



# 2022 Annual Action Plan

**DRAFT**

City of Fort Pierce

Grants Administration Division

100 North U.S. Hwy 1

Fort Pierce, FL 34950

Annual Action Plan  
2022

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.

### 3. Evaluation of past performance

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

**In total, the City of Fort Pierce expended \$350,796.74 in CDBG funds for program year 2021-22 (program year began October 1, 2021), **by the end of September, 2022**.** 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:

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

Summary from citizen participation section of plan.

A Community Needs Survey was conducted where responses/comments were collected.

Public Hearing was held on August 15, 2022.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments from the survey are attached as an additional document.

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

All comments and views would have been accepted.

## **7. Summary**

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

This Plan represents 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 2022-2023 Annual Action Plan, the following actions were taken:

- The survey was available in English from July 26 through August 15, 2022. A press release promoting the survey was published in a local daily newspaper, on the City's website, and social media. Hardcopies of the survey were available at Fort Pierce City Hall or by mail or fax, upon request.
- A total of 75 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 2022-2023 Action Plan in English 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 and in two newspapers of local circulation, in English and Spanish. The summary also listed the dates and times for the public hearing 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.

**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**

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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 2021-2025 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, with little movement. The City is currently working with the Fort Pierce Housing Authority and St. Lucie County to create a homeless strategy and to develop and transitional housing program. The Treasure Coast Homeless Services Council website was used to gather information and data on the City’s homeless numbers and the CoC’s efforts to address our critical homeless situation.

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

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

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

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

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

1	<b>Agency/Group/Organization</b>	Lincoln Park Mainstreet
	<b>Agency/Group/Organization Type</b>	Planning organization Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
2	<b>Agency/Group/Organization</b>	CareerSource Research Coast
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Education Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Fort Pierce has an ongoing collaborative relationship with CareerSource Research Coast and consults with the agency on the annual Job Fair, Lincoln Park Business Expo, and summer youth internship programs.
3	<b>Agency/Group/Organization</b>	ST. LUCIE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency. Collaborated on affordable housing needs, fair housing assessment, and county stakeholder input regarding community needs.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council	The TCHSC support homeless services located in Indian River County, although, as our CoC for Indian River, St. Lucie, and Martin Counties, they use all 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.
Regional Analysis of Impediments to Fair Housing	St. Lucie County	Fair Housing goals overlap in both plans.

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

**Narrative (optional)**

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

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

Encouraging citizen participation and consulting with public and private agencies are 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	Internet Outreach	Non-targeted/broad community		75		<a href="https://www.surveymonkey.com/r/QY9D6XQ">https://www.surveymonkey.com/r/QY9D6XQ</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)
2	Public Meeting	Non-targeted/broad community				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	541,184	0	0	541,184	0	

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**

**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 and stakeholders toward creating a Land Trust here in Fort Pierce and are working toward developing affordable rental properties and affordable homes for sale for our citizens.

**Discussion**

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

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Expand and Improve Public Infrastructure	2021	2025	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 14000 Persons Assisted
2	1B Improve Access to Public Facilities	2021	2025	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$152,947	Public service activities for Low/Moderate Income Housing Benefit: 15000 Households Assisted
3	2A Housing Rehabilitation	2021	2025	Affordable Housing		Public Services & Quality of Life Improvements	CDBG: \$60,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
4	2B Affordable Housing Opportunity	2021	2025	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: \$40,000	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homelessness Prevention: 20 Persons Assisted Other: 1000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	3A Provide Supportive Services for Special Needs	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
6	3B Provide Vital Services for LMI Households	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
7	4A Provide for Small Business Assistance	2021	2025	Non-Housing Community Development		Economic Development	CDBG: \$80,000	Businesses assisted: 100 Businesses Assisted

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	1A Expand and Improve Public Infrastructure
	<b>Goal Description</b>	Improve community parks and playgrounds; Provide improvements to facilities open to the general public; and/or Provide improvements to local emergency shelters for the homeless.
2	<b>Goal Name</b>	1B Improve Access to Public Facilities
	<b>Goal Description</b>	Improve community with local art and culture.

3	<b>Goal Name</b>	2A Housing Rehabilitation
	<b>Goal Description</b>	Home Rehabilitation - Collaborate with Fort Pierce Utilities Authority to provide weatherization rehabilitation improvements to up to 30 owner-occupied homes belonging to our extremely low income citizens.  Partner with the World Changers Organization, Habitat for Humanity and provide our Paint Our Town proram to provide home rehabilitations to up to 25 owner-occupied homes belonging to very low income homeowners  Provide owner-occupied home rehabilitations to up to 10 very low income-qualified homeowners through our State Housing Initiatives Partnership (SHIP) program.  Provide down payment and closing cost assistance to up to 20 income-qualified citizens.
4	<b>Goal Name</b>	2B Affordable Housing Opportunity
	<b>Goal Description</b>	Promote and provide Fair Housing workshops in Fort Pierce.
5	<b>Goal Name</b>	3A Provide Supportive Services for Special Needs
	<b>Goal Description</b>	Provide supportive and neighborhood services for up to 3,500 lower citizens in Fort Pierce.
6	<b>Goal Name</b>	3B Provide Vital Services for LMI Households
	<b>Goal Description</b>	
7	<b>Goal Name</b>	4A Provide for Small Business Assistance
	<b>Goal Description</b>	Partner with Service Corps of Retired Executives and Small Business Development Center to provide technical assistance and workshops for small businesses to increase capacity and sustainability; small business grants for attendees to workshops for new business startups; provide advertising/technical assistance for small LMA businesses; provide annual job fair; provide annual Lincoln Park Business Expo. Support Lincoln Park Mainstreet and Mainstreet Fort Pierce.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The table below shows the PY 2022-2023 projects for the City of Fort Pierce. Administrative cost may not exceed 20% of the CDBG grant fund allocation and public services has a grant cap of 15%.

### Projects

#	Project Name
1	Housing Programs
2	Economic Development
3	Public Services
4	Public Facilities and Infrastructure
5	Program Administration
6	Neighborhood Revitalization

Table 7 - Project Information

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

## AP-38 Project Summary

### Project Summary Information

1	Project Name	Housing Programs
	Target Area	
	Goals Supported	2A Housing Rehabilitation; 2B Affordable Housing Opportunity
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	\$90,000
	Description	The City will provide for housing rehabilitation activities such as a weatherization program for LMI homeowners aimed at improving housing to withstand the elements and making it more energy efficient to decrease utility bills; and minor housing rehab to LMI households. Additionally, affordable housing initiatives such as income based rental assistance and homeless services will be addressed
	Target Date	9/30/23
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities for Low/Moderate Income Housing Benefit: 1000 Tenant-based rental assistance / Rapid Rehousing: 20 Homelessness Prevention: 20
	Location Description	Citywide

	Planned Activities	Planned activities include a weatherization program, minor housing rehab for LMI households, income based rental assistance, and housing workshops.
2	Project Name	Economic Development
	Target Area	
	Goals Supported	4A Provide for Small Business Assistance
	Needs Addressed	Economic Development
	Funding	\$80,000
	Description	The City will provide assistance to small businesses in LMI neighborhoods and also support neighborhood revitalization activities that promote minority groups in Fort Pierce
	Target Date	9/30/23
	Estimate the number and type of families that will benefit from the proposed activities	Businesses assisted: 50
	Location Description	Citywide
	Planned Activities	Planned activities include assistance to small businesses in LMI neighborhoods; technical assistance and marketing/advertising for small micro enterprises; commercial facade grants for properties located in lower income deteriorated areas. Planned activities also include support neighborhood revitalization activities

		that promote economic development and small business assistance for minority groups in the Fort Pierce. These activities range from local art and cultural heritage to tourism with various projects designed to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.  HUD Matrix Codes, economic development (18A, 18B, 18C).
3	Project Name	Public Services
	Target Area	City Limits
	Goals Supported	3B Provide Vital Services for LMI Households; 3A Provide Supportive Services for Special Needs
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	\$50,000
	Description	The City will provide for vital service that improve the quality of life for LMI households and special needs groups in the City.
	Target Date	9/30/23
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities for Low/Moderate Income Housing Benefit: 2000
	Location Description	Citywide

	Planned Activities	Public Service projects including grants to nonprofits that provide public services to lower income citizens and youth residing in a very low income minority neighborhood. All organizations previously approved for funding through this public service activity will add new services or increased numbers of people served to their existing projects.
4	Project Name	Public Facilities & Infrastructure
	Target Area	Citywide low-mod
	Goals Supported	
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	\$50,000
	Description	Various projects for Public Facilities, including improvements to playgrounds, community centers, and homeless shelters in lower income neighborhoods.
	Target Date	09/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000
	Location Description	Citywide low-mod
Planned Activities	Planned activities include improvements to streets, parks, and recreational facilities.	

5	Project Name	Program Administration
	Target Area	N/A
	Goals Supported	1A Expand and Improve Public Infrastructure 2A Housing Rehabilitation 4A Provide for Small Business Assistance 3B Provide Vital Services for LMI Households 2B Affordable Housing Opportunity 3A Provide Supportive Services for Special Needs
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities; Preserve & Develop Affordable Housing; Public Services & Quality of Life Improvements; Economic Development
	Funding	\$108,183
	Description	Planning and administration of CDBG Programs
	Target Date	09/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Planning and Administration of the CDBG programs.
6	Project Name	Neighborhood Revitalization
	Target Area	These activities will take place within the city limits of Fort Pierce.

Goals Supported	1B Improve Access to Public Facilities
Needs Addressed	Expand/Improve Public Infrastructure & Facilities Public Services & Quality of Life Improvements
Funding	CDBG \$152,947
Description	Various projects including promotion of local art and cultural heritage projects, creative placemaking initiatives, historic preservation; grants for CBDOs.
Target Date	09/30/2023
Estimate the number and type of families that will benefit from the proposed activities	We estimate approximately 15,500 lower income families will benefit from these proposed activities.
Location Description	These activities will take place within the city limits of Fort Pierce.
Planned Activities	<b><u>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 civic pride, new business startups, economic development. 570.203; Matrix Codes 18B and LMA  <b><u>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><b><u>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>Art Murals</u></b> - provide grants to local artist to design and create art within the City limits to promote/educate the public on the rich history of Fort Pierce.</p>
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## **AP-50 Geographic Distribution – 91.220(f)**

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

The City of Fort Pierce does not allocate funding based solely on geographic requirements. Individuals or households must meet income qualifications in order to receive direct assistance from activities and services in the CDBG program. For eligible public facilities and infrastructure improvement activities the City will be targeting low/mod block group tracts.

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>

**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 2022, 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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	20
Non-Homeless	15
Special-Needs	20
Total	55

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	65

**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 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.

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

The City will continue to partner with the Fort Pierce Housing Authority (FPHA) to promote our down payment and closing cost assistance for first time homebuyers and the workshops provided by the FPHA that teach and mentor on financial responsibility, improving credit scores, etc.

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

The PHA is not designated as troubled.

### **Discussion**

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

### **Introduction**

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

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

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

The Treasure Coast Homeless 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.

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

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

#### **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**

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 various agencies, including Fort Pierce Housing Authority to develop a

transitional housing program. Funding is limited, however, we are committed to seeing this through.

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.

**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.

## **Discussion**

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

### **Introduction:**

**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.

### **Discussion:**

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

### **Introduction:**

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

#### **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) As a recipient of the Closing the Gap Initiative with the Florida Housing Coalition, providing down payment assistance to very low/low income households - financial assistance can be used to buy down the cost of the mortgage; 2) Continue providing weatherization program funding through CDBG and partnerships with Fort Pierce Utilities Authority; 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) Continue to identify regional partners with similar affordable housing interests and potentially provide a fair housing center to provide ongoing education and enforcement programs; and 7) 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.

#### **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.

### **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:**

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.	100.00%