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CITY OF FORT PIERCE, FLORIDA
Honorable Linda Hudson, Mayor

2014-2015 ANNUAL ACTION PLAN
October 1, 2014 through September 30, 2015

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
U.S. Department of Housing and Urban Development

~ DRAFT ~

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2014-2015 ANNUAL ACTION PLAN

CITY OF FORT PIERCE, FLORIDA

Community Development Block Grant Program – Oct. 1, 2014 – Sept. 30, 2015

Objectives, Projected Outcomes, Budget Overview:

1. **CODE ENFORCEMENT:** Provide salaries and fringe benefits for up to three (3) Code Enforcement officers to aid in the prevention of slum, blight and the promotion of safe, decent housing by inspecting properties to ensure at least minimum compliance with local codes. Total cost in PY2014-2015 CDBG funds - **\$100,000**
2. **COMMUNITY BASED DEVELOPMENT ORGANIZATIONS:** Allocate funds to the Lincoln Park and Fort Pierce Main Street Organizations to promote neighborhood and downtown revitalization, economic development, job creation, tourism and historic preservation. Total cost in PY2014-2015 CDBG funds - **\$100,000**
3. **MICRO BUSINESS / ECONOMIC DEVELOPMENT:** Provide a marketing/advertising and development campaign to increase the capacity and sustainability of micro-enterprises focused on tourism. Total cost in PY2014-2015 CDBG funds - **\$45,000**
4. **COMMERCIAL FAÇADE** – Allocate funds for matching grants to commercial property owners for façade improvements. Grants will be a 1:1 match, reimbursable, up to \$10,000. Applications will be scored by the Communitywide Council with final decision made by the City Commission. **\$52,162 (+ \$22,838-Rollover)**
5. **OWNER-OCCUPIED HOUSING REHAB ASSISTANCE:** Purchase paint, paint supplies and other materials needed for the World Changers organization to paint and repair homes of lower income citizens and therefore reduce the deteriorated housing stock in the City's older neighborhoods. **\$20,000 (Rollover)**
6. **INFRASTRUCTURE** – Allocate funds to improve/repair the infrastructure in lower-income neighborhoods, including, but not limited to: parkways, trees, traffic calming, parking, street and alley lighting, paving and improvements, sidewalks, curbs and gutters, signage, and landscaping. **\$100,000 (Rollover)**
7. **PUBLIC SERVICES:** Allocate funds via grants to nonprofit organizations that serve LMI citizens in the city. Grant applications will be scored by the Communitywide Council with final decision by the City Commission. Total cost in PY2014-2015 CDBG funds - **\$75,000**
8. **PROMOTION OF LOCAL ART AND CULTURAL HERITAGE:** Allocate funds to recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the city. Funds may be used as "match" for state and federal grant opportunities and to maintain and/or create new art and cultural heritage projects. Total cost in PY2014-2015 CDBG funds - **\$15,000**
9. **PUBLIC AMENITIES:** Allocate funds to resurface and improve the jogging/walking trail at Dan McCarty Middle School, which is freely used by citizens throughout Fort Pierce on a regular basis. Total cost in PY2014-2015 CDBG funds - **\$23,000**
10. **PUBLIC AMENITIES:** Allocate funds to cover the costs to purchase and install new playground equipment at a park located in a lower income neighborhood. **\$25,000 (Rollover) + \$2,121** (Re-allocate \$2,121, originally designated in the 2007 Action Plan to help cover the costs associated with lead based paint abatement and remediation to support this activity.
11. **GRANT ADMINISTRATION:** Allocate funds to provide oversight, management, monitoring, fair housing compliance, and CDBG program coordination, budgeted at 20% of CDBG grant award. Total cost in PY2014-2015 CDBG funds - **\$100,540**

2014-2015 FUNDS: \$510,702 ROLLOVER FUNDS: \$167,838 RE-ALLOCATED FUNDS: \$2,121 = \$680,661

CITIZEN PARTICIPATION 91.200 and 91.220 (b)

Summary of the Citizen Participation Plan 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, community groups and 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.

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 all Consolidated Plan submissions to HUD, any substantial amendment of the Plan, and the annual performance report.

The intent of this Plan is to provide many opportunities for all citizens to participate in the planning and development of the City's Consolidated Plan that has the following objective:

The development of a viable community including decent, safe, and sanitary housing and a suitable living environment for persons of very low, low and moderate income, and stabilizing and expanding small businesses.

Participating Agencies, Groups and Organizations

Prior to the City adopting the 2014-2015 Annual Action Plan, the following actions were taken:

1. The Fort Pierce Community Needs Assessment Survey (CNAS) was made available to the public in two (2) formats and was distributed, collected and analyzed. The surveys were distributed utilizing the computer-based tool SurveyMonkey.com.
 - A. The first survey focused on individual citizens and was accessible from the City's Website, www.CityofFortPierce.com for four (4) weeks. A press release promoting the survey was published in a local daily newspaper. Hardcopies of the survey were available at the Fort Pierce City Hall or by mail, upon request.
 - B. The second survey was distributed via email to an extensive and comprehensive list of locally-based supportive service agencies and organizations for their input. Hardcopy citizen surveys were also available for supportive service organizations to distribute at their individual locations.

A total of 42 surveys were completed by citizens and supportive service agencies and organizations.

2. A presentation of the draft PY2014-2015 Action Plan was provided to the Communitywide Council (CWC) (Advisory Council) at their regularly scheduled meetings on May 14 and July 9, 2014. CWC comments and suggestions on the draft Plan were requested and are included in the Summary of Comments section, beginning on page 7 of this document.
3. Two public hearings were held during the development of the Plan during regularly scheduled meetings of the Fort Pierce City Commission. The first hearing was held on July 21 following a presentation of the Plan by City Staff. The second public hearing was held during a regularly-scheduled City Commission meeting on August 4.
4. Public comments received through the Community Needs Assessment Surveys and through the public hearings are posted beginning on page 7 of this document.
5. The City made available to citizens, public agencies, and other interested parties information that included the amount of assistance the City will receive (including grant funds and program income) and the range of activities to be undertaken, including the amount that will benefit persons of extremely low, very low and low income.
6. The Plan was made available for citizens, public agencies and other interested parties to examine through posting on the City's website and by reproducing copies and making them available at the Fort Pierce City Hall. A draft summary of the proposed Plan was also displayed on the City's local television station and in the Scripps' TC Palm newspaper. The summary also listed the dates and times for the two public hearings that were conducted at regularly-scheduled City Commission

meetings as well as staff contact information. Copies of the proposed Plan were also available to citizens to review via U.S. mail, upon request. Please see attached copy of Plan Summary that was published in the newspaper as a display advertisement.

The process used to develop Fort Pierce's Annual Action Plan complies with Part 24 Section 91- 200 of HUD Regulations which requires interaction among private citizens, various local, county and state agencies concerned with housing and social services, non-profit housing providers, for profit housing providers and other members of the local institutions involved in the delivery of housing.

Community Needs Assessment Surveys were emailed to the following organizations that serve the Fort Pierce area:

- New Horizons of the Treasure Coast, Inc.
- Housing Authority of the City of Fort Pierce
- Main Street Fort Pierce
- Lincoln Park Main Street
- Treasure Coast Food Bank
- Treasure Coast Homeless Services Council
- Safespace, Inc.
- Council on Aging of St. Lucie, Inc.
- Mustard Seed Ministries
- Children's Services Council of St. Lucie County
- The ARC of St. Lucie County
- United Way of St. Lucie County
- Workforce Development Board of the Treasure Coast
- St. Lucie County Chamber of Commerce
- Lamplighter's Youth Group
- Harvest Food and Outreach Center
- Boys and Girls Club of St. Lucie County
- Children's Home Society
- Empowering Special Treasures
- Fort Pierce Police Athletic League (PAL)
- Jack's Food Pantry
- Mounty Bethel Human Services Corporation
- Future Generations of St. Lucie County

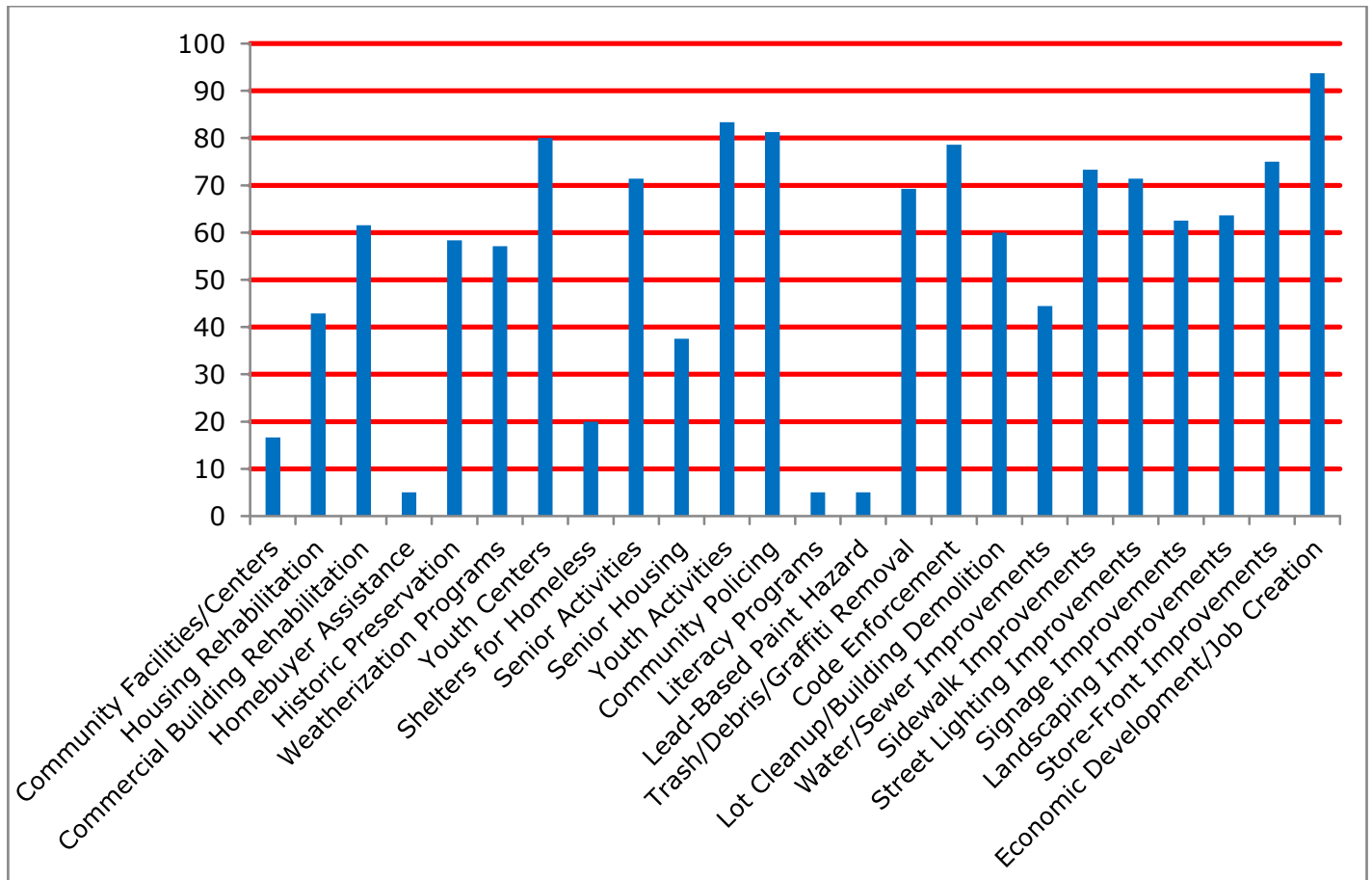
Summary of Comments and Survey Results received from Citizens, Supportive Service Organizations, the Communitywide Council and the City Commission.

Citizen Comments for Survey Question: *How can the City improve services for you and/or your neighborhood? How would these improvements help you and/or make your neighborhood a more desirable place to live?*

- Stop the crime and violence please.
- Stop the crime.
- Help the police. Stop the violence.
- Please don't let our store fronts continue to deteriorate. Code enforcement!
- Revitalize our neighborhoods.
- Repair our streets and sidewalks and add lighting and landscapes.
- Improve our streets, lighting and sidewalks so people can get around easier.
- Remove gangs and violence will stop.
- Help senior citizens.
- Stop crime.

- Get rid of gangs.
- Help address crime and gangs.
- Improve Public Safety.
- Crime Prevention, home improvements, and pedestrian access improvements,
- Get someone with new ideas to help stop the violence. We keep doing what we have always done so the results remain the same.
- Our neighborhood is doing great. The city needs to focus WEST of the railroad tracks. The city also needs to review and streamline its departments and wait times for permits and inspections.
- Create bulb-outs at intersections to slow traffic and make residents more comfortable parking on the street so they stop blocking sidewalks with their cars.
- Stay out of the way. Privatize most of the business the city runs which is a drag on us but a revenue source for the scum in city hall.

Additional Community Survey Results: The following chart shows "Greatest Need" rankings selected by citizens via the Community Needs Assessment Survey:

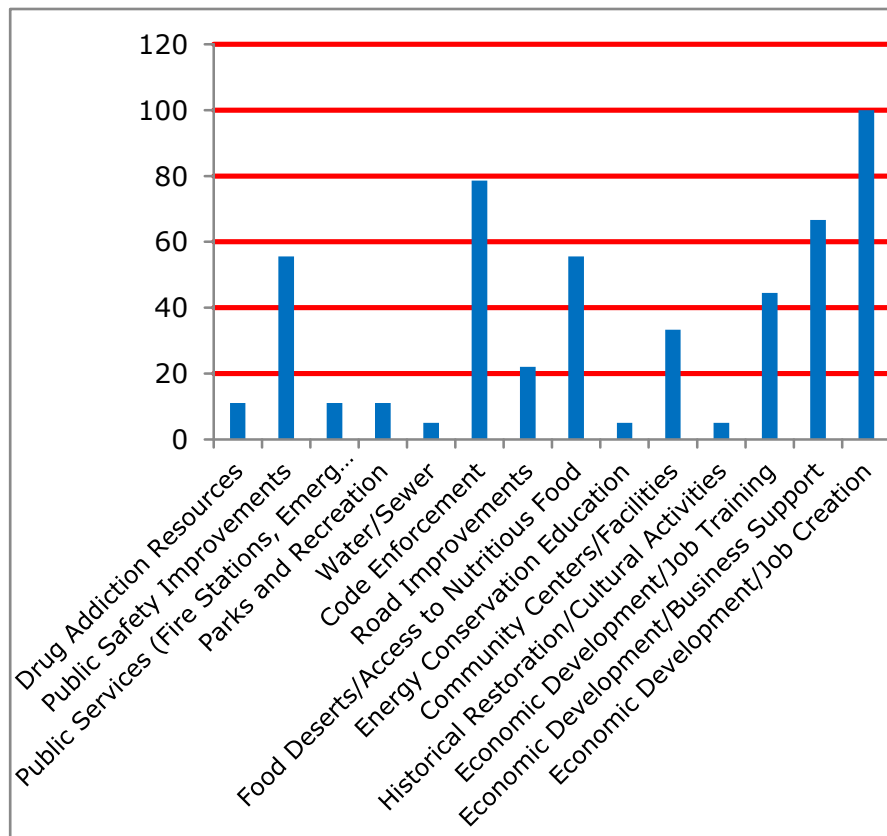


Explanation of Comments Not Accepted

All public comments were accepted.

Supportive Service Organization Survey Responses:

Survey Question: What do you see as the prominent community development needs in Fort Pierce?



Public Comments:

Public Comments from Public Hearings will go here.

Communitywide Council Comments:

The Communitywide Council met on Wednesday, July 9, 2014 and voted in favor of the activities and allocations set forth in this 2014-2015 Action Plan.

City Commission Comments:

City Commission comments will go here.

RESOURCES 91.220 (c) (2)

\$ 502,702	CDBG Entitlement for 2014-2015
\$ 8,000	Anticipated Program Income
\$ 167,838	Rollover Funds from Prior Years (estimate)
\$ 2,121	Re-Allocated Funds
\$ 680,661	Total Projected Funds for 2014-2015

NOTE: The City will apply for grant funds through State, Federal and local sources, should opportunities become available during the next program year.

ANNUAL OBJECTIVES 91.220 (c) (3)

Strategic Plan - Goals and Specific Objectives

	Objective Category: Decent Housing		Objective Category: Suitable Living Environment		Objective Category: Expanded Economic Opportunities
	Assist homeless persons obtain affordable housing	X	Improve the safety and livability of neighborhoods	X	Create and retain jobs
	Assist persons at risk of becoming homeless	X	Eliminate blighting influences and deterioration of property and facilities	X	Establish, stabilize and expand small business (including micro-businesses)
X	Retain affordable housing stock	X	Increase access to quality public and private facilities		Provide public services concerned with employment
X	Increase the availability of affordable, decent, permanent housing to low- and moderate-income families, particularly to minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	X	Reduce the isolation of income groups within areas of spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods		Provide jobs to low-income persons living in areas affected by programs and activities covered by the plan
X	Increase the supply of supportive housing-including structural features and services to enable persons with special needs (including HIV/AIDS) to live in dignity and independence	X	Restore and preserve properties of special, historic, architectural, or aesthetic value		Increase availability of mortgage financing at reasonable rates using non-discriminatory lending practices
	Provide affordable housing that is accessible to job opportunities	X	Conserve energy resources and renewable energy sources		Access to capital and credit for development activities that promote the long-term economic stability and social viability of the community

DESCRIPTION OF 2014-2015 PROGRAM YEAR ACTIVITIES

91.220 (d) & (e) - 2014-2015

1. **CODE ENFORCEMENT - Regulatory Citation 24 CFR 570.202(c)**. Provide salaries and fringe benefits for up to three (3) Code Enforcement officers who will target low/mod income areas to address neighborhood decline and unsafe conditions, aid in the prevention of slum and blight and promote safe, decent housing by inspecting more than 200 structures and/or parcels per year to ensure at least minimum compliance with local codes. **Total cost in PY2014-2015 CDBG funds - \$100,000**
2. **COMMUNITY BASED DEVELOPMENT ORGANIZATIONS - Regulatory Citation 24 CFR 570.204(c)**. Support Lincoln Park and Fort Pierce Main Street Organizations that promote neighborhood revitalization, economic development, job creation, tourism and historic preservation. **Total cost in PY2014-2015 CDBG funds - \$100,000**
3. **MICRO BUSINESS / ECONOMIC DEVELOPMENT - Regulatory Citation 24 CFR 570.201()**. Provide marketing/advertising and development campaign for micro-enterprise tourism businesses for the purpose of increasing their capacity and sustainability. **Total cost in PY2014-2015 CDBG funds - \$45,000**
4. **COMMERCIAL FAÇADE - Regulatory Citation 24 CFR 570.202**. Provide matching grants to commercial property owners for façade improvements. Grants will be a 1:1 match, reimbursable, up to \$10,000. Grant applications will be scored by the Communitywide Council with final decision made by the City Commission. **Total Cost in PY2014-2015 CDBG funds - \$52,162 (+ \$22,838-Rollover)**
5. **OWNER-OCCUPIED HOUSING REHAB ASSISTANCE - Regulatory Citation 24 CFR 570.202**. Purchase paint, paint supplies and other materials needed for the World Changers organization to paint and repair homes of lower income citizens and subsequently reduce the deteriorated housing stock in the City's older neighborhoods. **\$20,000 (Rollover)**
6. **INFRASTRUCTURE - Regulatory Citation 24 CFR 570.201(c)**. Improve/repair the infrastructure in lower-income neighborhoods, including, but not limited to: parking, street and alley lighting, street paving and improvements, sidewalks, curbs and gutters. **\$100,000 (Rollover)**
7. **PUBLIC SERVICES - Regulatory Citation 24 CFR 570.201(e)**. Provide grants to nonprofit organizations that serve lower income citizens. Grant applications will be scored by the Communitywide Council with final decision by the City Commission. **Total cost in PY2014-2015 CDBG funds - \$75,000**
8. **PROMOTION OF LOCAL ART AND CULTURAL HERITAGE- Regulatory Citation 24 CFR 570.201-206(203)**. Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultural awareness. Funds may be used as "match" for state and federal grant opportunities and to maintain existing and/or create new art and cultural heritage projects. **Total cost in PY2014-2015 CDBG funds - \$15,000**
9. **PUBLIC AMENITIES - Regulatory Citation 24 CFR 570.201(c)**. Resurface and improve the jogging/walking trail at Dan McCarty Middle School, which is freely used by citizens throughout Fort Pierce on a regular basis. **Total cost in PY2014-2015 CDBG funds - \$23,000**

10. PUBLIC AMENITIES – Regulatory Citation 24 CFR 570.201©. Purchase and install new playground equipment at a park located in a lower-income neighborhood. **\$25,000 (Rollover); and \$2,121** (Re-allocate \$2,121, originally designated in the 2007 Action Plan to help cover the costs associated with lead based paint abatement and remediation to support this activity.

11. GRANT ADMINISTRATION: Provide oversight, management, monitoring, fair housing compliance, and coordination of the CDBG program, budgeted at 20% of CDBG grant award. **Total cost in PY2014-2015 CDBG funds - \$100,540**

TOTAL PROPOSED EXPENDITURES –PY 2014-2015 FUNDS	\$510,702
TOTAL PROPOSED EXPENDITURES - ROLL-OVER FUNDS	\$167,838
TOTAL PROPOSED EXPENDITURES – REALLOCATED FUNDS	\$ 2,121
GRAND TOTAL	\$680,661

#####

DESCRIPTION OF 2013-2014 PROGRAM YEAR ACTIVITIES

91.220(d) and (e)

An overview of all of the activities for Program Year 2013-2014 (*to date*) follows:

The City of Fort Pierce continues to pursue additional state and federal funding opportunities to leverage with CDBG and the State of Florida’s SHIP program to address the needs of its low and very low income citizens.

As of the end of July, 2014, the City of Fort Pierce expended and encumbered \$_____ in Community Development Block Grant funds for program year 2013-2014. This funding was utilized in the pursuit of the City’s and the U.S. Department of Housing and Urban Development’s mutual goals of providing decent housing, creating a suitable living environment, and expanding economic opportunities.

The categories and the percentages of total CDBG dollars expended per category as of the end of July 2014 for the 2013-2014 program year are as follows:

- Public Service Projects – _____%**
- Commercial Façade Improvements - _____%**
- Code Enforcement – _____%**
- Community-Based Development Organizations – _____%**
- Micro Business / Economic Development – _____%**
- Infrastructure Improvements - _____%**
- Spot Slum and Blight Removal - _____%**
- Promotion of Local Art & Cultural Heritage/Art in Public Places – _____%**
- Improvement of Community Focal Points - _____%**
- Program Administration – _____%**

Public Service Projects – As of the end of July, 2014, the City expended \$_____ of the \$70,000 set aside for eleven (11) grant awards to public service agencies for LMI citizens in Fort Pierce. The subawardees for these grants have been selected and projects are currently underway. The CDBG funds will be awarded on a reimbursement basis, before the end of this program year.

Commercial Façade Improvements – As of the end of July, 2014, the City expended _____ of the \$50,000 set aside through eight (8) grant awards for commercial façade improvement projects. These funds will leverage more than \$300,000 from commercial property owners to improve facades across the city. These projects are currently underway and will be completed before then end of this program year.

Code Enforcement – At of the end of July, 2014, the City expended \$_____ of the \$140,000 set aside for Code Enforcement services to improve living conditions in lower income neighborhoods. Salaries and fringe for three (3) Code Enforcement officers were paid with these funds and a goal of 200 homes was projected for these staff members to inspect within the City’s lower income neighborhoods. To date, _____ homes have been inspected by these employees.

Community Based Development Organizations – As of the end of July, 2014, the City expended \$_____ of the \$100,000 set aside to support the economic development, job creation, tourism and historic preservation efforts of the Lincoln Park and Fort Pierce Mainstreet organizations.

Micro Business / Economic Development – As of the end of July, 2014, the City expended \$_____ for marketing/advertising initiatives to increase the capacity and sustainability of existing micro-enterprise tourism providers within the City of Fort Pierce.

Infrastructure Improvements – As of the end of July, 2014, The City completed engineering plans and designs for \$450,000 infrastructure improvements in LMI neighborhoods that will include, but not be limited to: traffic calming, parking, street and alley lighting, paving and improvements, sidewalks, curbs and gutters, landscaping and various signage and other cosmetic improvements. This project is expected to be complete by December, 2014.

Spot Slum and Blight Removal – As of the end of July, \$_____ in CDBG funds were used to demolish and remove spot slum and blight throughout our lower-income neighborhoods.

Promotion of Local Art and Cultural Heritage / Art in Public Places – As of the end of July, 2014, the City expended \$15,000 as match to a grant award received from the Florida Division of Cultural Affairs to complete Phase I of the 2-Phase Highwaymen Heritage Trail project, which is research and preparatory work to create a commemorative self-guided trail and interactive website to recognize 26 Florida Hall of Fame, world renowned African American artists, from Jim-Crow era Fort Pierce.

Improvement of Community Focal Points – As of the end of July, 2014, the City expended \$13,950 which has leveraged more than \$15,000 in cash, donations and in-kind services toward the creation of a community garden in one of our lower-income neighborhoods. Garden plots as well as gardening supplies are free. Local community supportive service organizations are providing instructional classes on gardening techniques, healthy eating, etc. to area adults and children.

Program Administration – As of the end of July, 2014, the City expended \$_____ for project oversight, management, monitoring, fair housing compliance, and coordination of the CDBG program, budgeted at 20% of CDBG grant award.

#####

The 2014-2015 program year will address the following outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006.

OUTCOME MEASURES 92.220(e)

Activities to be undertaken during the 2014-2015 plan year are classified by the following objective groups and outcome measurements:

Decent Housing w/Purpose of New or Improved Accessibility (DH-1)

- Provide paint, paint supplies and other materials needed for World Changers organization to paint and repair homes of lower income citizens and reduce the deteriorated housing stock in the City's older neighborhoods.

Suitable Living Environment w/Purpose of New or Improved Sustainability (SL-1)

- Code Enforcement services will provide at least 200 inspections of homes and other properties in lower-income neighborhoods during the 2013-2014 program year.

Suitable Living Environment w/Purpose of New or Improved Accessibility (SL-2)

- Improve/repair the infrastructure in LMI neighborhoods, including, but not limited to: parkways, trees, lighting, traffic calming, parking, street and alley lighting, street paving and improvements, etc.

Suitable Living Environment w/Purpose of Improved Availability (SL-3)

- Resurface and improve the jogging/walking trail at Dan McCarty Middle School, which is freely used by LMI citizens throughout Fort Pierce on a regular basis.

Suitable Living Environment w/Purpose of Improved Availability (SL-4)

- Purchase and install new playground equipment at popular neighborhood parks – gathering places for LMI inner-city youth.

Micro-Enterprise Assistance – New or Improved Sustainability (EO-1)

- Support of local micro-enterprise businesses via technical assistance, marketing and advertising to increase their capacity and sustainability.

Economic Opportunity - Commercial Façade Improvements – New or Improved Availability (EO-2)

- Provide matching grants to commercial property owners for façade improvements that promote neighborhood and downtown revitalization, economic development.

Neighborhood Revitalization (NR-1)

- Funding to support two (2) Community-Based Development Organizations' promotion of neighborhood revitalization, economic development, cultural/heritage tourism and historic preservation.

Promotion of Local Art and Cultural Heritage (NR-2)

- Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City by providing funds to use as match for state and federal grants and to maintain and/or create new art and cultural heritage projects which are proven to promote economic development in lower income neighborhoods.

Other (O-1)

Public Service Projects to Support LMI Citizens

- Grants to up to twenty (20) local providers of services to lower income citizens.

GEOGRAPHIC DISTRIBUTION/ALLOCATION PRIORITIES 91.220 (d) and (f) CDBG TARGET AREA BOUNDARY

Target areas and boundary limits are established for infrastructure improvements/development and capital improvement programs that are located 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, and public service projects.

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

ANNUAL AFFORDABLE HOUSING GOALS 91.220 (g)

For program year 2014, 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, rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

Decent Housing Goal: Provide safe and affordable housing to extremely low, very low and low-income residents by providing rental assistance to families with annual household incomes of less than 80% of the Area Median Income (AMI).

Strategy: Use State Housing Initiative Partnership (SHIP) funds to rehabilitate homes belonging to low and very low-income citizens.

Affordable Housing Goal: Provide safe and affordable housing to extremely low, very low and low-income residents by providing homeownership opportunities to families with annual household incomes of less than 80% of the Area Median Income.

Strategy: Use State Housing Initiative Partnership (SHIP) funds to provide down payment and closing cost assistance to qualifying low and very low-income citizens.

Affordable Housing Goal: Provide safe and affordable housing to extremely low, very low and low-income residents by completing the rehabilitation of existing units, which are determined to be suitable for rehabilitation, using CDBG Housing Rehabilitation funds.

Strategy: The City of Fort Pierce will continue to allocate SHIP funds for rehabilitation to residents that present the greatest need on a case-by-case basis. In addition, the City will continue to partner with the Fort Pierce Utilities Authority to provide Weatherization Assistance for low and very low income home owners.

PUBLIC HOUSING 91.220 (h)

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.

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

To date, no decision has been made on the availability of the tax credits for this project. We will continue to partner with the Housing Authority during the 2014-2015 program year to promote the availability of safe and affordable rental housing for extremely low, very low and low-income residents.

The City of Fort Pierce will also continue to support the FPHA in any effort put forth to encourage public housing residents to become more involved in the management of their own lifestyle and participate in homeownership opportunities.

HOMELESS AND SPECIAL NEEDS 91.220 (i)

The City of Fort Pierce has a long-standing community partnership with the Treasure Coast Homeless Services Council, who provides homeless services to residents in St. Lucie, Indian River and Martin Counties. The City of Fort Pierce is located in St. Lucie County. The City benefits from available resources provided by the Council, but does not, and will not in the current program year, be invested in administering programs that will take action in eliminating the ongoing problem of chronic homelessness.

Several local public and private agencies provide transitional housing, food supplements, rent and utility subsidies, and counseling services to persons who suffer from homelessness. The City provided Public Service Agency (PSA) grant awards to three of these organizations, Harvest Outreach, Jack's Food Pantry and Mount Bethel Human Services to increase their ability to provide food and other services to the homeless and extremely low income within the City of Fort Pierce. The City will continue to collaborate with local supportive service organizations and continuously apply for other funding opportunities to address the needs of our citizens. Additionally, the City disseminates information on available resources to residents, as needed.

Regarding actions set forth to assist persons who are not federally defined as "homeless" in accordance with 91.215 (e) or those at risk for homelessness, the City has elected to work in partnership with the Treasure Coast Homeless Services Council and officially adopt actions demonstrated in the annual Continuum of Care Plan created and adhered to by the Council, as well as providing the appropriate information to residents in need of assistance.

BARRIERS TO AFFORDABLE HOUSING 91.220 (j)

During the 2014-2015 Program Year, the City of Fort Pierce will administer the State-funded State Housing Initiative Partnership (SHIP) housing program to help address barriers to affordable housing.

The City is collaborating with Habitat for Humanity and offering tracks of land in various areas in several neighborhoods for Habitat projects.

OTHER ACTIONS 91.220 (k)

The City of Fort Pierce will maintain and continue its aggressive efforts to remove any obstacles to meeting the needs of the underserved, foster and maintain affordable housing, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private agencies.

The major obstacle toward meeting the needs of the underserved is the continuing decrease of financial resources to address those needs. The City's local tax base has continued to spiral downward with declining property values leading the way as the main

culprit. However, real estate projections indicate a moderate increase in home values and an upsurge in sales of foreclosures over the past few months.

The City plans to take the following actions to address obstacles to meeting the needs of the underserved:

1. Provide Support for Low-Income Residents through Public Services:

Provide funding through grant opportunities to local public supportive service organizations to assist in the provision of food, recreational and educational programs for underserved minority individuals and families.

2. Provide Economic Development Opportunities for Low and Moderate Income Persons:

- a. Collaborate with local college, Workforce Solutions and community supportive service providers to promote information on the availability of:
 - 1. Job skills training
 - 2. Employment opportunities
 - 3. Financial management training
- b. Fund the Lincoln Park and Fort Pierce Main Street Organizations' promotion of neighborhood revitalization, economic development, the creation of jobs, expansion of tourism and historic preservation.

3. Provide Support for Micro Enterprise tourism-based businesses to nurture the local Tourism providers

Provide funding to promote and increase the capacity and sustainability of existing micro enterprise tourism businesses which in turn will spur economic growth throughout Fort Pierce.

4. Continue to implement the Fair Housing Plan

The City will undertake the following actions during the 2014-2015 program year to continue to implement the Fair Housing Plan:

- a. Continue to investigate and respond to fair housing complaints;
- b. Increase fair housing education efforts through advertisements in For Rent/For Sale classified section in the local newspaper and on the City's website;
- c. Create an official proclamation during fair housing month; and
- d. Continue to evaluate the need for additional fair housing education and enforcement activities in the community.

5. Remove Barriers to Affordable Housing

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of AMI (Average Median Income)). An analysis of these factors has aided the City in developing programs that reduce the adverse effects of these constraints on the supply and cost of housing.

Most of the City of Fort Pierce's policies were enacted to protect and further public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

6. Foster and Maintain Affordable Housing

Policies for producing and preserving Affordable Housing include:

- a. Continue Code Enforcement's work in low income areas;
- b. Collaborate with private developers and the Housing Authority to promote affordable housing construction and promote opportunities for rental assistance; and
- c. Apply to Federal, State and local funding programs to provide new housing construction, home owner reconstruction and emergency housing repairs in low income areas.

7. Continue to Enhance Institutional Structure

The City will continue to collaborate internally and with local non-profit supportive service agencies and organizations to carry out the activities covered by the Consolidated and Action Plans.

The City will continue to collaborate with the Treasure Coast Homeless Coalition and the Fort Pierce Housing Authority to assess the extent of homelessness, evaluate existing services, and to implement their Continuum of Care strategy for the homeless. The City will also continue to collaborate to assess the strengths and gaps between public and assisted housing providers, and among public and private health, mental health and other service agencies.

RESOURCES (91.220 (c) (1))

The following federal and state resources are anticipated to be received during the 2013-2014 program year:

- CDBG entitlement funding for 2014-2015 is \$502,702.
- Anticipated program income for program year 2013-2014 is \$8,000.
- Roll-over funds from previous year's CDBG is estimated at \$167,838.
- Re-allocated funds from 2007 Activity is \$2,121.

The following non-federal and non-state resources are anticipated to be received during the 2014-2015 program year:

- SHIP funds in the amount of \$164,000 which will be used to rehabilitate homes belonging to income- and SHIP-program-qualified Fort Pierce citizens.
- The City will make application to various Federal, State and local funding sources to provide additional support for community supportive services, economic development activities, housing rehabilitation and home foreclosure assistance, as available.

MONITORING

The City will continuously monitor to ensure programs are being carried out in accordance with all U.S. Department of Housing and Urban Development statutory and regulatory requirements and with the City Consolidated Plan and annual Action Plan.

Monitoring will cover programs administered by the City with funds received from HUD. In addition, the monitoring will include a review of information being submitted to HUD to ensure that information and data submitted are correct and complete. An annual report will be prepared on the monitoring results, and submitted to the CDBG Communitywide Council (CWC) for review.

The City will also conduct onsite monitoring of all sub-recipients, as needed, to ensure compliance with all applicable statutory and regulatory requirements. The City monitors

expenditures on a monthly basis to ensure the timeliness expense of CDBG entitlement funds.

The City of Fort Pierce is committed to using federal funds appropriately and in such a manner that maximizes the public benefit to low- and moderate-income residents. The City currently utilizes a variety of administrative mechanisms to ensure the success of their endeavors through project monitoring and program monitoring.

Project Monitoring

The goal of project monitoring is to ensure that HUD-funded projects and activities are implemented in a timely manner in accordance with Federal regulations and other statutory or regulatory requirements. As a means to achieve this goal, the City's project monitoring effort focuses on identifying deficiencies, promoting corrections, and providing technical assistance in order to improve the performance of the City and all its partners. This process involves effective communication and cooperative, problem-solving relationships between the City and its contractors/sub recipients/project sponsors.

Project monitoring activities are comprised of desk reviews and/or on-site visits during which management procedures, goal establishment and achievement, record keeping, organizational financial status, construction and labor standards, procurement procedures, and many other areas are reviewed.

Desk Review

Desk review is an ongoing process in which the program representative responsible for overseeing the project uses all available information to review the sub recipient's or project sponsor's performance in carrying out the approved project or activity. This review process enables the City to identify problems requiring immediate attention and to prepare for more in-depth on-site monitoring.

Material used for this review includes, but is not limited to, monthly reports and receipts and proof of payment for expenditures, the executed sub recipient/ project sponsor agreement, requests for reimbursement, monthly, quarterly and annual reports, audits, and the certificate of liability insurance, client eligibility information, documentation from previous monitoring visits, and the original funding application.

On-Site Monitoring

On-site monitoring is a structured review conducted by the program representative at the locations where project activities are being carried out or project records are being maintained. In preparation of the on-site monitoring visit, the assigned monitor contacts the agency to explain the purpose of the visit, schedules a time and date, sends a confirmation letter, and performs a desk review.

Once on-site, the monitor reviews the sub recipient/project sponsor files, including source documentation, to ensure compliance with all regulations governing their administrative, financial, and programmatic operation. The monitor also verifies that their performance objectives are on target and that the activity or project is projected to be completed within budget. This information is utilized to complete the appropriate checklist and provide the sub recipient/project sponsor with tentative conclusions during the exit interview.

Once the on-site visit is concluded, a formal written report describing the results of the visit, as well as any findings or concerns is provided to the business/organization. This report also recommends corrective items to address and rectify the problem areas, if necessary. Once the corrective actions have been completed, the City closes out the monitoring review. The City's Department of Urban Redevelopment (DUR) is responsible for on-site monitoring.

The DUR performs an monthly desk review and may conduct on-site monitoring visits, as needed to ensure that sub recipients are compliant with federal regulations and statutory requirements, as well as the terms of their sub recipient agreement with the City.

Additional monitoring takes place when individual Requests for Payment are received. Prior to approval, the DUR personnel verify client eligibility with regard to the criteria outlined in their agreements before releasing payments.

PROGRAM SPECIFIC REQUIREMENTS CDBG 91.220 (I) (1)

1. Program Income is as follows:

a. Repaid notes	\$
b. Interest earned on Section 108 Loan	\$
c. Bank interest earned	\$
d. Section 108 repayment	\$

2. None

3. Section 108 Loan repayment is \$

4. None

5. None

6. None

7. N/A

8. 100% of \$502,702 available for Program Year 2014-2015 and 100% of estimated \$167,838, which are roll-over funds from previous years.

HOME 91.220 (I) (1)

Not Applicable

HOPWA 91.220 (I) (3)

Not Applicable

OTHER NARRATIVES AND ATTACHMENTS

Not Applicable

APPENDIX A

CITY OF FORT PIERCE BOUNDARY MAP

The target area and boundary limit was established for infrastructure improvement/development and capital improvement programs that are located in areas of the city where no less than 51 percent of population is low to moderate income. CDBG housing activities occurred within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects continued to be conducted only in areas that are more than 51% low to moderate income as determined by Census Bureau. A map of the census tracts in the City of Fort Pierce is provided below:

