



# 2020 Annual Action Plan

**DRAFT**

City of Fort Pierce  
Grants Administration Division  
100 North U.S. Hwy. 1  
Fort Pierce, FL 34950

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

This PY 2020 Annual Action Plan (AAP) was developed using the priority needs and goals identified in the City's 5-Year Consolidated Plan. The activities in the AAP works towards accomplishing the established goals associated with the identified needs which include affordable housing preservation, public services and public improvements. By addressing these priority needs in the community, the City can improve the quality of life of residents in Fort Pierce.

The City will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives.

### 2. Summarize the objectives and outcomes identified in the Plan

The primary objective of the City of Fort Pierce Community Development Block Grant program is the development of a viable urban community, including decent housing and a suitable living environment, for persons of very low to moderate income, and to stabilize and expand small businesses.

The City of Fort Pierce will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives.

The Identified priority needs for the plan include: Home Rehab / Down Payment Assist / Fair Housing, Economic Opportunity, Public Facilities, Public Services, Neighborhood Revitalization and Code Enforcement.

### 3. Evaluation of past performance

The City of Fort Pierce, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing and a suitable living environment especially for low- to moderate-income (LMI) individuals and those with special needs in the community. However, the preservation of affordable housing, vital public service, economic development and public improvements remain some of the most prolific needs facing the City, as documented by the current Consolidated Plan, and the most recent FY 2019 Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2019 CAPER accomplishments and highlights are included below:

Affordable Housing: The City assisted 9 LMI owner-occupied residences with housing rehab. Housing rehab activities included weatherization improvement activities to reduce the deteriorated housing stock in historic and low/mod neighborhoods. The City is working to identify new eligible households for the World Changers and Paint Our Town Program.

Public Services: There were no public services activities completed in PY 2019. The City has several open activities that are not yet completed for youth services such as Summer Jam Summer Camp and Art of Fort Pierce Art Camp. The City will work to complete these activities and report them in future reports.

Public Facilities & Infrastructure Improvements: The City had public facility and infrastructure activities that went to have a citywide benefit in LMI areas. An estimated 60,345 persons were assisted through these activities. Activities included improvements to parks and recreation facilities.

Economic Development: The City assisted 17 small businesses with economic development activities such as marketing/advertising to strengthen the capacity and sustainability of existing micro-enterprise businesses, workshops, technical assistance and grants for small businesses and the Annual Job Fair in LMI neighborhoods. The City also assisted 6 small businesses with a commercial facade grant in PY 2019. One grant at 1505 Orange Avenue and five (5) others in Lincoln Park Historic District on Avenue D were completed in the program year.

Other Neighborhood Revitalization: The City provided support for Urban Renewal projects that promoted local art and cultural heritage projects to recognize and celebrate cultures throughout the City. The activities would also create economic opportunities. The neighborhood revitalization activities had a citywide LMI area benefit with an estimated 60,345 persons assisted.

#### **4. Summary of Citizen Participation Process and consultation process**

Pursuant to the Consolidated Plan regulations under 24 CFR Parts 91, 92, 570, 574, 576, and 968, and Section 91.105, the City of Fort Pierce has implemented its Citizen Participation Plan to include and incorporate provisions that affect the Community Development Block Grant (CDBG) Program.

This Plan represents a coordinated attempt to achieve maximum involvement of the City Commission, Communitywide Council, Grants Administration Division, various community groups, supportive social service organizations and every citizen of the City of Fort Pierce with emphasis on participation by persons of extremely low, very low-, low- and moderate-income residents.

Prior to the City adopting the 2020 Annual Action Plan, the following actions were taken:

- A 30-day public comment period was held from July 9, 2021 to August 9, 2021 to give the public an opportunity to review and make comments on the draft plan.

- A public meeting was held at a community-wide council presentation on July 14, 2021. The purposed of the presentation was to inform interested members of the public about the CDBG program and to review the draft AAP.
- A public hearing was held on July 19, 2021 at the City Commission meeting to review and approve the draft AAP.

## **5. Summary of public comments**

All comments were accepted. A summary of citizen participation efforts can be viewed in the PR-15 Citizen Participation.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted. A summary of citizen participation efforts can be viewed in the PR-15 Citizen Participation.

## **7. Summary**

The PY 2020 AAP is the 5<sup>th</sup> and final year of the 2016-2020 Consolidated Plan.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FORT PIERCE	Finance Department/Grants Administration Division

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City of Fort Pierce receives federal Community Development Block (CDBG) funds allocated through HUD's Community Planning Development program, which are intended to primarily serve low- to moderate-income households and special needs communities. The City's Finance Department/Grants Administration Division is the lead responsible City department for the Consolidated Plan and Annual Action Plan and administers CDBG grant funds as well as ensures compliance of HUD regulations and guidelines.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Fort Pierce recognizes that the preparation of the AAP requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the plan, the City encouraged citizen, nonprofit and for-profit participation. While preparing this document, City staff provided a community presentation, a public hearing and met with supportive service providers within the City to discuss and gather input on their ideas for improving community development needs within the City.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l))**

To be inclusive of various agencies and organizations, the City made available the draft plan to the public and many local agencies including the following types of local agencies: Nonprofit service providers that cater to the needs of low and moderate income households and persons with disabilities or special needs; Housing professionals; Public agencies; Economic development and employment organizations; the Local Housing Authority; Government staff of participating jurisdictions; and Community and neighborhood groups. The draft plan was made available on the City’s website and all comments were welcome.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Fort Pierce is a member of the Treasure Coast Homeless Services Council (TCHSC), which is the local Continuum of Care (CoC) serving the homeless for Indian River, St. Lucie, Martin, and Okeechobee Counties. The City however doesn’t currently receive any funding support from the CoC. The City is currently working with the Fort Pierce Housing Authority (FPHA) and St. Lucie County to create a homeless strategy and to develop and transitional housing program. The Treasure Coast Homeless Services Council website was used to gather information and data on the City’s homeless numbers and the CoC’s efforts to address our critical homeless situation.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

This is not applicable. The City of Fort Pierce is not the direct recipient of ESG funding. The local CoC oversees ESG funds for St. Lucie (where Fort Pierce is located), Indian River and Martin Counties.

**2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**



**Table 2 – Agencies, groups, organizations who participated.**

1	<b>Agency/Group/Organization</b>	Housing Authority of City of Ft Pierce
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency. Also consulted regarding working with City of Fort Pierce to develop homeless strategy and transitional housing program.
2	<b>Agency/Group/Organization</b>	LINCOLN PARK MAIN STREET
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Planning organization Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
3	<b>Agency/Group/Organization</b>	Roundtable of St. Lucie County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
4	<b>Agency/Group/Organization</b>	CareerSource Research Coast
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Education Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Fort Pierce has an ongoing collaborative relationship with CareerSource Research Coast and consults with the agency on the annual Job Fair, Minority Business Expo, and summer youth internship programs.
5	<b>Agency/Group/Organization</b>	Sword Outreach Mentoring & Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
6	<b>Agency/Group/Organization</b>	SUNRISE CITY CHDO
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	CHDO

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
7	<b>Agency/Group/Organization</b>	ST. LUCIE COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Local Government - County
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
8	<b>Agency/Group/Organization</b>	Council on Social Agencies St. Lucie County, Inc
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Planning organization Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Youth Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.

**Identify any Agency Types not consulted and provide rationale for not consulting.**

All comments were welcome. There were no agency types not intentionally consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan.**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council	The TCHSC support homeless services located in Indian River County, although, as our CoC for Indian River, St. Lucie, and Martin Counties, they use all our PIT numbers to secure grants for homeless services.
Consortium Plan	St. Lucie County	Although this is a Plan for the HOME program, this Plan includes strategies for rehabilitation of homes belonging to very low-income Fort Pierce Citizens. The City's Consolidated Plan also has strategies for addressing this issue through our State Housing and Initiatives Partnership (SHIP) program funds.
Assessment of Fair Housing	City of Fort Pierce	The City of Fort Pierce Assessment of Fair Housing Report for 2016-2020.
Regional Analysis of Impediments to Fair Housing	St. Lucie County	Fair Housing goals overlap in both plans.
Public Housing Strategy	Housing Authority of City of Ft Pierce	Public Housing and affordable rental needs.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

All relevant housing and supportive service providers in Fort Pierce were invited to participate in the planning process, including the housing authority, stakeholders from nonprofit entities (organizations serving low- and moderate-income persons, housing and service providers, and local fair housing organizations) as well as private sector entities.

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal setting.**

Encouraging citizen participation and consulting with public and private agencies are important parts of the planning process. The City used several methods to solicit citizen participation, including public notices, community and area newspapers, public meetings, public hearings, and public comment review period. Information and comments received during this process helped to guide and shape the development of the goals and activities in this plan. See in the table below for citizen participation efforts made by the City.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Comment Period	Non-targeted/broad community	A 30-day public comment period was held from July 9, 2021 to August 9, 2021 to give the public an opportunity to review and make comments on the draft plan.	All comments are accepted.	All comments are accepted.	
2	Public Meeting	Non-targeted/broad community	A public meeting was held at a community-wide council presentation on July 14, 2021. The purposed of the presentation was to inform interested members of the public about the CDBG program and to review the draft AAP.	All comments are accepted.	All comments are accepted.	
3	Public Hearing	Non-targeted/broad community	A public hearing was held on July 19, 2021 at the City Commission meeting to review and approve the draft AAP.	All comments are accepted. City Council to approve the plan.	All comments are accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The table below shows the PY 2020 CDBG allocation. CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements, and social services within the City limits of Fort Pierce. This is the final year of the Consolidated Plan period. The PY 2020 CDBG allocation is the corrected amount noticed by HUD on October 22, 2020.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	603,453	0	0	603,453	0	This is the final year of the Consolidated Plan period. The PY 2020 CDBG allocation is the corrected amount noticed by HUD on October 22, 2020.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.**

Unlike some other federal grant programs, CDBG regulations do not require matching funds on behalf of the Grantee. While there are no federal match requirements for CDBG funds, the City of Fort Pierce highly recommends that organizations provide matching funds, if possible. Match fund sources include contributions derived from other eligible federal and nonfederal sources and the value of third party in-kind contributions, (i.e. volunteers, personnel, office space, materials, equipment, and supplies). However, while matching funds are not required, public service grant applications will receive more favorable scoring based on leveraging funds and/or in-kind donations.

The City leverages CDBG funds with the SHIP program to increase our ability to provide home rehabilitations to some of our poorest home owners. We also provide funding for rehabilitation work sponsored by the annual World Changers event and the City's Paint Our Town program. Both of these programs provide volunteers to paint and provide minor repairs to homes with the City purchasing the paint, paint supplies and materials. We also provide \$20,000/year in CDBG for our Weatherization program, which leverages approximately \$75,000 for the program from the Fort Pierce Utilities Authority.

CDBG funds will also be used to leverage costs associated with rehabilitation of empty historic facilities located in a very low income area in Fort Pierce to transform them into arts and cultural heritage center(s), open to the public, that will promote civic pride, deter crime, encourage economic investment, development and the creation of jobs.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the Plan.**

We are currently collaborating with local investors and stakeholders toward creating a Land Trust here in Fort Pierce and are working toward developing affordable rental properties and affordable homes for sale for our citizens. We are currently in negotiations with non-profit Lindsay School of the Arts to renovate and of historic St. Anastasia School into an Art School, Gallery and Museum for public use.

### **Discussion**

The City will utilize funding received directly from the Housing Finance Corporation via the State Housing Initiatives Partnership (SHIP) program to fund down payment and closing cost assistance and owner-occupied housing rehabs for income-qualified citizens. We estimate 3 new homebuyers will receive up to \$15,000 each and we continue to work toward the completion of 16 home rehabs occupied by very low-income citizens.

Collaborations and partnerships with the World Changers organization, Habitat for Humanity, the Florida Housing Finance Corporation, the Fort Pierce Housing Authority and Fort Pierce Utilities Authority will provide additional resources over the next years for home rehabilitations, improvements to historic neighborhoods and home purchases.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Rehab / Home Purchase Assist / Fair Housing	2016	2020	Affordable Housing	City limits Low/Mod	Home Rehab / Down Payment Assist / Fair Housing	CDBG: \$74,105	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Economic Opportunity	2016	2020	Non-Housing Community Development	City limits Low/Mod	Economic Opportunity	CDBG: \$178,069	Facade treatment/business building rehabilitation: 5 Business Jobs created/retained: 10 Jobs Businesses assisted: 60 Businesses Assisted
4	Public Facilities	2016	2020	Homeless Non-Housing Community Development	City limits Low/Mod	Public Facilities	CDBG: \$74,105	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
5	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	City limits Low/Mod	Public Services	CDBG: \$99,105	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Neighborhood Revitalization	2016	2020	Non-Housing Community Development	City limits Low/Mod	Neighborhood Revitalization	CDBG: \$178,069	Jobs created/retained: 25 Jobs Businesses assisted: 50 Businesses Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Home Rehab / Home Purchase Assist / Fair Housing
	<b>Goal Description</b>	Provide a Weatherization Program for very low income homeowners aimed at improving the home's ability to withstand the elements, making it more energy efficient to decrease utility bills; Provide funding for Owner-Occupied Housing Rehab including the World Changers organization to paint homes belonging to very low income citizens; provide funding to purchase paint and paint supplies for area nonprofits to paint and provide minor home repairs to very low income citizens; provide home rehabilitations through the SHIP Program; Provide down payment and closing cost assistance for first time homebuyers.
3	<b>Goal Name</b>	Economic Opportunity
	<b>Goal Description</b>	Provide educational workshops and small grants to small businesses in lower income neighborhood; provide technical assistance and marketing/advertising for small micro enterprises; provide annual job fair in lower income neighborhood; provide job training and employment opportunities to residents living in lower income neighborhood; provide commercial facade grants for properties located in lower income deteriorated areas.
4	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Purchase and install playground equipment at neighborhood park; Provide improvements to facilities open to the general public; Provide improvements to local emergency shelters for the homeless.

5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide grants to nonprofit organizations that serve low to moderate income citizens and the homeless in the City; provide Summer Jam basketball summer camp in Lincoln Park neighborhood; provide professional psychological counseling services for homeless children.
7	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Promote local art and cultural heritage with various projects designed to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City; provide grants to Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The 2020 Annual Action Plan describes how the City of Fort Pierce will use formula funds from HUD to meet the City’s community development needs in the fifth and final year covered by the 2016- 2020 Consolidated Plan. It provides a summary of specific actions, activities, and programs that will take place during the upcoming program year to address the priority needs and goals identified in the Consolidated Plan. The Annual Action Plan also includes annual allocations and budgets. The City’s Grants Administration Division is responsible for developing and implementing the Annual Action Plan.

### Projects

#	Project Name
1	2020 CDBG Program Administration
2	2020 CDBG Public Services
3	2020 CDBG Public Facilities & Infrastructure Activities
4	2020 CDBG Economic Development Activities
5	2020 CDBG Housing Weatherization Program

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The City of Fort Pierce has identified public facilities & infrastructure improvements, affordable housing preservation and development, vital public services and economic development opportunities as high priorities in assisting the LMI and special needs groups in the City.

Public improvements will help to create a decent living environment and invite more investments into LMI areas. It has been documented in this plan that the preservation and development of affordable housing is vital for LMI households in Fort Pierce. Over half of housing was built before 1980, and LMI households have a disproportionate burden with the cost of maintenance and repair of their homes. Public services that assist LMI and special needs persons are also a high need, however the CDBG allocation is capped, and can be no more than 15%. Finally, the City has a high need for economic development opportunities especially for LMI households and LMI areas in Fort Pierce. The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in Fort Pierce in the areas of local art, cultural heritage, and tourism.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	2020 CDBG Program Administration
	<b>Target Area</b>	City limits Low/Mod
	<b>Goals Supported</b>	Home Rehab / Home Purchase Assist / Fair Housing Economic Opportunity Public Facilities Public Services
	<b>Needs Addressed</b>	Home Rehab / Down Payment Assist / Fair Housing Economic Opportunity Public Facilities Public Services Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$120,525
	<b>Description</b>	Program admin of the CDBG program.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Program admin of the CDBG program.
	2	<b>Project Name</b>
<b>Target Area</b>		City limits Low/Mod
<b>Goals Supported</b>		Public Services
<b>Needs Addressed</b>		Public Services
<b>Funding</b>		CDBG: \$75,000
<b>Description</b>		The City will provide for vital public services for LMI residents.
<b>Target Date</b>		9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted
<b>Location Description</b>		Citywide eligible persons.

	<b>Planned Activities</b>	Planned activities include: <ul style="list-style-type: none"> <li>- Provide grants to nonprofit organizations that serve low to moderate income citizens and the homeless in the City;</li> <li>- Provide Summer Jam basketball summer camp in Lincoln Park neighborhood;</li> <li>- Provide professional psychological counseling services for homeless children.</li> </ul>
<b>3</b>	<b>Project Name</b>	2020 CDBG Public Facilities & Infrastructure Activities
	<b>Target Area</b>	City limits Low/Mod
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The City will provide for public facility improvements in LMI areas.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
	<b>Location Description</b>	Citywide Low/Mod
	<b>Planned Activities</b>	Planned activities include: Public facility improvements in LMI areas.
<b>4</b>	<b>Project Name</b>	2020 CDBG Economic Development Activities
	<b>Target Area</b>	City limits Low/Mod
	<b>Goals Supported</b>	Economic Opportunity
	<b>Needs Addressed</b>	Economic Opportunity
	<b>Funding</b>	CDBG: \$307,928
	<b>Description</b>	The City will provide for small business assistance and also provide commercial facade grants for properties located in lower income deteriorated areas. The City will also support Neighborhood Revitalization Activities that promote economic development for local art and cultural heritage and provide grants to CBDO to assist LMI business owners.

	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Facade treatment/business building rehabilitation: 5 Business Jobs created/retained: 35 Jobs Businesses assisted: 110 Businesses Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Planned activities are: <ul style="list-style-type: none"> <li>- Small business assistance and commercial facade grants for properties located in lower income deteriorated areas: \$127,000</li> <li>- Neighborhood Revitalization, economic development activities that promote local art and cultural heritage, provide funds for Community Based Development Organizations to assist LMI business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation: \$180,928</li> </ul>
5	<b>Project Name</b>	2020 CDBG Housing Weatherization Program
	<b>Target Area</b>	City limits Low/Mod
	<b>Goals Supported</b>	Home Rehab / Home Purchase Assist / Fair Housing
	<b>Needs Addressed</b>	Home Rehab / Down Payment Assist / Fair Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The City will fund a Housing Weatherization Program for energy efficiency and rehab.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 15 Household Housing Unit
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Planned activities include: <ul style="list-style-type: none"> <li>- Housing Weatherization Program</li> </ul>

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

Target areas and boundary limits are established for infrastructure improvements/ development and capital improvement programs that are in areas of the City where no less than 51% of the population is very low and low income. CDBG housing activities will occur within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects will continue to be conducted only in areas that are more than 51% very low and low-income as determined by the Census Bureau.

The City of Fort Pierce will use at least 70% of its CDBG funds within the census block groups that have high concentrations of low-and moderate income (LMI) persons. These block groups represent the greatest need for housing rehabilitation, improvements to overall living environments, economic development, job creation and public service projects.

The assignment of priority needs was made based on input from housing and supportive service organizations, the community survey, staff, input at public hearings and City staff assessment of need.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City limits Low/Mod	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically.**

See above. The City of Fort Pierce does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, beneficiaries must meet income and residency requirements in order to receive assistance. CDBG program funds will be utilized to develop programs and activities that will provide assistance to low- and moderate-income residents and benefit the City as a whole in improving the quality of life for the residents.

The City has also identified public facility and infrastructure improvement activities as a need in Fort Pierce. These planned activities have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (51%).

To determine these tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>



## **Discussion**

Allocations will be made using the rating scale for projects that consider several criteria: The severity of need, the availability of other funds of ensure project viability, how the project meets national CDBG objectives and goals, how well the project addresses local needs, and how large the impact will be for residents, i.e., number of beneficiaries.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

For program year 2020, the City of Fort Pierce will implement the following affordable housing goals to benefit extremely low, very low- and low-income residents, including homeless, non-homeless, and special-needs households to provide affordable housing by using funds made available for the specific activities including home rehabilitations, weatherization, and assistance.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Allocations will be made using the rating scale for projects that consider several criteria: The severity of need, the availability of other funds to ensure project viability, how well the project addresses local needs, and how large the impact will be for residents, i.e., number of beneficiaries.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Fort Pierce does not currently administer public housing projects; however, the City does work in partnership with the Fort Pierce Housing Authority (FPHA) as funding is available to support public housing projects.

The City allocated a portion of its 2013-2014 program year's CDBG allocation to provide 'Local Government Support' in the amount of \$37,500, as required by the Florida Housing Finance Corporation (FHFC) to enable the FPHA to apply for housing tax credits to rehabilitate the former Fort Pierce Hospital into a combination of mid-rise three-story and duplex apartments for very low-income seniors and disabled citizens. To date, the FPHA's application has not been funded. The City will reallocate this funding for economic development initiatives in our lower income Lincoln Park community.

The Fort Pierce City Commission approved this allocation to support the FPHA's efforts to provide safe, affordable housing to lower income senior and disabled citizens.

The FPHA recently reapplied for the tax credits for this project. We will continue to partner with the Housing Authority during the 2020 program year to identify revenue sources to create more affordable housing opportunities for extremely low, very low and low-income residents.

The City of Fort Pierce will also continue to support the FPHA in efforts to create and maintain a transitional housing program for homeless families and in efforts put forth to provide resources for public housing residents to become more involved in the management of their own lifestyle and participate in homeownership opportunities.

### **Actions planned during the next year to address the needs to public housing.**

The City will continue our collaborations with the Fort Pierce Housing Authority and area supportive service providers to develop a transitional housing program for our growing number of homeless families in the City of Fort Pierce.

The City is collaborating with the local housing stakeholders, i.e., FPHA, Council on Social Agencies, University of Florida/IFAS Extension office, Florida Housing Finance Corporation and Habitat for Humanity, to implement the creation of a Land Trust and affordable housing both to rent and own.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

The City will continue to partner with the Fort Pierce Housing Authority (FPHA) to promote our down payment and closing cost assistance for first time homebuyers and the workshops provided by the FPHA

that teach and mentor on financial responsibility, improving credit scores, etc.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

The PHA is not designated as troubled.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homeless prevention resources are available in Fort Pierce, however the limited resources available fall short of providing adequate services to meet the growing needs of both the emerging homeless population and residents who are at risk of becoming homeless. While gaps do exist, there are strong non-profit organizations working in coordination to ensure this population is served.

As detailed in our 5-Year Consolidated Plan for 2016-2020, the City of Fort Pierce is a member of the 3-County Continuum of Care that is operated through the Treasure Coast Homeless Services Council (TCHSC) in Vero Beach, Florida (Indian River County). Fort Pierce is located in St. Lucie County. As explained in the 5-Year Con Plan, the City of Fort Pierce, along with all our small, struggling homeless service providers receive no assistance from the TCHSC, even after contacting the CoC directly on several occasions and meeting face to face. Unfortunately, our homeless numbers continue to grow, challenging our small community supportive service organizations keep up with the needs.

The City is currently working with the Fort Pierce Housing Authority to develop a transitional housing program/facility to help some of our many homeless families. We have made great progress. The Housing Authority has partnered with the Salvation Army and have recently completed the renovations on a facility that will be used as a homeless facility for men and a jail diversion facility.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Treasure Coast Homeless Services Council (TCHSC) serves as the Continuum of Care for 3 counties, which include St. Lucie County (the City of Fort Pierce). The CoC conducts a yearly Point in Time (PIT) count, in relation to HUD's requirements. the TCHSC publishes the homeless numbers for St. Lucie County on their website, which includes an assessment of their individual needs. This information is submitted with annual grant applications to address our homeless issues. Unfortunately, all funding for the TCHSC is primarily utilized in Vero Beach, Florida, even after several attempts by the City of Fort Pierce to have the TCHSC re-evaluate their funding distribution for homeless services so that the City's service organizations could receive some much-needed financial support.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority and local supportive service organizations to develop a transitional housing program for our growing number of homeless families; additionally, the City will allocate funding through our Public Facilities activity to help cover the costs associated with rehabilitating the showers and enlarging the kitchens in our existing

emergency homeless shelters.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As stated above, there are a few very small emergency shelters located within the City of Fort Pierce. These do not come close to meeting the needs of our homeless population. Additionally, the City is collaborating with the Fort Pierce Housing Authority to develop a transitional housing program using one of the HA properties - to provide assistance for some of our homeless families. Funding is limited; however, we are committed to seeing this through.

Once operational, the Transitional Housing Program will allow homeless families to enjoy clean, stable housing for up to two years while they work toward independence. Housed clients will participate in intensive case management, educational, career, and financial goals during their stay. All activities will be aimed at self-determination and eventual self-sufficiency. TH case managers will use a number of measures to track progress towards financial, educational and behavior modification goals. Case management appointments will schedule on a weekly basis and case managers will assist with day-to-day functioning. Families will live in 4–5-bedroom apartments that are completely furnished with donated furniture and housewares. The homes will be made ready for move-in by the Fort Pierce Housing Authority.

Families will receive vouchers for food and provisions at the Treasure Coast Food Bank and via other local nonprofits that will provide clothing and other housing staples. Medical needs, transportation costs and funding for additional needs such as tuition, school supplies, daycare and other expenses are yet to be decided.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Homeless needs are addressed in the community through other organizations, including but not limited to In the Image of Christ emergency shelter for the homeless. The City of Fort Pierce is located within the boundaries of the Treasure Coast Homeless Services Council Continuum of Care, however, none of our homeless providers receive any financial support from the TCHSC.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority, St. Lucie County, and local supportive service organizations to develop a transitional housing program (as described above)

for our growing number of homeless families.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Fort Pierce is too small to be the lead agency for major social welfare programs. In order to ensure that residents of the City of Fort Pierce are referred to partner agencies for services, the City partners with counties on the Treasure Coast to sponsor the “Where to Turn” - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The network provides persons needing assistance a single point of contact for finding solutions to their problems. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County.

The 211 Network provides information and referral to persons experiencing the following problems or concerns: Abuse/Neglect/Crime; Basic Needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services.

**St. Lucie County Housing and Community Services Department** - Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are transit coordination for special needs individuals, veteran’s services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital, and nursing home funding, as well as the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light’s Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid, and nursing home assistance and to search for employment.

## **Discussion**

The 211 Network Program provides referrals to supportive resources to help citizens connect to community services that will assist them in addressing their current housing, medical and day-to-day needs.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Information provided by the American Community Survey (ACS) Five Year Estimates for 2010-2014, used in our 2016-2020 5-Year Consolidated Plan, reflected a total of 21,711 housing units in Fort Pierce, which is a decrease from the previous 5-Year Consolidated Plan, which reported 22,003 housing units. This data reflects a relatively sluggish growth to an overall current population of 42,125 or approximately 2.5 persons per household, compared to St. Lucie County's total population of 298,563, 277,789 total housing units or 1.08 persons per household. The City Completed our 2016-2020 Assessment of Fair Housing Report in August 2016, which lists the following barriers to affordable housing: 1) Housing Problems and Housing Cost Burden and Severe Housing Cost Burden; 2) Overcrowding and Poverty; 3) Substandard Housing Conditions; 4) Needs for Owner-Occupied Home Rehabs and Down Payment Assistance.

The policies of the City of Fort Pierce and/or St. Lucie County Government may have a negative impact (barrier) to the expansion and creation of affordable housing for very low, low, and moderate-income persons in our community, are as follows:

**Tax policy affecting land and other property** - Real property tax values are down nearly 25% over the last five years throughout Florida, including Fort Pierce, having a temporary positive impact on cost burden for affordable units. Along with lower values comes a lower local property tax bill thereby reducing the cost burden for the potential homeowner.

**Land use control and zoning ordinances** - No discernible land use controls or zoning ordinances currently negatively impact affordable housing.

**Building codes** - A difficult and lengthy permitting process, which is common to nearly every local government, existed in the City of Fort Pierce. The Affordable Housing Advisory Committee was created to review and recommend changes to simplify the procedures. The expedited permit process for affordable housing units was the result of those efforts. For example, affordable housing unit building permits are now color coded for priority and must be acted upon by the Building Department within 3 business days. A periodic and ongoing review of building codes is unending.

**Housing Barriers** - The City will continue to address the negative effects that any policies or programs might have on the housing delivery systems in the City. The City has implemented the following policies in its Comprehensive Plan to address the issue: The provision of density bonuses as an incentive in moderate and high-density residential land uses for development of affordable housing; The establishment of guidelines for zero lot line and cluster home developments in redevelopment areas for affordable housing; The development of local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system; The review of existing ordinances, codes, regulations, and the permitting process for the purpose of amending, adding, or changing requirements in order to increase private and public sector and community based organization

participation in meeting the housing codes; The provision of a fast-track processing and other incentives for proposed housing developments intended for persons with special needs, including low to moderate-income households, the elderly, handicapped, large families, and farm worker families; The provision of assistance to providers of affordable housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

A severe shortage in affordable housing stock increases the pressure on the City's housing market. One of the biggest challenges in the City is the huge disparity between housing costs and what people with low and moderate incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City. The City of Fort Pierce will continue to develop policies that help foster the development of new affordable housing units. Additionally, the City and its municipal partners will also continue to support the efforts of local housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The City is currently working toward establishing a Land Trust which will be used to construct affordable housing. We are meeting with potential developers, consulting with financial institutions and private investors to push the Land Trust, affordable housing discussion further.

**Discussion:**

In the severe housing category, according to the American Community Survey (ACS), African Americans are considered to have a disproportionately greater need in the severe housing problems category. The majority of the housing stock in Fort Pierce is crumbling, while new home growth is on the rise. There is an opportunity to take a turn in the right direction.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section discusses the City of Fort Pierce and area non-profit's efforts in addressing the underserved needs, expanding, and preserving affordable housing, and developing institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs.**

The City will continue to work with area agencies, the Fort Pierce Housing Authority, and other public and governmental agencies to find solutions that leverage the resources available and to meet program goals efficiently and effectively. Whenever possible, the city will work to leverage CDBG funds and continue to work to identify additional opportunities.

The City plans to take the following actions to address obstacles to meeting the needs of the underserved: Workforce Housing Ordinance to support the creation of a non-profit entity to handle management and program oversight of a Community Land Trust; Provide home rehabilitations to income-qualified citizens for owner-occupied home rehabilitations; Provide down payment and closing cost assistance to first time homebuyers; Provide programs and services for low-income residents through Public Service grants to area nonprofits; Provide Economic Development Opportunities for low and moderate income persons and small businesses, including collaborations and partnerships with Career Source Research Coast, Indian River State College, St. Lucie County, the Fort Pierce Housing Authority, the Service Corps of Retired Executives (SCORE), Small Business Development Council and other community supportive service providers which will result in tuition-free Job skills training; Employment opportunities; small business financial management training, grants to small businesses located in our lower income areas. Fund local CBDOs promotion of small businesses located in low to moderate areas in the City through neighborhood revitalization, economic development, the creation of jobs, expansion of tourism, historic preservation and energy conservation; Continue providing an annual Job Fair in lower-income neighborhood; the fourth annual job fair included more than 95 employers with job openings; Continue providing marketing/advertising and technical assistance to small tourism-related businesses; Provide Fair Housing workshops and workshops through the St. Lucie County Lending Consortium to promote credit repair, new home application assistance and educate everyone on Fair Housing laws and steps to take to file fair housing complaints. Provide Creative Placemaking initiative which will instill civic pride, increase safety, promote economic investment in lower income neighborhoods and reduce housing segregation.

### **Actions planned to foster and maintain affordable housing.**

The shortage of affordable, decent housing in Fort Pierce increases the pressure on the City's housing market. One of the biggest challenges in the City is the huge disparity between housing costs and what people with low- and moderate-incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City. The City

of Fort Pierce will continue to develop policies that help foster the development of new affordable housing units. Additionally, the City will also continue to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The City plans to take the following actions to help foster and maintain affordable housing:

- 1) The creation of a non-profit organization to handle management and program oversight of a Community Land Trust, which will build quality affordable housing, allowable due to the Workforce Housing Ordinance; requiring new residential developments to include a certain percentage of affordable housing units;
- 2) Continue providing weatherization program funding through CDBG and partnerships with Fort Pierce Utilities Authority and the Centro Campesino to lower income citizens to improve home capacity to protect against the elements and reduce utility bills for lower-income residents;
- 3) Continue using State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes belonging to lower-income citizens;
- 4) Provide SHIP funds for down-payment and closing cost assistance for lower-income citizens;
- 5) Promote information at lending consortium meetings on affordable housing needs within the City of Fort Pierce;
- 6) Provide CDBG funds as 'cash match' for Fort Pierce Housing Authority to apply for tax credits to rehabilitate an old abandoned hospital into a living facility for lower-income senior citizens;
- 7) Continue to identify regional partners with similar affordable housing interests and potentially provide a fair housing center to provide ongoing education and enforcement programs;
- 8) Continue funding Code Enforcement services to assess, and enforce current codes for landlord maintenance of property; and
- 9) Continue to explore ways to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant.

As stated earlier in this Plan, the City is currently collaborating with local entities to establish a Land Trust and is currently speaking with developers regarding constructing affordable housing - both for homeownership and for rentals - within the land trust. We continue these discussions and are committed to finding the right financial solution to our affordable housing crisis.

### **Actions planned to reduce lead-based paint hazards.**

Though no accurate geographic information about the incidence of lead-based paint (LBP) exists in the City of Fort Pierce on a house-by-house basis, the City realizes that lead-based paint poses a serious health hazard and must be addressed. The City will encourage residents and property owners to test for and abate lead paint.

All housing proposed for rehabilitation under the City's CDBG, and SHIP programs is screened by the year built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. During the feasibility inspection, if the inspector identifies a potential lead-based paint problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department. If the repair will disturb

any surface containing lead, abatement procedures will be utilized before the repair can go forward. If lead paint is detected, abatement costs are included in the rehabilitation. In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or lead-based paint abatement guidelines as defined in 24 CFR Part 35.

When rehabilitating homes, the City provides homeowners a copy of the U.S. Department of Housing and Urban Development letter that informs homeowners what to do if they encounter lead-based paint in their home and informs that no paint used during the rehabilitation contains lead. If funds expended exceed \$5,000 and old paint surfaces are disturbed, the City will take the position that the home contains lead-based paint if it was built prior to 1978 and will conduct abatement measures, per state and federal guidelines.

The St. Lucie County Health Department has established a lead screening process to screen school children less than 7 years old for and treat high levels of exposure to lead. All high-elevated levels are reported to the Epidemiology Division and investigated by an Epidemiology nurse.

Funding through the State Housing Initiatives Partnership (SHIP) program will be used to remediate lead-based paint issues, as needed.

The City has allocated CDBG funding to promote an ongoing educational campaign designed to inform the public on Fair Housing and on the hazards of lead-based paint and on resources that are available to address this dangerous issue.

### **Actions planned to reduce the number of poverty-level families.**

The City of Fort Pierce is committed to reducing the number of households with incomes below the poverty level by supporting programs to motivate and assist them to move toward self-sufficiency. The City will continue to support the efforts of local agencies who are working with consumers who may be at the poverty level or below the poverty level. Jurisdictions work with various service providers and other units of local government to provide low-income citizens with supportive services. The City continues to provide grants for programs to address human service needs in the community. These services and programs include children and family services, adult services, food and nutrition services, Employment training programs, many others. These programs and services help to build a foundation upon which individuals and families can find a pathway to self-sufficiency. As a means of reducing the number of persons with incomes below the poverty line, the City will continue to coordinate efforts with other public and private organizations providing additional economic development and job training programs.

**The “Where to Turn” - 211 Network** - The City of Fort Pierce is too small to be the lead agency for major social welfare programs. The City partners with counties on the Treasure Coast to sponsor the “Where to Turn” - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per

month from residents of St. Lucie County, regarding the following - Abuse/Neglect/Crime; basic needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services.

**St. Lucie County Housing and Community Services Department** - Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital, and nursing home funding, as well as the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid, and nursing home assistance and to search for employment.

#### **Actions planned to develop institutional structure.**

The City of Fort Pierce manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. The goals and objectives of the Strategic Plan could not have been developed without residents' informed assistance. Implementation of CDBG funds is overseen by the Department of Finance, Grants Administration Division. The area non-profits will coordinate and assist in the implementation of approved projects, centered on delivering public improvements, economic development initiatives, neighborhood revitalization and better community facilities. The City of Fort Pierce City Commissioners approve projects and programs that meet the City's goals. As the program matures during the five-year planning period, the City of Fort Pierce will work to expand the departments and non-profit agencies involved in the institutional delivery system for the CDBG program.

#### **Actions planned to enhance coordination between public and private housing and social service agencies.**

Coordination between providers is essential to improve the conditions and address gaps in services for Fort Pierce residents. Actions planned to enhance coordination between public and private housing and social service agencies include: encourage agencies to work together to apply for CDBG funds to leverage resources to the fullest extent; as requests align with the Consolidated Plan goals, provide CDBG funds to eligible projects for housing and social services; continue working with the area nonprofits and the Fort

Pierce Housing Authority to address issues of poverty and homelessness; offer referrals to organizations that would benefit from the leadership, programs, services, or collaboration with other organizations.

The City will continue to work toward enhancing our relationships between local lenders and supportive social service agencies. Local bank and mortgage lenders and members of the St. Lucie County Lending Consortium contribute to the provision of affordable housing by helping to defray the cost of the homeownership workshops. The local banks pay a fee to be a member of the consortium, which in turn is used to procure the services of Consumer Credit Counseling Services (now known as CreditAbility) to provide the training. Participating in the affordable housing program also aids in promoting the local banks in their compliance under the federal Community Reinvestment Act. Coordination and Collaboration with numerous public supportive service organizations allows the City to be able to help prevent the duplication of efforts and encourage smaller nonprofits to work with larger ones to enlarge service areas and identify areas where supportive services are needed and not available.

**Discussion:**

The City of Fort Pierce has worked continually to strengthen and create a more robust Consolidated Plan over the past few years. While the City has few internal resources, consultants were contracted to assist in the update of the Consolidated plan, we will continue to work to identify local partners to strengthen and expand opportunities and develop new programs that address the needs of our low- and moderate-income residents.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

The following provides details on program specific requirements for the Community Development Block Grant.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%