

# DRAFT



## **CITY OF FORT PIERCE, FLORIDA**

Honorable Linda Hudson, Mayor

## **2018-2019 ANNUAL ACTION PLAN**

October 1, 2018 through September 30, 2019

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

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Annual Action Plan  
2018

1

## Executive Summary

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

#### 1. Introduction

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 in #2 below.

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

The City of Fort Pierce will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives as indicated in #2 below.

#### 3. Evaluation of past performance – Will be added July 25

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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#### Evaluation of Past Performance

Public Service Projects - %

Home Rehabilitation – %

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**Code Enforcement – %**

**Community-Based Development Organizations – %**

**Economic Development – %**

**Public Facilities – %**

**Promotion of Local Art & Cultural Heritage – %**

**Program Administration – %**

**In total, the City of Fort Pierce expended \$\_\_\_\_\_ in CDBG funds for program year 2017-18 (program year began October 1, 2017), by the end of July, 2018.** Funding was utilized in the pursuit of the City’s and HUD’s mutual goals of providing decent housing, creating a suitable living environment, and expanding economic opportunities. An overview of the expenditures:

**Public Service Projects** – The City expended \$\_\_\_\_\_ for \_\_\_ public service projects for LMI citizens. These projects are currently underway and will be complete by the end of this year.

**Home Rehabilitation** – The City expended \$\_\_\_\_\_ for paint, paint supplies, materials and community outreach for World Changers and Paint Our Town programs to improve homes of lower income citizens and reduce the deteriorated housing stock in historic neighborhoods. **\$20,000** was also expended on Weatherization/home rehabs for very low income citizens. A total of \_\_\_ **homes** were improved through the World Changers, Paint Our Town and Weatherization programs.

**Community Based Development Organizations** – The City expended **\$100,000** to support CBDO’s that promote economic development, job creation, tourism, historic preservation and energy efficiency improvements.

**Economic Development** – The City expended \$\_\_\_\_\_ for marketing/advertising to strengthen the capacity and sustainability of existing micro-enterprise businesses, workshops, technical assistance and grants for small businesses located in lower income neighborhoods, and the 3rd Annual Job Fair in a very low income neighborhood. More than 120 employers representing businesses with job openings participated in these activities. More than 1,000 career seekers participated in the Job Fair.

**Public Facilities** – The City expended \$\_\_\_\_\_ for improvements to public facilities and improvements to playgrounds located in lower income neighborhoods.

**Promotion of Local Art and Cultural Heritage** – The City expended \$\_\_\_\_\_ to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.

**Program Administration** – The City expended \$\_\_\_\_\_ for project oversight, management, monitoring and coordination of the CDBG program.

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

Summary from citizen participation section of plan.

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

*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.*

Prior to the City adopting the 2018-2019 Annual Action Plan, the following actions were taken: **(Survey Deadline July 24 – Results will be added July 25)**

- The survey was available in English and Spanish via the City’s website from June 26 through July 24, 2018. A press release promoting the survey was published in a local daily newspaper, on the City’s website through social media, through local churches and more than 40 supportive service organizations. Hardcopies of the survey were available at the supportive service agencies, Fort Pierce City Hall or by mail or fax, upon request. The Survey opportunity was also advertised in the Lincoln Park Main Street newsletter, the Hometown News and in the LaVoz Spanish newspaper.
- A total of \_\_\_\_ completed surveys were received by the City from citizens and supportive service agencies and organizations.
- The City made available to citizens, public agencies, and other interested parties information that included the approximate amount of assistance the City will receive and the range of proposed activities to be undertaken, including the amounts to benefit persons of extremely low, very low and low income.
- A Draft 2018-2019 Action Plan in English and Spanish 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, in English and Spanish, on the City’s Facebook page and in three newspapers of local circulation, in English and Spanish. 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.

A presentation of the Draft 2018-2019 Action Plan was provided to the Communitywide Council (CWC) (Advisory Council) at their regularly scheduled meeting on July 11, 2018.

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

**Public Comments will go here – Final Day for Receipt – July 24 – Results will be posted July 25**

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

All comments and views were accepted.

## **7. Summary**

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

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Pierce City Hall or by mail or fax, upon request. The Survey opportunity was also advertised in the Lincoln Park Main Street newsletter and in the LaVoz Spanish newspaper.

- A total of \_\_\_\_ completed surveys were received by the City from citizens and supportive service agencies and organizations.
- The City made available to citizens, public agencies, and other interested parties information that included the approximate amount of assistance the City will receive and the range of proposed activities to be undertaken, including the amounts to benefit persons of extremely low, very low and low income.
- A Draft 2018-2019 Action Plan in English and Spanish 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, in English and Spanish, on the City's Facebook page and in three newspapers of local circulation, in English and Spanish. 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.

A presentation of the 2018-2019 Action Plan was provided to the Communitywide Council (CWC) (Advisory Council) at their regularly scheduled meeting on July 11, 2018.

**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 located in the Finance Department is the lead entity charged with preparing the Consolidated Plan, the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). In this capacity, the City works in cooperation with other key government agencies, non-profit agencies and for-profit agencies addressing affordable housing, and other community development issues. Collaborative partnerships with key stakeholders are indispensable to the community’s success in addressing the needs of low and moderate-income residents and improving the quality of life for all the residents. These partnerships help to ensure that all residents, regardless of race, gender, age, income level, or disability, have equal access to affordable housing, community development resources, jobs, and services available in the City.

**Consolidated Plan Public Contact Information**

Libby Woodruff, Manager, City of Fort Pierce Grants Administration Division; 100 North U.S. Hwy. 1, Fort Pierce, FL 34950; 772-467-3169; email: ewoodruff@city-ftpierce.com

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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 discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the Annual Action Plan, the City encouraged citizen, nonprofit and for profit participation. In the course of preparing this document, City staff provided a Community Needs Assessment Survey, community presentations, public hearings and met with supportive service providers within the City to discuss and gather input on their ideas for improving community development needs within the City.

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

To be inclusive of various agencies and organizations, the City disseminated Community Needs Assessment Surveys to an outreach list that included the following types of local agencies: · Nonprofit service providers that cater to the needs of low and moderate income households and persons with disabilities or special needs; · Housing professionals; · Public agencies; · Economic development and employment organizations; · Local Housing Authority; · Government staff of participating jurisdictions; and · Community and neighborhood groups. Copies of Press Releases promoting the availability of the survey were sent to more than 40 supportive service agencies and real estate companies, employment organizations, community and neighborhood groups, housing professionals and County offices. Survey results were compiled and used in the creation 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, the CoC for Indian River, St. Lucie, Martin and Okeechobee Counties. As detailed in our 2016-2020 Consolidated Plan, the City and many of our supportive service providers have requested for years to receive funding or other assistance from the CoC to help address our growing homeless population, to no avail. The City is currently working with the Fort Pierce Housing Authority to create a homeless strategy and to develop and transitional housing program. The Treasure Coast Homeless Services Council website was used to gather information and data on the City’s homeless numbers and the CoC’s efforts to address our critical homeless situation.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

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**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

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

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

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

|   |  |  |
|---|--|--|
| 1 | <b>Agency/Group/Organization</b>   | FORT PIERCE POLICE ATHLETIC LEAGUE   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Education<br>Neighborhood Organization   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development<br>Youth Services   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The city of Fort Pierce has an ongoing collaborative relationship with the Fort Pierce Police Athletic League and consults with the agency on numerous projects, especially summer camp programs for youth.  |
| 2 | <b>Agency/Group/Organization</b>   | FT. PIERCE MULTILATERAL CULTURE CENTER, INC. (FRONTLINE)   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Education<br>Services-Employment<br>Neighborhood Organization  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Public Housing Needs<br>Homeless Needs - Families with children<br>Economic Development<br>Education and Employment  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Fort Pierce has an ongoing collaborative relationship with the Fort Pierce Multilateral Culture Center and consults with the agency on numerous projects, especially summer camp programs for youth, services for senior citizens, race relations, etc. The City has provided public service grant awards to this organization for youth programs. |

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|   |  |   |
|---|--|---|
| 3 | <b>Agency/Group/Organization</b>   | Housing Authority of City of Ft Pierce  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>PHA<br>Services - Housing<br>Neighborhood Organization   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Strategy   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency. Also consulted regarding working with City of Fort Pierce to develop homeless strategy and transitional housing program. |
| 4 | <b>Agency/Group/Organization</b>   | LINCOLN PARK MAIN STREET  |
|   | <b>Agency/Group/Organization Type</b>  | Service-Fair Housing<br>Planning organization<br>Business Leaders<br>Business and Civic Leaders<br>Neighborhood Organization  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency   |

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|   |  |   |
|---|--|---|
| 5 | <b>Agency/Group/Organization</b>   | Learn to Read St. Lucie County  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Elderly Persons<br>Services-Education<br>Services-Employment<br>Neighborhood Organization |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Education and Employment  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.  |
| 6 | <b>Agency/Group/Organization</b>   | MAD DADDS FORT PIERCE CHAPTER, INC.   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Education<br>Services-Employment<br>Civic Leaders<br>Neighborhood Organization            |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Education and Employment  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.  |
| 7 | <b>Agency/Group/Organization</b>   | SUNRISE CITY CHDO   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Neighborhood Organization  |

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|   |  |  |
|---|--|--|
|   | <b>What section of the Plan was addressed by Consultation?</b>   | CHDO   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.           |
| 8 | <b>Agency/Group/Organization</b>   | Sword Outreach Mentoring & Resource Center   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Persons with Disabilities<br>Services-Education<br>Neighborhood Organization                       |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Youth Services   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.           |
| 9 | <b>Agency/Group/Organization</b>   | ST. LUCIE COUNTY   |
|   | <b>Agency/Group/Organization Type</b>  | Other government - County<br>Major Employer  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Local Government - County  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the St. Lucie County. |

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|    |  |  |
|----|--|--|
| 10 | <b>Agency/Group/Organization</b>   | Roundtable of St. Lucie County   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Education<br>Services-Employment<br>Neighborhood Organization                            |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Youth Services   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency. |

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

All Agency Types were consulted. Many of the 40+ local neighborhood organizations/agencies that were consulted are not listed with HUD so we were unable to include them in the listing under #1 above.

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

| <b>Name of Plan</b> | <b>Lead Organization</b>                 | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>   |
|---------------------|--|---|
| Continuum of Care   | Treasure Coast Homeless Services Council | The TCHSC support homeless services located in Indian River County, although, as our CoC for Indian River, St. Lucie, and Martin Counties, they use all of 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. |

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| Name of Plan                                     | Lead Organization             | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|-------------------------------|--|
| Assessment of Fair Housing                       | City of Fort Pierce           | The City of Fort Pierce Assessment of Fair Housing Report for 2016-2020.     |
| Regional Analysis of Impediments to Fair Housing | St. Lucie County              | Fair Housing goals overlap in both plans.                                    |
| Public Housing Strategy                          | Fort Pierce Housing Authority | Public housing and affordable rental needs.                                  |

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

**Narrative (optional)**

All relevant housing and supportive service providers in Fort Pierce were invited to participate in the planning process, including the housing authority, stakeholders from nonprofit entities (organizations serving low and moderate income persons, housing and service providers, and local fair housing organizations) as well as private sector entities. These organizations included, but were not limited to: Salvation Army, Conservation Alliance of St. Lucie, Castle, Pace Center for Girls, Treasure Coast Art Association, Hibiscus Children's Center, Big Brothers Big Sisters, Frontline for Kids, St. Lucie Education Foundation, United Way of St. Lucie County, Mustard Seed Ministries, ARC of St. Lucie, Sunrise City CHDO, Fort Pierce Jazz and Blues Society, Early Learning Coalition, SAFER St. Lucie, Lincoln Park Community Association, Lincoln Park Main Street, Fort Pierce Main Street, Council on Aging, St. Vincent DePaul, Florida Center for Recovery, Restoration House, St. Lucie County Public Health, New Horizons of the Treasure Coast, Housing Authority of Fort Pierce, Treasure Coast Food Bank, Treasure Coast Homeless Services Council, Safespace, Inc., Children's Services Council of St. Lucie County, St. Lucie County Chamber of Commerce, Lamplighter's Youth Group, Children's Home Society, Empowering Special Treasures, Jack's Food Pantry, Future Generations of St. Lucie County.

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

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

Encouraging citizen participation and consulting with public and private agencies are important parts of the planning process. The City used several methods to solicit citizen participation, including public notices, community and area newspapers, public meetings, public hearings, survey of needs and other outreach efforts. Information and comments received during this process helped to guide and shape the development of the goals listed in the 2016-2020 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          | Community Survey - Spanish | Minorities<br>Non-English Speaking - Specify other language: Spanish |                                |                              | All Comments Received Were Accepted.         | <a href="https://www.surveymonkey.com/r/CZKWQS7">https://www.surveymonkey.com/r/CZKWQS7</a> |
| 2          | Community Survey - English | Entire Community   |                                |                              | All Comments Received Were Accepted          | <a href="https://www.surveymonkey.com/r/N9BYNWZ">https://www.surveymonkey.com/r/N9BYNWZ</a> |

| 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) |
|------------|------------------|--|-----------------------------------|------------------------------|--|---------------------|
| 3          | Public Hearing   | Non-English Speaking - Specify other language: Spanish<br><br>Entire Community | 2 Public Hearings Were Conducted. |                              | All Comments Received Were Accepted.         |                     |
| 4          | Public Meeting   | Entire Community   |                                   |                              | All Comments Received Were Accepted.         |                     |
| 5          | Newspaper Ad     | Non-English Speaking - Specify other language: Spanish                         |                                   |                              | All Comments Received Were Accepted          |                     |
| 6          | Newspaper Ad     | Entire Community   |                                   |                              | All Comments Received Were Accepted.         |                     |

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements, and social services within the City limits of Fort Pierce. Anticipated resources have been determined through consultation with participating jurisdictions and area nonprofit organizations serving the program area. Only the second year of funding, which is detailed in the 2018 Annual Action Plan is currently committed to CDBG projects. Additional funding for the remainder of the five-year planning period is still subject to HUD allocations.

#### Anticipated Resources

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |                       |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 549,380                          | 3,918              | 309,940                  | 863,238   | 1,098,000   |                       |

| Program      | Source of Funds | Uses of Funds    | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|--------------|-----------------|------------------|----------------------------------|--------------------|--------------------------|-----------|---|---|
|              |                 |                  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| General Fund | public - local  | Other            | 100,000                          | 0                  | 0                        | 100,000   | 200,000   | The City of Fort Pierce will provide funding to cover the salary and fringe for Code Enforcement staff to provide services to our lower income neighborhoods.   |
| Other        | public - state  | Housing<br>Other | 1,200,000                        | 0                  | 0                        | 1,200,000 | 150,000   | The City will utilize approximately \$1,200,000 to rehabilitate substandard owner-occupied housing for income-qualified citizens and to provide down payment and closing cost assistance for income-qualified citizens. |

**Table 5 - Expected Resources – Priority Table**

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

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

The City leverages CDBG funds with the SHIP program to increase our ability to provide home rehabilitations to some of our poorest home owners. We also provide funding for rehabilitation work sponsored by the annual World Changers event and the City's Paint Our Town program. Both of these programs provide volunteers to paint and provide minor repairs to homes with the City purchasing the paint, paint

supplies and materials. We also provide \$20,000/year in CDBG for our Weatherization program, which leverages approximately \$75,000 for the program from the Fort Pierce Utilities Authority.

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

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

We are currently collaborating with local investors toward creating a Land Trust here in Fort Pierce and are working toward developing affordable rental properties and affordable homes for sale for our citizens.

**Discussion**

The City will utilize funding received from the sale of mortgages funded through the obsolete Hurricane Housing Recovery Program and funding received directly from the Housing Finance Corporation via the State Housing Initiatives Partnership (SHIP) program to fund down payment and closing cost assistance and owner-occupied housing rehabs for income-qualified citizens. We estimate 8 new home-buyers will receive up to \$15,000 each and we continue to work toward the completion of 37 home rehabs occupied by very low income citizens.

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

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------|------------|----------|----------|-----------------|-----------------|---------|------------------------|
|            |           |            |          |          |                 |                 |         |                        |

Table 6 – Goals Summary

### Goal Descriptions

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The 2018 Annual Action Plan describes how the City of Fort Pierce will use formula funds from HUD to meet the City’s community development needs in the second year covered by the 2016- 2020 Consolidated Plan. It provides a summary of specific actions, activities, and programs that will take place during the upcoming program year to address the priority needs and goals identified in the 2016-2020 Consolidated Plan. The Action Plan also includes annual allocations and budgets. The City’s Grants Administration Division is responsible for developing and implementing the 2016 - 2020 Consolidated Plan, including its Annual Action Plans.

### Projects

| # | Project Name                                |
|---|---|
| 1 | Public Services                             |
| 2 | Public Facilities                           |
| 3 | Owner-Occupied Housing Rehabilitations      |
| 4 | Neighborhood Revitalization                 |
| 5 | Code Enforcement                            |
| 6 | Grants Administration                       |
| 7 | Economic Development - Technical Assistance |

Table 7 - Project Information

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

Based on the Community Needs Assessment Surveys taken during the preparation of the 2016-2020 5-

Year Consolidated Plan and the 2016-2017 Annual Action Plan, the following allocation priorities were selected for addressing underserved needs:

Improvement to Community Focal Points - Citizen Input; Staff Knowledge

Public Facilities - Staff Knowledge; Citizen Input; CIP

Home Rehabilitation Assistance - Staff Knowledge; Citizen Input

Down Payment & Closing Cost Assistance - Staff Knowledge; Citizen Input

Fair Housing Education - Staff Knowledge; Citizen Input

Services for Homeless, Senior Citizens and Youth - Staff Knowledge; Citizen Input

Job Training/ Employment Opportunities - Citizen Input; Unemployment rates

Small Business Assistance - Staff Knowledge; Citizen Input

Non-Residential Historic Preservation - Staff knowledge; Citizen Input

Weatherization Assistance - Staff Knowledge; FPUA; Citizen Input

Community Based Development Organizations - Staff Knowledge; Business & Citizen Input

Cultural Heritage - Creative Placemaking Projects - Citizen Input; Staff Knowledge

**AP-38 Project Summary**  
**Project Summary Information**

|          |  |  |
|----------|--|--|
| <b>1</b> | <b>Project Name</b>  | Public Services  |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   |  |
|          | <b>Needs Addressed</b>   | Public Services  |
|          | <b>Funding</b>   | CDBG: \$80,000   |
|          | <b>Description</b>   | Public Services to Benefit Low to Moderate Income Citizens |
|          | <b>Target Date</b>   | 9/30/2018  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 4,000 Households will be assisted            |
|          | <b>Location Description</b>  | Within the City limits of Fort Pierce, Florida             |

|                                  |   |
|----------------------------------|---|
| <p><b>Planned Activities</b></p> | <ol style="list-style-type: none"> <li>1. <b><u>Summer Jam Basketball Camp</u></b> - 8-week 5-day-week summer camp program for up to 50 youth a day located in very low-income minority neighborhood. Partnership with Treasure Coast Food Bank will provide breakfast, lunch and snacks daily. 570.201(e); Matrix Codes 05D and LMA</li> <li>2. <b><u>Boys and Girls Clubs of SLC</u></b> – Summer camp program for inner city primarily minority youth. Public Service grant will cover camp tuition and class trip expenses for 25 youth to attend this 80-week summer program. 570.201(e); Matrix Codes 05D and LMA.</li> <li>3. <b><u>Executive Roundtable of St. Lucie County</u></b> - Restoring the Village Youth Initiative – Anti-gang program for at-risk minority youth located in very low income neighborhood in Fort Pierce. 570.201(e); Matrix Codes 05D and LMA.</li> <li>4. <b><u>Career Source Research Coast</u></b> – internship program for very low-income youth to work at businesses throughout Fort Pierce during summer when school is out. 570.201(e); Matrix Codes 05D and LMA.</li> <li>5. <b><u>United Against Poverty</u></b> – Formerly Treasure Coast Food Bank – public service funding will be used to provide healthy meals to qualifying very low-income families throughout Fort Pierce. 570.201(e); Matrix Codes 05W and LMC.</li> <li>6. <b><u>Learn to Read St. Lucie County</u></b> – public service funding will be provided to this agency that teaches basic reading skills to very low income adults in Fort Pierce. 570.201(e); Matrix Codes 05W and LMC.</li> <li>7. <b><u>Police Athletic League</u></b> – public service funding will be provided to this agency that provides afterschool and summer programs to 800 very low income youth. 570.201(e); Matrix Codes 05D and LMA.</li> <li>8. <b><u>END It! Corporation</u></b> – public service funding will be provided to this agency to help continue their DADDY presentations that caution youth about sex trafficking that is prevalent in Florida. 570.201(e); Matrix Codes 05D and LMA.</li> <li>9. <b><u>Future Generations of St. Lucie County</u></b> – public service funding will be provided to provide afterschool and summer programming for very low income inner-city minority youth. 570.201(e); Matrix Codes 05D and LMA.</li> </ol> <p>s.</p> |
|----------------------------------|---|

|                           |  |   |
|---------------------------|--|---|
| 2                         | <b>Project Name</b>  | Public Facilities   |
|                           | <b>Target Area</b>   |   |
|                           | <b>Goals Supported</b>   |   |
|                           | <b>Needs Addressed</b>   | Public Facilities   |
|                           | <b>Funding</b>   | CDBG: \$20,000  |
|                           | <b>Description</b>   | Various projects for Public Facilities, including improvements to playgrounds, community centers, and homeless shelters in lower income neighborhoods.  |
|                           | <b>Target Date</b>   |   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>   | Estimate of 3,000 families will benefit from these proposed activities.   |
|                           | <b>Location Description</b>  | <b><u>1. Dreamland Park/MLKi Jr. Park / PAL Center / - Playground improvements</u></b> / 570.201(c); Matrix Codes 03F and LMA<br><b><u>2. Maravilla Park - Playground improvements</u></b> / 570.201(c); Matrix Codes 03F and LMA |
| <b>Planned Activities</b> | Various projects for Public Facilities, including improvements to playgrounds, community centers, and homeless shelters in lower income neighborhoods. |   |
| 3                         | <b>Project Name</b>  | Owner-Occupied Housing Rehabilitations  |
|                           | <b>Target Area</b>   |   |
|                           | <b>Goals Supported</b>   |   |
|                           | <b>Needs Addressed</b>   | Home Rehab / Down Payment Assist / Fair Housing   |
|                           | <b>Funding</b>   | CDBG: \$40,000  |
|                           | <b>Description</b>   | Owner Occupied home rehabilitations through Weatherization and World Changers and Paint Our Town Programs, etc.   |
|                           | <b>Target Date</b>   | 9/30/2018   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>   | We estimate 50 families will receive rehabilitation for their homes and 5 families will receive down payment and closing costs toward the purchase of their new home.   |

|   |  |  |
|---|--|--|
|   | <b>Location Description</b>  | City Limits of Fort Pierce, Florida  |
|   | <b>Planned Activities</b>  | <p><b>1. Weatherization Assistance</b> - Provide a weatherization program for very low income-qualified homeowners aimed at improving the home's ability to withstand the elements, making it more energy efficient to decrease utility bills. 570.202; Matrix Codes 14A and LMH</p> <p><b>2. Owner-Occupied Housing Rehab</b> - Provide funding for the World Changers organization to paint and repair homes belonging to very low income citizens; ; provide funding to purchase paint and paint supplies for area nonprofits to paint and provide home repairs to very low income citizens. 570.202; Matrix Codes 14A and LMH</p> <p><b>3. Owner-Occupied Housing Rehab</b> - Funded through the State Housing Initiatives Partnership (SHIP) program - provide home rehabilitations to very low income-qualified home owners through the SHIP Program. 570.202; Matrix Codes 14A and LMH</p> <p><b>4. First Time Homebuyers</b> - Funded through the SHIP program - Provide down payment and closing cost assistance for first time income-qualified home-buyers.</p> |
| 4 | <b>Project Name</b>  | Neighborhood Revitalization  |
|   | <b>Target Area</b>   |  |
|   | <b>Goals Supported</b>   |  |
|   | <b>Needs Addressed</b>   | Neighborhood Revitalization  |
|   | <b>Funding</b>   | CDBG: \$183,422  |
|   | <b>Description</b>   | Promotion of Local Art and Cultural Heritage, Support for Community Based Development Organizations; Architectural Designs to transform dilapidated historic structures.   |
|   | <b>Target Date</b>   | 9/30/2018  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|   | <b>Location Description</b>  | These activities will take place within the City limits of Fort Pierce.  |

|   |                           |   |
|---|---------------------------|---|
|   | <b>Planned Activities</b> | <p><b><u>1. Annual Highwaymen Heritage Trail Art Show and Festival</u></b> - Promote local minority art and cultural heritage with annual event in very low income minority neighborhood to increase tourism, civic pride, promote new business startups and economic development in this depressed historical area. 570.203; Matrix Codes 18B and LMA</p> <p><b><u>2. Promotion of Zora Neale Hurston Dust Tracks Heritage Trail, and development of annual event</u></b> to promote trail located in very low income minority neighborhood to increase civic pride, new business startups, economic development. 570.203; Matrix Codes 18B and LMA</p> <p><b><u>3. Technical Assistance, Professional Architectural Designs</u></b> to transform historic abandoned historic St. Anastasia building located in very low income neighborhood into arts and cultural heritage activity center to promote civic pride, economic development and investment. 570.202(d) Matrix Codes 16B and LMA</p> <p><b><u>4. Technical Assistance, Professional Architectural Designs</u></b> to transform abandoned historic former Lincoln Theater building located in very low income neighborhood into thriving minority theater and activity center to promote civic pride, economic development and investment. 570.202(d) Matrix Codes 16B and LMA</p> <p><b><u>5. Lincoln Park Main Street</u></b> - provide grants to Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation. 570.204(a)(1) Matrix Code 18A; LMA</p> <p><b><u>6. Main Street Fort Pierce</u></b> - provide grants to Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation. 570.204(a)(1) Matrix Code 18A; LMA</p> <p><b><u>7. Commercial Facade Grants</u></b> for commercial areas located in lower income neighborhoods.</p> <p><b><u>8. Promotion of Local Art and Cultural Heritage</u></b> - Including colorful murals, artistic events to promote tourism and economic development in lower income historic neighborhoods.</p> |
| 5 | <b>Project Name</b>       | Code Enforcement  |
|   | <b>Target Area</b>        |   |
|   | <b>Goals Supported</b>    |   |

|   |  |  |
|---|--|--|
|   | <b>Needs Addressed</b>   | Code Enforcement   |
|   | <b>Funding</b>   | General Fund: \$50,000   |
|   | <b>Description</b>   | NOT FUNDED THRU CDBG - City of Fort Pierce General Fund - 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.               |
|   | <b>Target Date</b>   | 9/30/2018  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | We estimate 550 families from a lower income neighborhood in Fort Pierce will benefit from this proposed activity.   |
|   | <b>Location Description</b>  | This activity will take place within the lower income areas of the City of Fort Pierce.  |
|   | <b>Planned Activities</b>  | <b><u>NOT FUNDED THRU CDBG</u></b> - City of Fort Pierce General Fund - 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. |
| 6 | <b>Project Name</b>  | Grants Administration  |
|   | <b>Target Area</b>   |  |
|   | <b>Goals Supported</b>   |  |
|   | <b>Needs Addressed</b>   |  |
|   | <b>Funding</b>   | CDBG: \$109,876  |
|   | <b>Description</b>   | Administration and oversight of the 2017 CDBG program.   |
|   | <b>Target Date</b>   | 9/30/2018  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|   | <b>Location Description</b>  | Within the City limits of Fort Pierce  |
|   | <b>Planned Activities</b>  | Economic Development, Code Enforcement, Home Rehabilitations, First Time Homebuyer program, Public Services, Improvements to Public Facilities, Assistance for Homeless Facilities, and Neighborhood Revitalization programs and projects.                                       |

|          |  |   |
|----------|--|---|
| <b>7</b> | <b>Project Name</b>  | Economic Development - Technical Assistance   |
|          | <b>Target Area</b>   |   |
|          | <b>Goals Supported</b>   |   |
|          | <b>Needs Addressed</b>   | Economic Opportunity<br>Neighborhood Revitalization   |
|          | <b>Funding</b>   | CDBG: \$120,000   |
|          | <b>Description</b>   | Economic development technical assistance projects including job fair, small business educational workshops, grants and advertising for small businesses.   |
|          | <b>Target Date</b>   | 9/30/2018   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | We estimate 350 families living in LMA will benefit from these proposed activities.   |
|          | <b>Location Description</b>  | Activities will all take place within the city limits of Fort Pierce, Florida.  |
|          | <b>Planned Activities</b>  | <p>Economic development technical assistance projects including job fair, small business educational workshops, grants and advertising for small businesses.</p> <p>1. Annual Job Fair - City administered TA to LMA small businesses. 570.203(b); matrix codes 18A and LMA</p> <p>2. Technical Assistance and Grants - City administered TA to LMA small businesses. 570.203(b); matrix codes 18A and LMA</p> <p>4. Annual Minority Business Expo - City administered TA to LMA small businesses. 570.203(b); matrix codes 18A and LMA</p> |

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

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

Target areas and boundary limits are established for infrastructure improvements/ development and capital improvement programs that are 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, economic development, job creation 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.

### **Geographic Distribution**

| <b>Target Area</b>  | <b>Percentage of Funds</b> |
|---------------------|----------------------------|
| City limits Low/Mod | 80                         |

**Table 8 - Geographic Distribution**

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

There are blighted areas in specific geographical areas that have disproportionate needs. Two of these areas are the Lincoln Park neighborhood and the Orange Avenue corridor from Hwy. 1 west through 25th Street.

### **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.

## Affordable Housing

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

#### Introduction

For program year 2018, 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, public facilities, home rehabilitations, weatherization and assistance with down payment and closing costs first time homebuyers.

| One Year Goals for the Number of Households to be Supported |    |
|---|----|
| Homeless  | 10 |
| Non-Homeless  | 50 |
| Special-Needs   | 20 |
| Total   | 80 |

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                                       | 37 |
| Acquisition of Existing Units                                 | 0  |
| Total   | 37 |

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

#### Discussion

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

### **Introduction**

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

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

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

The FPHA recently reapplied for the tax credits for this project. We will continue to partner with the Housing Authority during the 2017-2018 program year to identify revenue sources to create more affordable housing opportunities for extremely low, very low and low-income residents.

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

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

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

The City is collaborating with the Housing Authority regarding creating a Land Bank and affordable housing both to rent and own.

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

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

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

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

The PHA is not designated as troubled.

**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.

As detailed in our 5-Year Consolidated Plan for 2016-2020, the City of Fort Pierce is a member of the 3-County Continuum of Care that is operated through the Treasure Coast Homeless Services Council (TCHSC) in Vero Beach, Florida (Indian River County). Fort Pierce is located in St. Lucie County. As explained in the 5-Year Con Plan, the City of Fort Pierce, along with all of our small, struggling homeless service providers receive no assistance from the TCHSC, even after contacting the CoC directly on several occasions and meeting face to face. The Point in Time count for 2017, posted on the TCHSC website shows St. Lucie County (Fort Pierce) homeless numbers decreasing. Unfortunately, within the City limits of Fort Pierce, this is not accurate. It is obvious that our homeless numbers continue to grow at a staggering rate, challenging our small community supportive service organizations keep up with the needs.

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

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

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

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

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority and local supportive service organizations to develop a transitional housing program for our growing number of

homeless families; additionally, the City will allocate funding through our Public Facilities activity to help cover the costs associated with rehabilitating the showers and enlarging the kitchens in our existing emergency homeless shelters.

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

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

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

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

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

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

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

growing number of homeless families.

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

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

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

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

unemployment, Medicaid and nursing home assistance and to search for employment.

### **Discussion**

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

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

### **Introduction:**

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

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

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

**Land use control and zoning ordinances** - No discernible land use controls or zoning ordinances currently negatively impact affordable housing. **Building codes** - A difficult and lengthy permitting process, which is common to nearly every local government, existed in the City of Fort Pierce. The Affordable Housing Advisory Committee was created to review and recommend changes to simplify the procedures. The expedited permit process for affordable housing units was the result of those efforts. For example, affordable housing unit building permits are now color coded for priority and must be acted upon by the Building Department within 3 business days. A periodic and ongoing review of building codes is unending.

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

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

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

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

The City is currently working toward establishing a Land Trust which will be used to construct affordable housing. We are meeting with potential developers at this time; however, most all of the developers want the City to front them the money to construct the homes - which is not possible at this time.

**Discussion:**

In the severe housing category, according to the American Community Survey (ACS), African Americans are considered to have a disproportionately greater need in the severe housing problems category.

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

### **Introduction:**

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

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

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

The City plans to take the following actions to address obstacles to meeting the needs of the underserved: Provide home rehabilitations to income-qualified citizens for owner-occupied home rehabilitations; Provide down payment and closing cost assistance to first time homebuyers; Provide programs and services for low-income residents through Public Service grants to area nonprofits; Provide Economic Development Opportunities for low and moderate income persons and small businesses, including collaborations and partnerships with Career Source Research Coast, Indian River State College, St. Lucie County, the Fort Pierce Housing Authority, the Service Corps of Retired Executives (SCORE), and other community supportive service providers which will result in tuition-free Job skills training; Employment opportunities; small business financial management training, grants to small businesses located in our lower income areas. Fund local CBDOs promotion of small businesses located in low to moderate areas in the City through neighborhood revitalization, economic development, the creation of jobs, expansion of tourism, historic preservation and energy conservation; Continue providing an annual Job Fair in lower-income neighborhood; the first annual job fair included more than 50 employers with job openings; Continue providing marketing/advertising and technical assistance to small tourism-related businesses; Provide Fair Housing workshops and workshops through the St. Lucie County Lending Consortium to promote credit repair, new home application assistance and educate everyone on Fair Housing laws and steps to take to file fair housing complaints. Provide Creative Placemaking initiative which will instill civic pride, increase safety, promote economic investment in lower income neighborhoods and reduce housing segregation.

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

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

housing units. Additionally, the City will also continue to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County, regarding the following - Abuse/Neglect/Crime; basic needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services. **St. Lucie County Housing and Community Services Department** - Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are: transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital and nursing home funding, as well as, the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid and nursing home assistance and to search for employment.

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

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

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

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

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

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

**Discussion:**

The City of Fort Pierce has worked continually to strengthen and create a more robust Consolidated Plan over the past few years. While the City has few internal resources 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(I)(1,2,4)

### Introduction:

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

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

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

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

### Other CDBG Requirements

|   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

The City of Fort Pierce will receive \$553,298 in CDBG funds and program income for the third year of the 2016-2020 Consolidated Plan. Project administration and planning (20 percent of the total allocation) are excluded from the LMI benefit calculation. The remaining \$442,638 will be allocated for program activities outlined in the 2018 Annual Action Plan (AAP). It is estimated that more than 80% of those funds will be used to benefit persons of low and moderate income during the 2018 AAP performance period.

