



DRAFT

**The City of Fort Pierce 2025 –2026 CDBG - Annual Action Plan
Submitted **MONTH XX**, 2025**

**By the Grants Administration Division
Executive Summary – 2025 – 2026 – Draft**

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

1. Introduction

The City of Fort Pierce will meet its primary objective by ensuring that no less than 70% of Community Development Block Grant (CDBG) funds support activities that benefit low- and moderate-income residents or prevent and eliminate conditions of slum and blight. All funded activities will be eligible under 24 CFR 570.201–570.208 and aligned with both national and local community development objectives, as further detailed in Section 2 below.

2. Summarize the objectives and outcomes identified in the Plan

The City of Fort Pierce’s Community Development Block Grant (CDBG) program is guided by the primary objective of developing a viable urban community. This includes the provision of decent housing, a suitable living environment, and expanded economic opportunities—principally for persons of very low to moderate income.

To achieve this, the city will:

- Ensure that at least 70% of CDBG funds are allocated to activities benefiting low- and moderate-income residents or addressing conditions of slum and blight.
- Prioritize projects that are eligible under 24 CFR 570.201–570.208 and that align with both national and local community development goals.
- Support strategic initiatives related to affordable housing, public infrastructure, small business stabilization, and neighborhood revitalization, as outlined in the housing needs assessment, housing market analysis, and the Five-Year Consolidated Plan.

This Annual Action Plan outlines projects and programs that will advance these objectives and contribute to measurable community outcomes in housing, economic development, and public services.

3. Evaluation of past performance

The City of Fort Pierce received a total of **\$529,209** in Community Development Block Grant (CDBG) funds during Program Year 2024–2025 (beginning October 1, 2024).

These expenditures supported the shared goals of the city and the U.S. Department of Housing and Urban Development (HUD):

- providing decent housing,
- creating a suitable living environment, and
- expanding economic opportunities for low- and moderate-income (LMI) residents.

To comply with HUD’s ***timeliness requirements*** and ensure the efficient use of Community Development

Block Grant (CDBG) funds, the City of Fort Pierce has conducted a thorough review of unspent allocations from prior program years and committed funds toward impactful community development initiatives. These initiatives focus on housing rehabilitation, neighborhood infrastructure, public safety enhancements, youth services, and economic development.

The City has allocated the following funding amounts to active or planned projects under the 2021–2024 Amended Annual Action Plans:

- **Martin Luther King – Dreamland Park** – \$267,142
- **Coach Fenn Park** – \$532,000
- **Moore’s Creek Fit Park** – \$351,666
- **Preemption System Initiative** – \$296,976

In addition, remaining balances from prior program years are allocated as follows to ensure timely expenditure and benefit to low- and moderate-income residents:

2019	\$67,982.22 – Housing Activities
2020	\$328,445.42 – Housing Activities
2021	\$267,142.00 – Dreamland Park Initiative \$49,231.52 – Housing Activities
2022	\$532,000.00 – Coach Fenn Park Initiative \$1,297.69 – Housing Activities
2023	\$296,976.00 – Preemption System Initiative \$191,257.90 – Housing Activities
2024	\$105,841.80 – Program Administration \$78,913.33 – Public Services \$14,815.53 – Economic Development \$3,054.00 – Summer Youth Program \$326,584.34 – Housing Activities
2025–2026 Allocation:	\$574,680
	\$135,200.91 – Housing Activities
	\$114,936.00 – Program Administration
	\$318,457.00 – Infrastructure Improvements

These disbursements reflect the City's commitment to HUD compliance, effective grant management, and the delivery of meaningful improvements to Fort Pierce neighborhoods. This transparent allocation strategy positions the City to meet or exceed HUD's 1.5 timeliness ratio and continue driving equitable community development.

4. Summary of Citizen Participation Process and consultation process

A summary of the citizen participation was placed on the Grants Division homepage.

As part of the development of the 2025–2026 Annual Action Plan, the City of Fort Pierce conducted an inclusive citizen participation and consultation process to assess local needs and inform program priorities.

A public hearing was held on August 18, 2025, to engage residents and stakeholders in identifying community needs related to housing, homelessness, public services, infrastructure, and economic development. During the hearing, City staff presented an overview of CDBG-funded programs and accomplishments from the prior program year.

Additionally, the city conducted the **2025–2026 CDBG Community Needs Assessment Survey from April 21 to May 21, 2025**, as part of a 30-day public outreach and feedback period. The survey was available online through the Grants Administration Division's webpage and in print at Fort Pierce City Hall upon request.

<https://www.surveymonkey.com/r/6C85K2J>

A total of 106 residents responded, with 37 submitting written comments on additional services and amenities they would like to see in Fort Pierce.

The most frequently cited priorities included:

- A. Affordable housing and homeownership assistance
- B. Road and street improvements, including pothole repairs and sidewalk connectivity
- C. Support for small and local businesses, including affordable commercial space
- D. Youth and senior programming, including free summer activities and senior services
- E. Community cleanliness, including park and street maintenance
- F. Public safety, with increased law enforcement presence in high-crime areas
- G. Recreational amenities, including public pools, dog parks, and event spaces
- H. Homelessness services, including a dedicated center downtown
- I. Improved city planning, zoning, and code enforcement
- J. Tourism and downtown revitalization, including beautification and expanded events

This input has directly informed project selection, funding allocation, and future program planning. The city remains committed to ensuring meaningful participation, especially from low- and moderate-income residents, throughout the development and implementation of the Annual Action Plan.

5. Summary of public comments

A total of **one hundred and six (106)** citizens participated in the 2025–2026 CDBG Community Needs Assessment Survey. Of that number, **thirty-seven (37)** participants provided open-ended comments regarding additional services, amenities, and priorities for the City of Fort Pierce.

The survey was available from **April 21, 2025, through May 21, 2025**, via the Grants Administration. Printed copies were available upon request at Fort Pierce City Hall. The members of the public were invited to provide comments during the regularly scheduled City Commission meeting held on **August 11, 2025**. All public comments collected were accepted and reviewed as part of the Annual Action Plan development process.

The open-ended responses highlighted the following recurring themes:

1. **Affordable housing and homeownership support** – Including down payment assistance, new construction, and low-income rental options
2. **Road and street improvements** – Emphasizing pothole repair, neighborhood road resurfacing, and improved sidewalks
3. **Small business development** – Including affordable commercial space, support for local entrepreneurs, and opposition to chain stores
4. **Youth and senior services** – Such as free public pool access, recreational programs, and senior-focused community events
5. **Community cleanliness and beautification** – Addressing trash removal, park maintenance, and city appearance
6. **Public safety** – With calls for increased police presence in high-crime areas and improved enforcement downtown
7. **Homelessness services** – Including requests for a central facility to serve the unhoused near downtown
8. **Public amenities** – Such as dog parks, event spaces, better code enforcement, and city planning improvements

These community-identified priorities have been instrumental in guiding the City’s funding decisions and are reflected in the project goals and activities outlined in this Action Plan.

A public notice announcing the survey and public hearing was placed within **City of Fort Pierce** – City Hall, Fort Pierce Utilities Authority, and two (2) local libraries and included a 30-day comment period to ensure full transparency and participation.

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

All public comments received during the comment period were accepted.

7. Summary

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 the collaborative efforts to achieve maximum involvement of the city Commission, the Affordable Housing Advisory Committee, the Communitywide Council, various community groups, supportive social service organizations, and every citizen of the City of Fort Pierce, with an emphasis on participation by persons of extremely low, very low, low, and moderate income.

The City strives to keep all interested parties informed about opportunities for involvement in each phase of the Consolidated Plan process, including providing opportunities to comment on Plan submissions to HUD, any substantial amendments to the Plan, and the annual performance report.

Objective: To support the development of a viable community that includes decent, safe, and sanitary housing and a suitable living environment for persons of very low, low, and moderate income, while stabilizing and expanding small businesses.

Prior to the adoption of the **2025–2026 Annual Action Plan**, the following actions were taken:

- The **Community Needs Assessment Survey** was made available in English from **April 21, 2025, through May 21, 2025**. A press release promoting the survey was published on the City's website and social media platforms. Hard copies were available at Fort Pierce City Hall or could be requested via mail or email.
- A total of **106** complete surveys were received from citizens and supportive service agencies and organizations, including **37** written comments identifying specific priorities and concerns for the city.
- The city provided information to citizens, public agencies, and other interested stakeholders about the approximate amount of assistance expected and the range of proposed activities to be undertaken, including those benefiting persons of extremely low, very low, and low income.
- A **Draft of the 2025–2026 Annual Action Plan** was made available for public review through the City's website and in printed form at Fort Pierce City Hall. A summary of the proposed Plan was also posted at the Fort Pierce Utilities Authority, Zora Neale Hurston and Kilmer library, in English. The summary included dates and times for the public hearing, staff contact information, and instructions for requesting a mailed copy.

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 Grants Administration Division, housed within the Finance Department, serves as the lead entity responsible for preparing the Consolidated Plan (ConPlan), the Annual Action Plan (AAP), and the Consolidated Annual Performance and Evaluation Report (CAPER). In this capacity, the city collaborates with key government agencies, non-profit organizations, and for-profit entities to address affordable housing and other community development priorities.

Collaborative partnerships with stakeholders are essential to the city's success in meeting the needs of low- and moderate-income residents and enhancing the overall quality of life. These partnerships help ensure that all residents—regardless of race, gender, age, income level, or disability to have equitable access to affordable housing, community development resources, employment opportunities, and services.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Fort Pierce recognizes that the preparation of the Annual Action Plan requires consultation and dialogue with a diverse range of groups, organizations, and agencies. Throughout the planning process, the city encouraged participation from citizens, nonprofit organizations, and for-profit entities.

To support the development of this Plan, city staff conducted a Community Needs Assessment Survey, hosted community presentations, held public hearings, and met with supportive service providers to gather input on strategies to address 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(I))

To ensure inclusiveness, the city disseminated Community Needs Assessment Surveys to an outreach list that included the following types of local agencies:

- Nonprofit service providers serving low- and moderate-income households, as well as individuals with disabilities or special needs
- Housing professionals
- Public agencies
- Economic development and employment organizations
- The local housing authority
- Government staff from participating jurisdictions
- Community and neighborhood groups

Press releases promoting the survey were distributed to service agencies, real estate firms, employment organizations, community groups, housing professionals, and county offices. The responses collected were compiled and used to inform the development of this Plan.

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), the Continuum of Care (CoC) for Indian River, St. Lucie, Martin, and Okeechobee Counties. As outlined in the 2021–2025 Consolidated Plan, the city and its supportive service providers will continue to seek funding and assistance from the CoC to address the growing homeless population.

The city is actively developing a comprehensive homelessness strategy focused on identifying key contributing factors—such as job insecurity, rising rents, and limited housing inventory, and implementing targeted solutions. These include expanding emergency assistance, increasing job fair opportunities, and offering community workshops on financial literacy and tenant rights. In partnership with the CoC, the city seeks to address the needs of individuals and families experiencing

homelessness, including families with children, veterans, and unaccompanied youth.

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

While the City of Fort Pierce is not a direct recipient of ESG funding, it provides input to the local Continuum of Care (CoC), which administers ESG funds for St. Lucie (where Fort Pierce is located), Indian River, and Martin Counties. The City's Community Resources Specialist has been actively working to establish partnerships with organizations and agencies across the County that share a common interest in collaborating regularly to discuss projects, activities, and funding priorities.

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	Agency/Group/Organization	Lincoln Park Mainstreet
	Agency/Group/Organization Type	Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
2	Agency/Group/Organization	CareerSource Research Coast
	Agency/Group/Organization Type	Services - Children Services -Elderly Persons Services - Education Services - Employment Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Market Analysis Econom ic Develo pment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with CareerSource Research Coast and consults with the agency on the annual Job Fair, Lincoln Park Business Expo, and summer youth internship programs.
3	Agency/Group/Organization	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Housing Other government - County Major Employer

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency. Collaborated on affordable housing needs, fair housing assessment, and county stakeholder input regarding community needs.

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

N/A

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 and as our Continuum of Care (CoC) for Indian River, St. Lucie, Martin, and Okeechobee 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.

Regional Analysis of Impediments to Fair Housing	St. Lucie County	Fair Housing goals overlap in both plans.
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Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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 vital components of the planning process. The city employed several methods to engage the public, including public notices, articles in local and regional newspapers, community meetings, public hearings, needs assessment surveys, and other outreach efforts. Information and feedback gathered through this process helped guide and shape the development of the goals outlined in the 2021–2025 Consolidated Plan and this Annual Action Plan. A copy of the City of Fort Pierce’s Citizen Participation Plan is available upon request.

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 (If applicable)

1	Internet Outreach	Non-targeted/ broad community	A total of 37 public comments were received and accepted.	<p>Housing: Housing (New Affordable Housing, Home Repairs, and Home Ownership Assistance).</p> <p>Community Facilities (Parks and Recreation Centers).</p> <p>Public Improvements (street Repairs, Lighting, Water, Sewers, etc.).</p>	All public comments received during the comment period were accepted.	https://www.surveymonkey.com/r/6C85K2J
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2	Public Hearing	Non-targeted/ broad community	A total of 0 public comments were received and accepted.	Public hearing comments	All public comments received during the comment period were accepted.	
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Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				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	\$574,680	\$0	\$529,209	\$1,103,889	\$2,441,794.11	<i>Allocations from prior funding years (2019–2024) will be utilized to complete the projects outlined in Section 3: Evaluation of Past Performance.</i>

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

CDBG funding does not require a local match. However, CDBG funds may be used to leverage other sources, such as SHIP funds, particularly for housing rehabilitation programs. In contrast, Public Service Agency (PSA) grants typically require some form of matching contribution from the recipient. If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Fort Pierce is currently collaborating with local investors and stakeholders to establish a Community Land Trust (CLT) program, a legal structure that separates land ownership from ownership of residential structures. Under this model, ownership of the home may be transferred without selling or altering the title to the land on which it sits. The CLT is managed by a private, nonprofit community organization that acquires and retains ownership of the land, administering long-term ground leases for the benefit of the community.

Through this initiative, the city aims to increase the availability of affordable rental units and homes for sale to residents with very low, low, or moderate incomes. These properties will be offered with rent and resale restrictions to ensure long-term affordability. The program is expected to contribute to the creation of stable, affordable housing options and reduce homelessness in Fort Pierce. CDBG funds play a vital role in achieving this goal by providing financial assistance—such as down payment contributions—to help qualifying residents access and maintain affordable housing.

Discussion

The city will utilize funding received directly from the Florida Housing Finance Corporation through the State Housing Initiatives Partnership (SHIP) program to support down payment and closing cost assistance, as well as owner-occupied housing rehabilitation for income-qualified residents. Eligibility will be based on HUD income limits, which consider household size and income level.

It is estimated that first-time homebuyers who are extremely low, low-moderate income may receive from \$45,000 - \$50,00 in assistance. The city will also continue efforts to complete home rehabilitations for very low-income households. For the purposes of this program, first-time homebuyers are defined as individuals who have never owned a home or have not owned one in the past three years.

Ongoing collaboration with partners such as World Changers, Habitat for Humanity, and the Florida Housing Finance Corporation, will enhance available resources over the next year for housing rehabilitations, improvements to historic neighborhoods, and affordable homeownership opportunities.

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	1A Expand and Improve Public Infrastructure	2021	2025	Non-Housing Community Development	City Limit - 3814.03 Census Tract City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract	Expand/Improve Public Infrastructure & Facilities	CDBG: \$438,467	Public Facility or Infrastructure Activities for Low/Moderate Income Residents:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	2A Housing Rehabilitation	2021	2025	Affordable Housing	City Limit - 3814.03 Census Tract City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract	Preserve & develop Affordable Housing	CDBG: \$0	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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5	3A Provide Supportive Services for Special Needs	2021	2025	Non-Housing Community Development	City Limit - 3814.03 Census Tract City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract	Public Services & Quality of Life Improvements	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit:
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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6	3B Provide Vital Services for LMI Households	2021	2025	Housing Community Development	City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract	Public Services & Quality of Life Improvements	CDBG: \$0	
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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7	4A Provide for Small Business Assistance	202 1	202 5	Non- Housing Community Developmen t	City Limit - 3814.03 Census Tract City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract	Economic Development	CDBG: \$0	
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Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A Expand and Improve Public Infrastructure
	Goal Description	
2	Goal Name	2A Housing Rehabilitation
	Goal Description	
3	Goal Name	3A Provide Supportive Services for Special Needs – Public Service
	Goal Description	
4	Goal Name	3B Provide Vital Services for LMI Households – Public Service
	Goal Description	
5	Goal Name	4A Provide for Small Business Assistance
	Goal Description	
6	Goal Name	Program Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The table below shows the PY 2024-2025 projects for the City of Fort Pierce. Administrative cost may not exceed 20% of the CDBG grant fund allocation and public services have a grant cap of 15%.

Projects

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

Table 7 - Project Information

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

The allocation priorities are based on the City of Fort Pierce's ability to administer program objectives. The allocation of funds servicing public services initiatives, in addition to providing assistance to residents requiring rapid rehousing funds and the community needs assessment survey.

The City of Fort Pierce – Grants Division encountered obstacles when addressing the needs and engaging directly with Fort Pierce Residents. The Grants Administration Division received over four hundred and fifty applications requesting services for an increased number of unhoused persons, a disproportionate number of single-family households in need of immediate relief, where heads of households are unable to sustain adequate incomes to maintain monthly living necessities.

AP-38 Project Summary

Project Summary Information¹	Project Name	CDBG Public Facilities & Infrastructure		CDBG Public Facilities & Infrastructure
	Target Area			City Limit - 3814.03 Census Tract City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract
	Goals Supported			1A Expand and Improve Public Infrastructure
	Needs Addressed			Expand/Improve Public Infrastructure & Facilities
	Funding			CDBG: \$438,467
	Description			Improve access to public facilities and expand and improve public infrastructure in low- and moderate-income (LMI) neighborhoods. Improvements for public facilities include neighborhood facilities, community centers and parks and recreational facilities. Improvements to infrastructure include streets, sidewalks, ADA improvements, and storm water and water

				systems in LMI neighborhoods.
	Target Date			9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities			Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 14000 Households Assisted
	Location Description			City limits of Fort Pierce low-mod
	Planned Activities			Improve access to public facilities and expand and improve public infrastructure in low- and moderate-income (LMI) neighborhoods. Planned activities include improvements to streets, parks, and recreational facilities.
	Project Name			CDBG Housing Programs

2	Target Area	City Limit - 3814.03 Census Tract City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract
	Goals Supported	2A Housing Rehabilitation
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$0
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City limits of Fort Pierce
	Planned Activities	
	Project Name	CDBG: Public Services

3	Target Area	City Limit - 3814.03 Census Tract City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract
	Goals Supported	3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households
	Needs Addressed	Public Services & Quality of Life Improvements Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
	Funding	CDBG: \$21,277
	Description	Provide supportive services for LMI households and also the special needs population in the City. Public service activities will include services to address the elderly, youth services and persons with a disability to improve their quality of life.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities for Low/Moderate Income Housing Benefit: Residents within established census tracts
	Location Description	City limits of Fort Pierce

	Planned Activities	Public service activities will include services to address homelessness, the elderly, youth services and persons with a disability and improve their quality of life. Public service activities for Low/Moderate Income.
	Project Name	CDBG: Economic Development Activities
4	Target Area	City Limit - 3814.03 Census Tract City Limit - 3814.02 Census Tract City Limit - 3807 Census Tract City Limit - 3806 Census Tract City Limit - 3805 Census Tract City Limit - 3804 Census Tract City Limit - 3803 Census Tract City Limit - 3802 Census Tract City Limit - 3801 Census Tract City Limit - 3809.02 Census Tract City Limit - 3809.01 Census Tract
	Goals Supported	4A Provide for Small Business Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$0
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City limits of Fort Pierce

	Planned Activities	HUD Matrix Codes, economic development (18A, 18B, 18C).
	Project Name	CDBG Program Administration
5	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	
	Funding	CDBG: \$114,936
	Description	Planning and administration of CDBG Programs
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Provides program administrative management and oversight for all CDBG program activities. In addition to participating in Fair Housing Workshops and initiatives to grow and develop infrastructure, public facilities, and public services.
	Location Description	City limits of Fort Pierce
	Planned Activities	Management, coordination, oversight of program; Fair Housing Workshops

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

The City of Fort Pierce does not allocate funding based solely on geographic requirements. Individuals or households must meet income qualifications to qualify for and receive direct assistance from activities and services in the CDBG program. For eligible public facilities & infrastructure improvement activities the City will be targeting Low/Mod Block Group Tracts.

Geographic Distribution

Target Area	Percentage of Funds
City Limit - 3814.03 Census Tract	
City Limit - 3814.02 Census Tract	
City Limit - 3813.01 Census Tract	
City Limit - 3807 Census Tract	
City Limit - 3806 Census Tract	
City Limit - 3805 Census Tract	
City Limit - 3804 Census Tract	
City Limit - 3803 Census Tract	
City Limit - 3802 Census Tract	
City Limit - 3801 Census Tract	
City Limit - 3809.02 Census Tract	
City Limit - 3809.01 Census Tract	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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 found at: [https://www.hudexchange.info/programs/acs-low-mod-summary-data/Low/Mod Block Group Tracts](https://www.hudexchange.info/programs/acs-low-mod-summary-data/Low/Mod%20Block%20Group%20Tracts): 3801001, 3802001, 3802002, 3802003, 3802004, 3803001,3803002,3803003, 3803004, 3803005, 3803006, 3804001, 3804002, 3804003, 3804005, 3805001,3805002,3805003, 3805004, 3805005, 3805006, 3806001, 3806002, 3806003, 3807002, 3807003,3809011,3809012, 3809021, 3809024, 3814011, 3814012, 3814014, 3814015 & 3814022.

Discussion

Allocations will be made using the rating scale for projects that consider several criteria: The severity of the need; The availability of other funds to 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. AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	11
Acquisition of Existing Units	0
Total	11

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

Discussion

The Weatherization Program improves AC units, doors, and windows to prepare for severe weather through community partnerships with the World Changers program and local churches and the Paint Our Town program. Through the SHIP program the city offers low-moderate income residents with down payment assistance and closing costs for first-time homebuyers. The City will utilize SHIP funds for the Down Payment Assistance and Residential Rehabilitation programs. AP-60 Public Housing – 91.220(h)

Introduction

The City of Fort Pierce does not currently administer public housing projects; however, the city continuously seeks opportunities to collaboratively partner with the Fort Pierce Housing Authority (FPHA) in efforts to move forward with plans to create and maintain a transitional housing program for homeless families. By providing resources for public housing residents to become more involved in the participation of affordable homeownership opportunities.

Actions planned during next year to address the needs to public housing

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

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. The workshops provided by the FPHA are geared toward education, mentorship, financial responsibility, and the improvement of credit scores, etc.

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

The Public Housing Authority (PHA) is not designated as troubled.

Discussion

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.

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 Service Council (TCHSC) serves as the Continuum of Care (CoC) for three counties, which include Indian River, St. Lucie (the City of Fort Pierce), and Martin Counties. 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

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.

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

There are two (2) small homeless shelters located within the City of Fort Pierce. These do not come close to meeting the needs of our homeless population. The City is collaborating with various agencies and charitable organizations to address the situation. Although transitional housing is not feasible for the Fort Pierce Housing Authority, the City of Fort Pierce facilitates educational workshops and outreach for the community regarding financial stability that leads

to permanent housing. Which includes the Grants Division's Downpayment Assistance Program.

Homeless needs are addressed in the community through other organizations, including but not limited to emergency shelter for the homeless. The City of Fort Pierce is located within the Treasure Coast Homeless Services Council Continuum of Care boundaries. The City has consistently partnered with the Continuum of Care (CoC) to assist with funding to a local shelter within the City of Fort Pierce as needed. This financial contribution will be provided through CDBG funds. The Treasure Coast Homeless Services Council will be responsible for the operation and maintenance of the facility.

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 partners with Martin, St. Lucie, Indian River, and Okeechobee counties on the Treasure Coast to sponsor the “Where to Turn” - 211 Network. The 211 Network provides access to computer and telephone information as well as referrals for all social service needs. The network provides persons needing assistance with a single point of contact for finding critical resources.

Discussion

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

Introduction:

At the moment, it appears that the entire United States is facing an inadequate supply of affordable housing. To address this shortage, the private sector may need to make more investments in affordable housing and community development projects. In addition to financial institutions' willingness to increasingly support these efforts by committing to innovative home lending strategies; increasing access to low-moderate income borrowers who seek safe and sustainable 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

The City of Fort Pierce's Affordable Housing Advisory Committee (AHAC) is working closely with the Florida Housing Council. Reviewing the eleven (11) proposed topics and selecting those topics that can be best integrated with the City of Fort Pierce. Based on size and population the Affordable Housing Advisory Committee (AHAC) has proposed three recommendations to the city commissions for review and adoption. Of these three proposed topics the commission has adopted one of these initiatives.

SHIP LHAP Incentive Strategies

In addition to the **required Incentives Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. Name of the Strategy: **Expedited Permitting**

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

The City of Fort Pierce has a streamlined permitting process for handling permits for SHIP projects. Reduced or waived permit fees as well as immediately attending to SHIP permits are in place.

B. Name of the Strategy: **Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

The City's SHIP office, along with Planning and Zoning work in tandem to analyze plans, procedures, rules, ordinances, regulations, or policies, to determine any impacts to the cost

of affordable housing. If necessary, the SHIP administrator will bring this information to the Commission for consideration.

The city's initiative to ameliorate the adverse conditions mentioned is to seek guidance through our internal Planning Department addressing and/or upgrading zoning ordinances. The development of "pink zones" to accommodate "tiny homes" in the community in a plan to alleviate the severe shortage in affordable housing stock. The success of this plan will begin to decrease the pressure on the shortage in the city's housing market. The city and its residents also face a secondary challenge with the disparity between housing costs and the low and moderate incomes, which gives rise to the decreased ability to purchase and rent affordable housing. These factors and the existing supply of affordable housing continue to be one of the city's main priorities in addressing the affordable housing shortage. Additionally, the city and its municipal partners will continue to support the efforts of local housing providers whose strategies are to retain and create affordable housing options throughout the region.

Discussion:

The crisis requires collaboration amongst business, government, and community leadership to address the on-going barriers faced in the affordable housing market.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Through the allocation of CDBG funding the city will continue to collaborate with local agencies to combat the obstacles associated with affordable housing and public services for very-low, low, and low- moderate-income persons/households. With the assistance of the Florida Housing Council, additional housing programs, housing and homeownerships workshops, and financial literacy.

Actions planned to foster and maintain affordable housing

The shortage of affordable housing in Fort Pierce increases the pressure on the City's housing market. One of the biggest challenges in the city is the disparity between housing costs and affordability, low- and moderate-income families are unable to afford the staggering costs to homeownership. These factors directly impact the existing supply of affordable housing, pricing most low-income families outside of the housing market. These concerns continue to be a priority for the city, with the passing of new ordinances and policies; city leadership plans to develop new affordable housing units. In support of these efforts, the city will partner with local non-profit housing providers who implement 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. As a recipient of the Closing the Gap Initiative with the Florida Housing Coalition, providing down payment assistance to very low/low-income households - financial assistance can be used to buy down the cost of the mortgage;
2. Promote information at lending consortium meetings on affordable housing needs within the City of Fort Pierce;
3. Continue to identify regional partners with similar affordable housing interests and potentially provide a fair housing center to provide ongoing education and enforcement programs;
4. 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; and
5. Partner with Fort Pierce Utilities Authority (FPUA) with the use of CDBG funds to assist residents through weatherization projects assisting homeowners with maintenance and rehabilitation of their properties.

Actions planned to reduce lead-based paint hazards

Although there is no accurate geographical data citing incidences of lead-based paint (LBP) in the City of Fort Pierce. The city is aware of serious health hazards that lead-based paint poses and diligently mitigates each case encountered. The city encourages residents and property owners to test for and abate lead paint. All housing proposed for rehabilitation under the City's CDBG and SHIP programs are screened based on the year built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the homeowner is provided with 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 potential lead-based paint is identified, the inspector notifies the homeowner and tests the suspected area with a swab, taking a sample to be processed and tested by the St. Lucie County Health Department. Should the rehabilitation disturb any surfaces contaminated with lead, then abatement procedures are utilized before the rehabilitation can move forward. If lead paint is detected, abatement costs are included in the rehabilitation. In all programs 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.

In the home rehabilitation process, the city provides homeowners with a copy of the U.S. Department of Housing and Urban Development letter that informs homeowners of what to expect if they encounter lead-based paint in their home. Homeowners are also informed that non-lead-based paint will be used for the rehabilitation. Allocated funding above \$5,000 with surfaces that are disturbed and built prior to 1978 are considered by the City as lead-based domiciles and will take the action of conducting abatement and remediation measures, per state and federal guidelines.

The St. Lucie County Health Department has established a lead screening process to screen school aged children less than 7 years old 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 awarded by 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, 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 working with residents who may be at or below the poverty level. Jurisdictions work with various service providers and other extensions 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, and many others. These programs and services help to build a firm foundation upon which individuals and families can find pathways to self-sufficiency. As a measure to reduce the number of persons with incomes below the poverty line, the city continues to coordinate efforts with other public and private organizations providing additional economic development and workforce training programs.

Actions planned to develop institutional structure

The City of Fort Pierce plans to develop an institutional structure with the acceptance and allocation of federal grant funds for Consolidated Plan programs. The goals and objectives of the Strategic Plan could not be developed without the input of the residents of Fort Pierce informed responses. The 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 the approved project, focusing on the delivery of public improvements, economic development initiatives, neighborhood revitalization, and better community facilities. The City of Fort Pierce's Commissioners will approve projects and programs that align with the City's strategic plans and goals. As the CDBG program approaches this final year in the five-year cycle, the City of Fort Pierce will continue to build capacity by expanding departments and non-profit agencies involved in the institutional development structure for the benefit of Fort Pierce residents.

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 collaboration in the application of CDBG funds leveraging resources to the fully extend assistance that aligns with the goals of the Consolidated Plan, providing CDBG funds to eligible projects for housing and social services; continued engagement with area nonprofits, the Fort Pierce Housing Authority, and the Fort Pierce Utility Authority to address issues of poverty, energy insufficiency, and homelessness; offering referrals to organizations that benefit from the programs and services offered.

The city will continue to work toward enhancing our relationships between local lenders and supportive social service agencies. Local banks, 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. Local banks are fee-paying members of the consortium, of which these fees are used to procure the services of Consumer Credit Counseling Services (now known as CreditAbility) to provide training. Participation in the affordable housing programs aids local banks in their compliance and promotion under the Federal Community Reinvestment Act. Coordination and collaboration with numerous supportive public service organizations allows the city to aid in the prevention and duplication of efforts, encouraging smaller nonprofits to work with larger ones to expand service areas, and also identify areas where supportive services are needed and not available.

Discussion:

While the City has few internal resources and limited funding, 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(l)(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(l)(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
Total Program Income:	0

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%

Amendment No. 1 – Funding Reallocation

2019	\$67,982.22 – Housing Activities
2020	\$328,445.42 – Housing Activities
2021	\$267,142.00 – Dreamland Park Initiative \$49,231.52 – Housing Activities
2022	\$532,000.00 – Coach Fenn Park Initiative \$1,297.69 – Housing Activities
2023	\$296,976.00 – Preemption System Initiative \$191,257.90 – Housing Activities
2024	\$105,841.80 – Program Administration \$78,913.33 – Public Services \$14,815.53 – Economic Development \$3,054.00 – Summer Youth Program \$326,584.34 – Housing Activities

These funds will be reallocated from available balances from PY 2019, 2020, 2021, 2022, 2023, and 2024. These are federal funds and will have no impact on the City's general fund budget. The amendment is in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and will allow projects to proceed toward timely completion in compliance with program requirements.

Public Comment Period: June 20, 2025 – July 20, 2025

Public Hearing: Monday, August 18, 2025, at 5:05 PM at Fort Pierce City Hall, Commission Chambers.