	Jael Garcia	5290 NE 17 AV	Pompano Beach	33064	\$20,000.00	
Purchase Assistance	Meondae & Danielle Stanley	465 NW 27 AV	Pompano Beach	33069	\$20,000.00	
Purchase Assistance	Frank & Teisha Palmer	1620 NE 41 CT	Pompano Beach	33064	\$50,000.00	
Purchase Assistance	Elvira Medina	1421 NW 7 TE	Pompano Beach	33060	\$50,000.00	
Purchase Assistance	Bobby Jean Allen	1431 NW 7 TE	Pompano Beach	33060	\$50,000.00	

Purchase Assistance	Tawon Johnson	3012 NW 2 ST	Pompano Beach	33069	\$50,000.00	
Purchase Assistance	Natalie & Chamardo Vassell & Wright	3060 NW 3 ST	Pompano Beach	33069	\$50,000.00	
Purchase Assistance	Kelly Lara	620 NW 10 ST	Pompano Beach	33060	\$50,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Administrative	Local	All	All	\$81,176.00

Program Income

Program Income Funds	
Loan Repayment:	\$78,250.00
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$153.88
Total:	\$78,403.88

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	117
Approved	32
Denied	64

Explanation of Recaptured funds

Description	Amount
Total:	\$.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: 333,577.11

Or
 Not Applicable

Form 5

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
1	Purchase Assistance	\$70,000.00	2		
3	Housing Rehab	\$216,558.98	4		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Housing Rehab	Receiving Veterans Disability Benefits	\$57,050.00	1		
(3) Housing Rehab	Receiving Social Security Disability Insurance	\$60,000.00	1		
(3) Housing Rehab	Person with Disabling Condition (not DD)	\$99,508.98	2		
(1) Purchase Assistance	Receiving Social Security Disability Insurance	\$20,000.00	1		
(1) Purchase Assistance	Receiving Supplemental Security Income	\$50,000.00	1		

Provide a description of efforts to reduce homelessness:

From July 2023 to June 2024, the Office of Housing & Urban Improvement allocated CDBG Public Services funds to support the following non-profit organizations in addressing the city's rising homelessness issue:

1. Covenant House Florida: – Provided overnight emergency shelter to 32 homeless young adults aged 18-22.
2. Second Chance Society: – Assisted 38 homeless individuals with services to help them re-enter the workforce.
3. Broward Partnership for the Homeless: – Supported 770 Pompano Beach homeless residents with food and overnight shelter at the North Homeless Assistance Center located at 1700 Blount Rd., Pompano Beach.
4. Women In Distress of Broward County: – Offered emergency shelter and therapy to 339 Pompano Beach residents who were victims of domestic violence.

In addition, the City of Pompano Beach has been dedicated to preventing and ending homelessness for many years. The city has allocated additional funding from the CARES Act (CDBG-CV) and the American Rescue Plan Act (ARPA) to support various public service activities, such as Emergency Shelter, Meals on Wheels, and Emergency Rental Assistance. These efforts target individuals at risk of or experiencing homelessness and other special needs populations, with planning and goal-setting informed by the Broward County Homeless Initiative Partnership and the Continuum of Care Lead Agency.

The city has created a Housing and Social Services Manager position within the City Manager's Office to improve homeless services management and delivery. This role oversees the development and implementation of homeless services, ensures program alignment with city goals, and focuses resources on local needs.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$1,084,127.00	
Program Income	\$61,220.00	
Program Funds Expended	\$244,425.00	
Program Funds Encumbered	\$789,927.00	
Total Administration Funds Expended	\$60,161.00	
Total Administration Funds Encumbered	\$48,234.00	
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	\$1,034,352.00	95.41%
75% Construction / Rehabilitation	\$1,034,352.00	95.41%
30% Very & Extremely Low Income Requirement	\$630,259.00	55.03%
30% Low Income Requirement	\$254,093.00	22.18%
20% Special Needs Requirement	\$304,307.00	28.07%
Carry Forward to Next Year		

LG Submitted Comments: