

Title: SHIP Annual Report

Report Status: Approved

Pompano Beach FY 2022/2023 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance	\$150,000.00	3				
3	Housing Rehab	\$838,664.55	18				
6	Emergency Repair	\$4,983.00	1				

Homeownership Totals: \$993,647.55 22

Rentals

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

Subtotals: \$993,647.55 22

Additional Use of Funds

Use	Expended	Percentage
Administrative	\$108,395.00	9.99 %
Homeownership Counseling		
Admin From Program Income	\$3,061.00	4.99 %
Admin From Disaster Funds		-
Admin From HHRP		NaN %

Totals: \$1,105,103.55 22 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$1,083,957.00
Program Income (Interest)	\$33,270.42
Program Income (Payments)	\$27,950.00
Recaptured Funds	\$0.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	-\$39,538.54
Total:	\$1,105,638.88

* Carry Forward to Next Year: \$535.33

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	505	540	648	814	1,007
VLI	840	900	1,080	1,248	1,392
LOW	1,345	1,440	1,728	1,996	2,227
MOD	2,016	2,160	2,592	2,995	3,342
Up to 140%	2,352	2,520	3,024	3,494	3,899

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	\$993,647.55	49.43%
Public Moneys Expended	\$.00	.00%
Private Funds Expended	\$993,740.00	49.43%
Owner Contribution	\$22,963.22	1.14%
Total Value of All Units	\$2,010,350.77	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$993,647.55	\$1,044,418.46	95.14%	65%
Construction / Rehabilitation	\$993,647.55	\$1,044,418.46	95.14%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$105,159.90	9.51%	EL+VL: 52.62%
Very Low	\$476,591.65	43.11%	
Low	\$261,896.00	23.69%	EL+VL+L: 76.30%
Moderate	\$150,000.00	13.57%	
Over 120%-140%	\$.00	.00%	
Totals:	\$993,647.55	89.87%	

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	\$100,176.90	2	\$4,983.00	1	\$105,159.90	3
Very Low	\$476,591.65	10	\$.00	0	\$476,591.65	10
Low	\$261,896.00	6	\$.00	0	\$261,896.00	6
Moderate	\$150,000.00	3	\$.00	0	\$150,000.00	3
Over 120%-140%	\$.00	0	\$.00	0	\$.00	0
Totals:	\$988,664.55	21	\$4,983.00	1	\$993,647.55	22

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Housing Rehab	Pompano Beach	2	10	6			18
Emergency Repair	Pompano Beach	1					1
Purchase Assistance	Pompano Beach				3		3
Totals:		3	10	6	3		22

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Housing Rehab	Pompano Beach		3	9	6	18
Emergency Repair	Pompano Beach				1	1
Purchase Assistance	Pompano Beach			3		3
Totals:			3	12	7	22

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Housing Rehab	Pompano Beach	8	9	1	18
Emergency Repair	Pompano Beach	1			1
Purchase Assistance	Pompano Beach	1	1	1	3
Totals:		10	10	2	22

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
Housing Rehab	Pompano Beach	8	10					18
Emergency Repair	Pompano Beach	1						1

Purchase Assistance	Pompano Beach	3					3
Totals:		12	10				22

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Housing Rehab	Pompano Beach			6	6
Emergency Repair	Pompano Beach			1	1
Purchase Assistance	Pompano Beach				0
Totals:				7	7

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 continued to provide vital support services to low- to moderate-income residents and individuals experiencing or at risk of homelessness through a coordinated network of local partners and service providers. These services included housing counseling, rental and utility assistance, and referrals to emergency shelters and transitional housing programs. Case management and supportive services were also offered to help individuals navigate access to healthcare, employment resources, and permanent housing solutions. By leveraging SHIP funding and collaborating with community-based organizations, the city worked to promote housing stability and reduce barriers to self-sufficiency among its most vulnerable populations.

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 through 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 July 1, 2024, to June 1, 2025, the Pompano Beach Community Court at the Annie L. Weaver Center reported:

- 73 Notices to Appear served
- 90 community service hours completed
- 23 participants graduated
- 97 walk-ins served
- 15 Permanent Supportive Housing Placements
- 16 Emergency Housing Placements

Availability for Public Inspection and Comments

Report was displayed in the Lobby for public comments from 7/16/2025 Through 7/24/2025. No Public comments were received

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **66**

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: **7.58**

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	\$4,983.00
Housing Rehab	\$46,592.48
Purchase Assistance	\$50,000.00

Expended Funds

Total Unit Count: **22**

Total Expended Amount: **\$993,647.55**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Housing Rehab	Galdjina Telfort	700 NE 24 ST	Pompano Beach	33064	\$59,151.00	
Housing Rehab	Lori Ann Rolle	780 NW 16 CT	Pompano Beach	33060	\$55,453.00	
Housing Rehab	Carolyn Simonetti	1230 NE 3 ST	Pompano Beach	33060	\$51,691.00	
Housing Rehab	Nadine Burgess	2850 NW 4 ST	Pompano Beach	33069	\$42,991.00	
Housing Rehab	Malene Jean-Marie	4300 NE 13 AV	Pompano Beach	33064	\$30,291.00	
Housing Rehab	Kimbelee Kim	5391 NE 18 AV	Pompano Beach	33064	\$59,991.00	
Housing Rehab	Daniel Schloss	940 NE 23 CT	Pompano Beach	33064	\$57,121.00	
Housing Rehab	Fabian Sabrina Jordan Stephen	2764 NW 1 CT	Pompano Beach	33069	\$40,158.00	
Housing Rehab	Bernadett Reynolds	201 N Ocean Blvd, 803	Pompano Beach	33062	\$20,481.00	
Housing Rehab	Gumerindo Castro-Olivo	535 Oaks DR, 204	Pompano Beach	33069	\$39,276.00	
Housing Rehab	Nina Ann Bradshaw	69 SW 3 ST	Pompano Beach	33060	\$31,541.00	
Housing Rehab	Providencia Vasquez	40 Leisure Blvd	Pompano Beach	33064	\$45,191.00	
Housing Rehab	Barbara Baranco	1721 NW 7 TE	Pompano Beach	33060	\$50,830.00	
Housing Rehab	Natalie Hollingsworth	2240 NW 10 CT	Pompano Beach	33069	\$59,891.00	
Housing Rehab	Iyoscent Sterling	1265 NW 27 AV	Pompano Beach	33069	\$57,185.90	
Housing Rehab	Adriana Humphrey	2830 NW 2 AV	Pompano Beach	33064	\$44,125.25	
Housing Rehab	Anabely Padin	4421 NE 15 TE	Pompano Beach	33064	\$58,305.40	
Emergency Repair	Paula Vegelpoel	110 Cypress Club DR, 129	Pompano Beach	33060	\$4,983.00	

Purchase Assistance	Jose Caban	1896 Nw 8 ST	Pompano Beach	33069	\$50,000.00	
Purchase Assistance	Luis Hernandez	610 NW 10 ST	Pompano Beach	33060	\$50,000.00	
Purchase Assistance	Ricardo Galeano	630 NW 10 ST	Pompano Beach	33060	\$50,000.00	
Housing Rehab	Jerome Harris	650 NW 23 TE	Pompano Beach	33069	\$34,991.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Administrative	Local	All	All	\$111,456.00

Program Income

Program Income Funds	
Loan Repayment:	\$27,950.00
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$33,270.42
Total:	\$61,220.42

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	154
Approved	32
Denied	83

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

Single Family Area Purchase Price

The average area purchase price of single family units: 362,333.00

Or
Not Applicable

Form 5

Special Needs Breakdown

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
3	Housing Rehab	\$292,915.00	6			
	Total:	\$292,915.00	6			27.02%

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Housing Rehab	Person with Disabling Condition (not DD)	\$262,624.00	5		
(3) Housing Rehab	Receiving Supplemental Security Income	\$30,291.00	1		

Provide a description of efforts to reduce homelessness:

From July 2024 to June 2025, 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 18 homeless young adults aged 18-22.
2. Second Chance Society: – Assisted 54 homeless individuals with services to help them re-enter the workforce.
3. Broward Partnership for the Homeless: – Supported 687 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 360 Pompano Beach residents who were victims of domestic violence.
5. The City of Pompano Beach's Housing and Social Services department provided homeless services to 36 Pompano Beach residents. The Housing and Social Services department provides holistic support to those in need. From addressing basic needs such as emergency shelter, food assistance, Identification card, birth certificates, social security cards and security deposits to providing comprehensive case management and access to housing resources, our program strives to empower individuals to overcome their current challenges and achieve stability. Through a personalized and individualized approach, our program ensures that each person receives the specific support and resources necessary to improve their situation and move towards self-sufficiency. By collaborating with other community organizations and service providers, Housing and Social Services program embodies a commitment to providing comprehensive care and assistance to those facing homelessness, making a positive impact on the lives of the individuals it serves.

Interim Year Data

Interim Year Data

Revenue	
State Annual Distribution	\$1,331,829.00
SHIP Disaster Funds	
HHRP Allocation	
Program Income	\$172,596.60
Total Revenue:	\$1,504,425.60

Expenditures/Encumbrances	
Program Funds Expended	\$708,567.00
Program Funds Encumbered	\$658,932.50
Total Administration Funds Expended	\$73,941.34
Total Administration Funds Encumbered	\$67,869.66
Homeownership Counseling	
Total Expenditures/Encumbrances:	\$1,509,310.50

Set-Asides		Percentage
65% Homeownership Requirement	\$1,306,473.50	98.10%
75% Construction / Rehabilitation	\$1,306,473.50	98.10%
30% Very Low Income Requirement	\$494,150.50	32.85%
60% Very Low + Low Income Requirements	\$1,207,499.50	80.26%
20% Special Needs Requirement	\$752,255.50	50.00%

LG Submitted Comments:

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"