

Title: SHIP Annual Report

Pompano Beach FY 2023/2024 Closeout

Report Status: Approved

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	\$275,000.00	6				
3	Owner Occupied Rehabilitation	\$818,377.41	17				
4	Reconstruction	\$191,418.00	1				
6	Emergency Repair	\$20,985.00	2				

Homeownership Totals: **\$1,305,780.41** **26**

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
23	Rental and Security Deposit Assistance	\$61,026.00	20				

Rental Totals: **\$61,026.00** **20**

Subtotals: **\$1,366,806.41** **46**

Additional Use of Funds

Use	Expended	Percentage
Administrative	\$133,182.90	10.00 %
Homeownership Counseling		
Admin From Program Income	\$8,628.98	5.00 %
Admin From Disaster Funds		-
Admin From HHRP		NaN %

Totals: **\$1,508,618.29** **46** **\$.00** **\$.00**

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

Source of Funds	Amount
State Annual Distribution	\$1,331,829.00
Program Income (Interest)	\$55,103.60
Program Income (Payments)	\$117,476.00
Recaptured Funds	\$.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	\$535.33
Total:	\$1,504,943.93

*** Carry Forward to Next Year: -\$3,674.36**

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	555	595	713	853	1,049
VLI	923	989	1,187	1,372	1,531
LOW	1,478	1,583	1,901	2,195	2,450
MOD	2,217	2,374	2,850	3,294	3,675
Up to 140%	2,586	2,770	3,325	3,843	4,287

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	\$1,366,806.41	37.57%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$2,215,723.00	60.91%
Owner Contribution	\$55,352.50	1.52%
Total Value of All Units	\$3,637,881.91	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,305,780.41	\$1,332,364.33	98.00%	65%
Construction / Rehabilitation	\$1,280,780.41	\$1,332,364.33	96.13%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$265,846.50	17.66%	EL+VL: 45.34%
Very Low	\$416,439.20	27.67%	
Low	\$449,520.71	29.87%	EL+VL+L: 75.21%
Moderate	\$235,000.00	15.62%	
Over 120%-140%	\$0.00	.00%	
Totals: \$1,366,806.41		90.82%	

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	\$238,994.50	5	\$26,852.00	5	\$265,846.50	10
Very Low	\$393,670.20	8	\$22,769.00	8	\$416,439.20	16
Low	\$427,130.71	6	\$22,390.00	7	\$449,520.71	13
Moderate	\$225,000.00	5	\$10,000.00	2	\$235,000.00	7
Over 120%-140%	\$.00	0	\$.00	0	\$.00	0
Totals:	\$1,284,795.41	24	\$82,011.00	22	\$1,366,806.41	46

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 121- 140%	Total
Purchase Assistance	Pompano Beach			1	5		6
Rental and Security Deposit Assistance	Pompano Beach	3	8	7	2		20
Owner Occupied Rehabilitation	Pompano Beach	5	8	4			17
Reconstruction	Pompano Beach			1			1
Emergency Repair	Pompano Beach	2					2
Totals:		10	16	13	7		46

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Purchase Assistance	Pompano Beach		3	3		6
Rental and Security Deposit Assistance	Pompano Beach	3	9	6	2	20
Owner Occupied Rehabilitation	Pompano Beach		1	5	11	17
Reconstruction	Pompano Beach			1		1
Emergency Repair	Pompano Beach				2	2
Totals:		3	13	15	15	46

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Purchase Assistance	Pompano Beach	3	1	2	6
Rental and Security Deposit Assistance	Pompano Beach	6	11	3	20
Owner Occupied Rehabilitation	Pompano Beach	8	9		17

Reconstruction	Pompano Beach		1		1
Emergency Repair	Pompano Beach	2			2
Totals:		19	22	5	46

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
Purchase Assistance	Pompano Beach	4	2					6
Rental and Security Deposit Assistance	Pompano Beach	3	17					20
Owner Occupied Rehabilitation	Pompano Beach	8	8				1	17
Reconstruction	Pompano Beach		1					1
Emergency Repair	Pompano Beach	1					1	2
Totals:		16	28				2	46

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home- less	Elderly	Total
Purchase Assistance	Pompano Beach				0
Rental and Security Deposit Assistance	Pompano Beach			2	2
Owner Occupied Rehabilitation	Pompano Beach			11	11
Reconstruction	Pompano Beach				0
Emergency Repair	Pompano Beach			2	2
Totals:				15	15

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
Reservation of infrastructure		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

From July 1, 2025, through the present, the City of Pompano Beach Community Court continued to expand access to supportive services for residents experiencing homelessness, housing instability, and other barriers to self-sufficiency. Through a coordinated network of community partners and service providers, participants received case management, housing navigation, behavioral health referrals, employment resources, and connections to other supportive services tailored to their individual needs. A significant milestone during this reporting period was the relocation of Community Court to a larger facility. This transition greatly improved accessibility for community members seeking assistance by providing a more spacious and welcoming environment where participants could more easily engage with available services. The expanded location also created a more comfortable setting for service providers, allowing for improved collaboration and a more efficient delivery of services. The larger space has strengthened Community Court's ability to provide client-centered support by allowing providers to meet directly with participants, build stronger relationships, and coordinate services more effectively. As a result, participants now benefit from improved communication, increased access to resources, and a more supportive environment that promotes long-term housing stability and self-sufficiency.

Other Accomplishments

During this reporting period, the City of Pompano Beach Community Court continued to strengthen its collaborative approach by enhancing provider participation and expanding in-person service delivery. The move to a larger facility eliminated many of the space limitations that previously required providers to participate virtually, allowing more community partners to attend in person and work together in real time. This transition has significantly improved collaboration among service providers and increased opportunities for direct engagement with participants. Face-to-face interactions have enhanced communication, strengthened relationships between clients and providers, and created a more coordinated response to participant needs. By fostering stronger partnerships and improving accessibility, Community Court has continued to build a more effective and responsive model for connecting residents with the resources and services necessary to achieve long-term stability.

From July 1, 2025, to June 1, 2026, the Pompano Beach Community Court at the E. Pat Larkins Center reported:

- 92 Notices to Appear served
- 68 community service hours completed
- 21 participants graduated
- 185 walk-ins served
- 17 Permanent Supportive Housing Placements
- 16 Emergency Housing Placements

Availability for Public Inspection and Comments

Report was available for public inspection and comments from 8/10/2026 Through 8/13/2026. No public comments were received.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: 72

Mortgage Foreclosures

A. Very low income households in foreclosure: 1

B. Low income households in foreclosure: 3

C. Moderate households in foreclosure: 1

Foreclosed Loans Life-to-date: 5

SHIP Program Foreclosure Percentage Rate Life to Date: 6.94

Mortgage Defaults

A. Very low income households in default: 0

B. Low income households in default: 1

C. Moderate households in default: 0

Defaulted Loans Life-to-date: 1

SHIP Program Default Percentage Rate Life to Date: 1.39

Strategies and Production Costs

Strategy	Average Cost
Emergency Repair	\$10,492.50
Owner Occupied Rehabilitation	\$48,139.85
Purchase Assistance	\$45,833.33
Reconstruction	\$191,418.00

Rental and Security Deposit Assistance	\$3,051.30
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Expended Funds

Total Unit Count: 46

Total Expended Amount: \$1,366,806.41

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Purchase Assistance			Pompano Beach	33069	\$50,000.00	
Purchase Assistance			Pompano Beach	33060	\$50,000.00	
Purchase Assistance			Pompano Beach	33060	\$25,000.00	
Purchase Assistance			Pompano Beach	33069	\$50,000.00	
Purchase Assistance			Pompano Beach	33060	\$50,000.00	
Purchase Assistance			Pompano Beach	33069	\$50,000.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$1,304.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$3,686.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$1,417.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$2,129.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$2,915.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$2,129.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$3,146.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$1,237.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$2,095.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$4,325.00	
Rental and Security Deposit Assistance			Pompano Beach	33060	\$2,915.00	

Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$2,915.00	
Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$1,808.00	
Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$4,325.00	
Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$1,669.00	
Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$5,000.00	
Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$5,000.00	
Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$3,686.00	
Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$4,325.00	
Rental and Security Deposit Assistance	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$5,000.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$65,000.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$52,480.25	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33069	\$52,889.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33064	\$32,361.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$43,991.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33069	\$49,479.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33064	\$60,000.00	
Reconstruction	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$191,418.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$59,282.25	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33064	\$60,000.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$58,241.00	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33060	\$44,683.70	
Owner Occupied Rehabilitation	[REDACTED]	[REDACTED]	Pompano Beach	33064	\$41,145.50	

Owner Occupied Rehabilitation			Pompano Beach	33064	\$23,241.00	
Owner Occupied Rehabilitation			Pompano Beach	33069	\$49,871.00	
Owner Occupied Rehabilitation			Pompano Beach	33064	\$46,251.00	
Owner Occupied Rehabilitation			Pompano Beach	33060	\$49,920.71	
Owner Occupied Rehabilitation			Pompano Beach	33060	\$29,541.00	
Emergency Repair			Pompano Beach	33064	\$12,485.00	
Emergency Repair			Pompano Beach	33064	\$8,500.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Administrative	Local	All	All	\$141,811.88

Program Income

Program Income Funds	
Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	\$117,476.00
Interest Earned:	\$55,103.60
Total:	\$172,579.60

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	47
Approved	21
Denied	26

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
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Single Family Area Purchase Price

The average area purchase price of single family units: 401,000.00

Or

Not Applicable

Form 5

Special Needs Breakdown

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
3	Owner Occupied Rehabilitation	\$447,170.00	9			
23	Rental and Security Deposit Assistance	\$5,994.00	2			
Total:		\$453,164.00	11			34.03%

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(23) Rental and Security Deposit Assistance	Receiving Supplemental Security Income	\$1,669.00	1		
(23) Rental and Security Deposit Assistance	Survivor of Domestic Violence	\$4,325.00	1		
(3) Owner Occupied Rehabilitation	Person with Disabling Condition (not DD)	\$261,899.00	5		
(3) Owner Occupied Rehabilitation	Receiving Social Security Disability Insurance	\$79,020.00	2		
(3) Owner Occupied Rehabilitation	Developmental Disabilities	\$60,000.00	1		
(3) Owner Occupied Rehabilitation	Receiving Supplemental Security Income	\$46,251.00	1		

Provide a description of efforts to reduce homelessness:

From July 2025 to June 2026, 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 15 homeless young adults aged 18-22.
- 2.Second Chance Society: - Assisted 50 homeless individuals with services to help them re-enter the workforce.
- 3.Broward Partnership for the Homeless: - Supported 704 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 389 Pompano Beach residents who were victims of domestic violence.

Interim Year Data

Interim Year Data

Revenue	
State Annual Distribution	\$861,547.00
SHIP Disaster Funds	
HHRP Allocation	
Program Income	\$143,151.23
Total Revenue: \$1,004,698.23	

Expenditures/Encumbrances	
Program Funds Expended	\$125,883.09
Program Funds Encumbered	\$787,778.90
Total Administration Funds Expended	\$44,279.94
Total Administration Funds Encumbered	\$40,722.39
Homeownership Counseling	
Total Expenditures/Encumbrances: \$998,664.32	

Set-Asides		Percentage
65% Homeownership Requirement	\$875,869.90	101.66%
75% Construction / Rehabilitation	\$875,869.90	101.66%
30% Very Low Income Requirement	\$380,127.09	37.83%
60% Very Low + Low Income Requirements	\$913,661.99	90.94%
20% Special Needs Requirement	\$558,439.90	64.82%

LG Submitted Comments: