

DRAFT



CITY OF FORT PIERCE, FLORIDA
Honorable Linda Hudson, Mayor

2015-2016 ANNUAL ACTION PLAN
October 1, 2015 through September 30, 2016

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

DRAFT

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2015-2016 ANNUAL ACTION PLAN

CITY OF FORT PIERCE, FLORIDA

Community Development Block Grant Program – Oct. 1, 2015 – Sept. 30, 2016

EXECUTIVE SUMMARY 91.220 (b)

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

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

Objectives, Projected Outcomes, Budget Overview:

- 1. CODE ENFORCEMENT:** Provide salaries and fringe benefits 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 PY2015-2016 CDBG funds - \$50,000**
- 2. MICRO BUSINESS:** Provide a marketing/ advertising and development campaign to promote small tourism-based businesses. **Total cost in PY2015-2016 CDBG funds - \$30,000**
- 3. MICRO ENTERPRISE:** Collaborate with Service Corps of Retired Executives (SCORE) to provide quarterly workshops for existing small businesses in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west to 10th Street; provide grants to the attending businesses to purchase items to increase their business capacity and sustainability. **Total cost in PY2015-2016 funds - \$90,000**
- 4. PUBLIC SERVICES:** Allocate funds via grants to nonprofit organizations that serve low to moderate income citizens in the city. Grant applications will be scored by the Communitywide Council with final decision by the City Commission. **Total cost in PY2015-2016 CDBG funds - \$70,000**
- 5. NEIGHBORHOOD REVITALIZATION:** 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 PY2015-2016 CDBG funds - \$45,318**
- 6. NEIGHBORHOOD REVITALIZATION / COMMUNITY BASED DEVELOPMENT ORGANIZATIONS:** Provide grants to the Lincoln Park and Fort Pierce Main Street Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism and historic preservation. **Total cost in PY2015-2016 CDBG funds - \$100,000**
- 7. 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 PY2015-2016 CDBG funds - \$94,830**

2015-2016 FUNDS: \$474,148 + Anticipated Program Income: \$6,000 = \$480,148 (Total Available)

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, Communitywide Council, various community groups, supportive social service organizations and every citizen of the City of Fort Pierce with emphasis on participation by persons of extremely low, very low, low and moderate income residents.

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 from May 5 through June 15, 2015. 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 or fax, 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 22 supportive service organizations to distribute at their individual locations. See list of organizations on next page.

A total of 332 completed surveys were received by the City from citizens and supportive service agencies and organizations.
2. 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.
3. A Draft 2015-2016 Action 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 two newspapers of local circulation. 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 two newspapers as a display advertisement.
4. A presentation of the draft PY2015-2016 Action Plan was provided to the Communitywide Council (CWC) (Advisory Council) at their regularly scheduled meeting on June 10, 2015.
5. 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 20, 2015 following a presentation of the Plan by City Staff. The second public hearing was held during a regularly-scheduled City Commission meeting on August 3, 2015. Citizen comments relating to the Action Plan made during the two City Commission meetings were transcribed and are included as attachments to this Plan.

6. Comments received through the Community Needs Assessment Surveys are included in this Plan, beginning at the bottom of this page.

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 community supportive service 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
- Mouny Bethel Human Services Corporation
- Future Generations of St. Lucie County

Citizen and Supportive Service Organization Comments from Survey:

Question: Please describe other concerns or needs in your neighborhood:

- Reducing crime rate is the number 1 problem.
- When we had a homeowner association we ask the city for assistance in the area of speed bump play ground because the children and parents need a place within side the area so parent able to watch their kids without leaving the neighborhood for a place for activities. We have outsiders comes through drag racing their cars and speeding and the children in the road playing sports. Asking for speed for one to two speed bumps on each streets.
- Improved parking and enforcement of 2 hour signs.
- My immediate neighborhood does not face significant issues.

- Outdoor/trash clean-up, Code Enforcement of outdoor storage, trash, parking in yards, # of residents per structure, illegal home conversion into duplexes, painting of structures.
- Sidewalks that go places, not just some here some there.
- Lack of code enforcement! Lack of leadership. Too much entitlement.
- Too much blight. Code enforcement is a MUST!
- Nobody who lives here cares.
- Too many kids that want to be in gangs are a real problem.
- TRANSPORTATION! There are many jobs available in hotels and resorts, but people cannot get to them. The buses don't go near the job sites. Riders try to bring a bicycle, only to find the bus rack only holds two bikes - there are fist fights at the bus stops about this - people want to work. And of course, they stop running early in the evening. You need more buses, they need to be free, and they need more bike accommodation if you want Ft. Pierce to lift out of poverty.
- jobs. jobs. jobs. jobs.
- Police that care about our children.
- Slum lords that do not take care of rental property. People are living in very bad conditions.
- We need businesses to open to create more jobs.
- Senior citizens need police protection.
- Neighborhood needs citizens to care about safety. Crime is out of control.
- People that live in the neighborhood should care more about where they live and take care of where they live.
- I am concerned with the lack of police protection in my neighborhood.
- Crime, gangs, jobs.
- Need to get sewer system for all of neighborhood.
- YOU TOUCH ON THEM.
- Cleanliness.
- YOUTH ACTIVITIES.
- Street Lights/Lamps; Street Maintenance
- We want our small businesses to succeed and our area to grow again.
- Gang violence.
- Utilities.
- Anti-gang violence.
- Please put something in my community for the kids, so that we don't have to go to different districts to have fun!
- Dirt roads that should be paved and not filled with cheap millings and the community center needs its pool back.
- Improve the streets and homes.
- Street lights, cross-guard for central high school people speed down 25th, a wall is needed against the side walk people constantly litter and trespass. Certain violent neighborhoods need a curfew and constant patrolling.
- The new city LED lights do not light up the same area as the old ones. Buy better led lights with better reflector behind the light.
- The street signs need to be redone badly...you can hardly see them at night. Even during the day.
- Bank owned and foreclosed homes being left in derelict condition.
- Sidewalks, lighting.
- More of a fight to combat crime.

- Resurface streets.
- My neighborhood is great. It feels bad that people ask if Fort Pierce is safe to visit in the morning.
- New streets, drainage & curbs & gutters, lighting.
- All this gang shooting. It's ashamed a 2yr old had to die. There's no call for all this our community to come together put a stop to violence.
- Community revitalization to allow young families to be attracted to the area in order to buy and develop a long term community, rather than investors that rent to transient individuals.
- Chickens & pigs need to be addressed.
- None.
- Foreclosed homes.
- Cars zooming through, no sidewalks, empty/unkept homes.
- We need sanitary sewers installed asap. These homes are all on septic systems we need sanitary sewers. We are across from Lawnwood Park and the County building and we have septic systems. Streets are pot holed, signage requires updating, "children at play", and we need sidewalks.
- Increased train traffic.
- Improve the deep dips on the side of the roads where the asphalt has eroded. These cause very dangerous ruts that cause drivers to over correct and potentially cause accidents.
- Slumlords and criminal activities in those properties.
- We need help as single mothers/fathers with childcare and summer care for special needs children. My son has autism I can only work part time and cannot afford a sitter or care for him. Nobody will help with expenses. It would also be nice to have a street sign on the road for people to slow down that there is a child with autism around.
- Real estate needs to be sold n broken down into more 3-5 – 8-10 acre equestrian ranches, focus on Ag programs teach kids about animal awareness of rescuing due to neglect abuse.
- Safety/Economic
- HOMES BEING LIVED IN BY OWNERS AND LESS RENTALS WHICH ARE NOT BEING TAKEN CARE OF BECAUSE OWNERS DO NOT LIVE IN THE AREA AND NOT CARE WHO IS RENTING THE PROPERTY JUST AS LONG AS THEY ARE GETTING THE MONTHLY RENT. PROPERTY IS NOT BEING MAINTAINED.
- We need more experienced officers in the police Department.
- Traffic control and bridge improvements.
- Right now we do not have problems in our neighborhood.
- I love my neighborhood. It is close to county area (Sheraton Plaza) that needs much help and there is spillover.
- Stop gang violence.
- Parking on lawns overnight in front of homes dangerous for bike riders and walkers no parking on main roads waiting for busses to drop off children very very dangerous kids running to cars.
- Better Pedestrian Awareness.
- Housing clean up.
- More police patrols. Maybe on foot or bike.
- Economic Development will come when streets are not pot holed and crime is low. The City should work on improving the lives of all, not just segments.
- Recycling.

- Lower crime. Less housing assistance for people abusing the government assisted funds.

Explanation of Comments Not Accepted

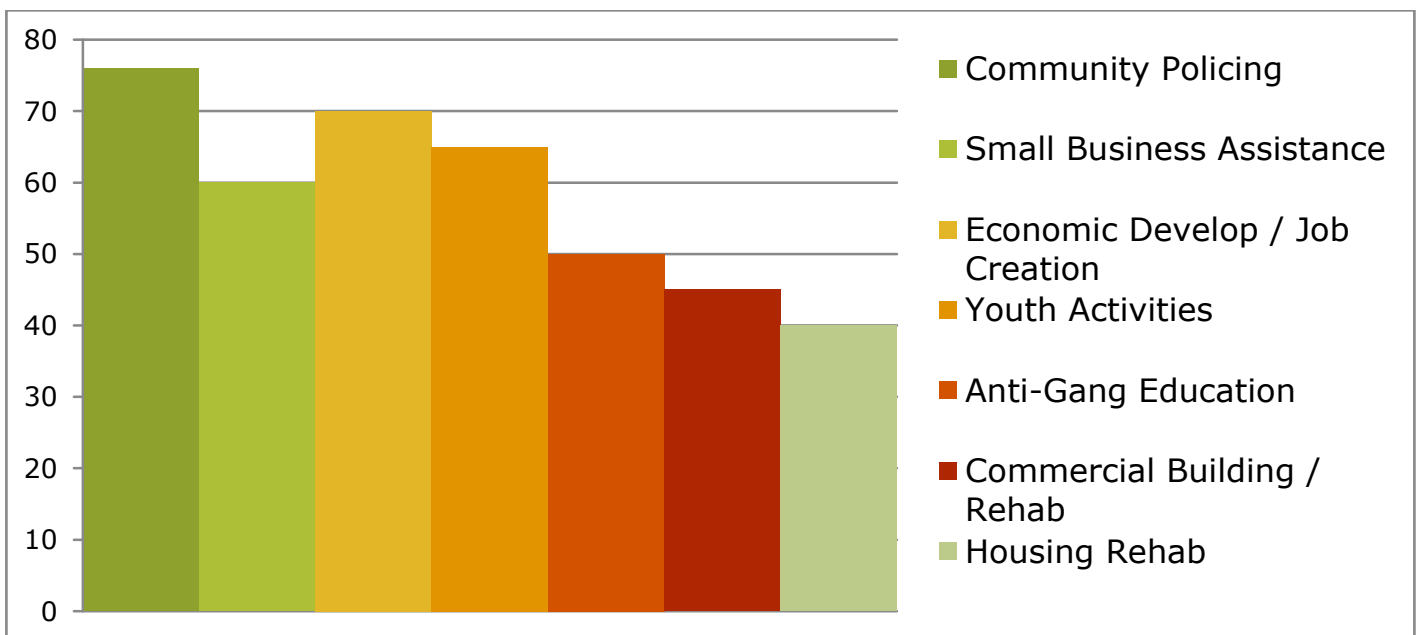
All comments were accepted.

Public and City Commission Comments During Public Hearings

Please see Attachments section of this Plan for transcribed minutes taken from the two public hearings that were held during regular City Commission meetings on July 20 and August 3, 2015.

Additional Information Garnered from Survey

Survey Question: *Please rate the level of need by selecting "Great Need", "Moderate Need", or "Low Need":*



RESOURCES 91.220 (c) (2)

\$ 474,148	CDBG Entitlement for 2015-2016
\$ 6,000	Anticipated Program Income
\$ 480,148	Total Projected Funds for 2015-2016

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	x	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 2015-2016 PROGRAM YEAR ACTIVITIES

91.220 (d) & (e) - 2015-2016

1. **CODE ENFORCEMENT - Regulatory Citation 24 CFR 570.202** Provide salaries and fringe benefits for 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 PY2015-2016 CDBG funds - \$50,000**
2. **MICRO ENTERPRISE - Regulatory Citation 24 CFR 570.201()**. Provide a marketing/advertising and development campaign to strengthen the sustainability of micro-enterprises focused on tourism. **Total cost in PY2015-2016 CDBG funds - \$30,000**
3. **MICRO ENTERPRISE** – Collaborate with Service Corps of Retired Executives (SCORE) to provide quarterly workshops for existing small businesses in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west to 10th Street; provide grants to the attending businesses to purchase items to increase their business capacity and sustainability. **Total cost in PY2015-2016 funds - \$90,000.**
4. **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 PY2015-2016 CDBG funds - \$70,000**
5. **NEIGHBORHOOD REVITALIZATION / 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 PY2015-2016 CDBG funds - \$45,318**
6. **NEIGHBORHOOD REVITALIZATION / COMMUNITY BASED DEVELOPMENT ORGANIZATIONS - Regulatory Citation 24 CFR 570.204(c)**. Provide grants to the Lincoln Park and Fort Pierce Main Street Organizations for low-to-moderate income business owners through the promotion of neighborhood revitalization, economic development, job creation, tourism and historic preservation. **Total cost in PY2015-2016 CDBG funds - \$100,000**
7. **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 PY2015-2016 CDBG funds - \$94,830**

TOTAL PROPOSED CDBG PY2015-2016 FUNDS	\$474,148
TOTAL PROPOSED 2015-2016 PROGRAM INCOME	\$6,000
GRAND TOTAL	\$480,148

DESCRIPTION OF 2014-2015 PROGRAM YEAR ACTIVITIES

91.220(d) and (e)

As of July 31, 2015, the City of Fort Pierce expended \$ [REDACTED] in Community Development Block Grant funds during program year 2014-2015 (program year began October 1, 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 amount of total CDBG dollars expended per category as of the end of July 2015 for the 2014-2015 program year are as follows:

Public Service Projects – As of the end of July, 2015, the City expended \$ [REDACTED] for fourteen (14) 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. These projects will be complete before the end of this program year.

Home Rehabilitation – As of the end of July, 2015, the City expended \$ [REDACTED] for paint, paint supplies, food and other supplies 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.

Commercial Façade Improvements – As of the end of July, 2015, the City expended \$ [REDACTED] for twenty-four (24) commercial façade grant awards. These funds will leverage more than \$ [REDACTED] from commercial property owners to improve facades across the city. These projects will be completed before then end of this program year.

Code Enforcement – At of the end of July, 2015, the City expended \$ [REDACTED] for Code Enforcement services to improve living conditions in lower income neighborhoods. Salaries and fringe for two (2) Code Enforcement officers were paid with these funds and a goal of 200 homes was projected for these staff members to. To date, more than [REDACTED] homes have been inspected by these employees.

Community Based Development Organizations – As of the end of July, 2015, the City expended \$ [REDACTED] to support low to moderate income business owners through economic development, job creation, tourism and historic preservation efforts of the Lincoln Park and Fort Pierce Mainstreet organizations.

Micro Business – As of the end of July, 2015, the City expended \$ [REDACTED] allocated for marketing/advertising initiatives to strengthen the capacity and sustainability of existing micro-enterprise businesses focused on tourism providers within the City of Fort Pierce.

Infrastructure Improvements – As of the end of July, 2015, The City continued infrastructure improvements in LMI neighborhoods that will include, but not be limited to: traffic calming, parking, street and alley lighting, paving and improvements. This project is expected to be complete by the end of September, 2015. Total expended as of July 31, 2015 - [REDACTED]

Spot Slum and Blight Removal – As of the end of July, \$ [REDACTED] 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 – As of the end of July, 2015, the City expended \$ [REDACTED] to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.

Program Administration – As of the end of July, 2015, the City expended \$ [REDACTED] for project oversight, management, monitoring, fair housing compliance, and coordination of the CDBG program, budgeted at 20% of CDBG grant award.

The 2015-2016 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 2015-2016 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. (Funding allocated for 2014-2015 program year.)

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 2015-2016 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. (Funding allocated during 2014-2015 program year.)

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

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

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

- Collaborate with Service Corps of Retired Executives (Score) to provide quarterly workshops for existing small business in low income areas; provide grants to the attending businesses to purchase items to increase their business' capacity and sustainability.

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

- Provide matching grants to commercial property owners in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west to 10th Street for façade improvements that promote revitalization and economic development.

Neighborhood Revitalization – Community-Based Develop. Organizations (NR-1)

- Funding to support the Lincoln Park Main Street Community-Based Development Organization's promotion of low to moderate income businesses through neighborhood revitalization, business development, cultural/heritage tourism and historic preservation.

Neighborhood Revitalization - 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.

Public Service Projects to Support LMI Citizens (Other – O-1)

- Grants to local providers of supportive services for our 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 2015, 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 funds as available in State Housing Initiative Partnership (SHIP) to rehabilitate homes belonging to low and very low-income citizens. Partner with Habitat for Humanity and World Changers who will provide manpower and materials needed to renovate homes belonging to very low and low income homeowners in Fort Pierce. Continue collaborating with the Fort Pierce Utilities Authority and Indiantown to refer very low and low-income homeowners to these entities for weatherization assistance.

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, as available, to provide down payment and closing cost assistance to qualifying low and very low-income citizens.

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. To date, the FPHA's application has not been funded; however, the City has continued to designate the \$37,500 in CDBG for this project.

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

The FPHA recently reapplied for the tax credits for this project. We will continue to partner with the Housing Authority during the 2015-2016 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.

The City is currently actively meeting with several local agencies to draft a Continuum of Care Plan for the Fort Pierce area that coincides with the COC in place in surrounding communities.

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 2015-2016 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 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 lower-income individuals and families.

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

- a. Collaborate with local college, Workforce Solutions, the Service Corps of Retired Executives (SCORE), and other community supportive service providers to promote information on the availability of:
 1. Job skills training
 2. Employment opportunities
 3. Financial management training
- b. Provide grants to businesses in the Lincoln Park neighborhood and along the Orange Avenue Corridor, two of our most distressed areas. Grants will be awarded following owners attending at least 2 (two) of the SCORE workshops described in #2 above and can be used to purchase items to increase the business' capacity and sustainability, including grease traps, signage, and other equipment.
- c. Fund the Lincoln Park Main Street Organization's promotion of businesses belonging to low to moderate income citizens through neighborhood revitalization, economic development, the creation of jobs, expansion of tourism and historic preservation.

3. Continue to implement the Fair Housing Plan

The City will undertake the following actions during the 2015-2016 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, April, 2016;
- d. Continue to evaluate the need for additional fair housing education and enforcement activities in the community;
- e. Add HUD's English and Spanish :30 second fair housing commercials to the City's television station; and
- f. Update our existing Analysis of Impediments to Fair Housing Plan and submit it with our 2016-2020 5-Year Consolidated Plan in August, 2016.

4. 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.

5. Foster and Maintain Affordable Housing

Policies for producing and preserving Affordable Housing include:

- a. Continue Code Enforcement's work in lower income areas;
- b. Use State Housing Initiative Partnership (SHIP) funds to provide repairs to homes belonging to low and moderate income citizens;

- c. Partner with Habitat for Humanity to leverage manpower and materials needed to repair homes belonging to low and moderate income citizens;
- d. Partner with the World Changers organization to provide home repairs, paint and yard cleanup activities for low and moderate income citizens; and
- e. Collaborate with private developers and the Housing Authority to promote affordable housing construction and opportunities for rental assistance.

6. 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 is actively collaborating with the Treasure Coast Homeless Coalition, the Fort Pierce Housing Authority and numerous local support service organizations to assess the extent of homelessness, evaluate existing services, and help establish workable solutions to further the Coalition's Continuum of Care strategy for the homeless in the Fort Pierce area. 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 resources are anticipated to be received during the 2015-2016 program year:

- CDBG entitlement funding for 2015-2016 is \$474,148.
- Anticipated program income for program year 2014-2015 is \$6,000.

The following non-federal resources are anticipated to be received during the 2015-2016 program year:

- State Housing Initiative Partnership (SHIP) funds in the amount of approximately \$200,000 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.
- Grants from Alleghany Franciscan Ministries to complement our 2015-2016 CDBG allocations for Public Services, Commercial Façade Grants and Small Business Grants.

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.

The City recently completed an on-site monitoring (May, 2015, Daytona Beach, Florida) visit of our policies and procedures. Following the monitoring visit, we received a letter from our HUD representative stating that there were no findings.

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.

Staff in the City's Department of Urban Redevelopment (DUR) is responsible for on-site monitoring. Additionally, the DUR performs a 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.

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:

