



2021-2025 Consolidated Plan

DRAFT

City of Fort Pierce
Grants Administration Division
100 North U.S. Hwy. 1
Fort Pierce, FL 34950

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Executive Summary

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

1. Introduction

The City of Fort Pierce is an entitlement community and receives Community Development Block Grant (CDBG) Funds annually through the US Department of Housing and Urban Development (HUD). Through entitlement formula grant CDBG funds, the City will work to preserve and develop decent and affordable housing, provide for economic opportunities and create a suitable living environment for low- to moderate-income households in Fort Pierce.

The Consolidated Plan was developed through data analysis in the housing needs assessment, a market analysis and an extensive citizen participation process. Priority needs were identified and goals were developed to address the identified needs. Through this process, the basis of the Strategic Plan for the next five years of the Consolidated Plan was formed. In each year of the 5-Year Strategic Plan, the City will develop an Annual Action Plan (AAP), which will describe the activities that are to be taken to meet the goals that will address the identified priority needs.

This plan includes the City's first-year 2021 AAP which was developed using the priority needs and goals identified in the City's 5-Year Strategic Plan. The activities in the AAP works towards accomplishing the established goals associated with the identified needs. By addressing these priority needs in the community, the City can improve the quality of life of residents in Fort Pierce.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Fort Pierce has developed its strategic plan based on an analysis of the data presented in the Consolidated Plan and a community participation and consultation process. Through these efforts, the City has identified four priority needs with associated goals to address the needs. The priority needs with associated goals are:

Priority Need: Expand/Improve Public Infrastructure & Facilities

- 1A Expand and Improve Public Infrastructure
- 1B Improve Access to Public Facilities

Priority Need: Preserve & Develop Affordable Housing

- 2A Housing Rehabilitation
- 2B Affordable Housing Opportunity

Priority Need: Public Services & Quality of Life Improvements

- 3A Provide Supportive Services for Special Needs

3B Provide Vital Services for LMI Households

Priority Need: Economic Development

4A Provide for Small Business Assistance

3. Evaluation of past performance

The City of Fort Pierce, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing and a suitable living environment especially for low- to moderate-income (LMI) individuals and those with special needs in the community. However, the preservation of affordable housing, vital public service, economic development and public improvements remain some of the most prolific needs facing the City, as documented by the current Consolidated Plan, and the most recent FY 2019 Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2019 CAPER accomplishments and highlights are included below:

Affordable Housing: The City assisted 9 LMI owner-occupied residences with housing rehab. Housing rehab activities included weatherization improvement activities to reduce the deteriorated housing stock in historic and low/mod neighborhoods. The City is working to identify new eligible households for the World Changers and Paint Our Town Program.

Public Services: There were no public services activities completed in PY 2019. The City has several open activities that are not yet completed for youth services such as Summer Jam Summer Camp and Art of Fort Pierce Art Camp. The City will work to complete these activities and report them in future reports.

Public Facilities & Infrastructure Improvements: The City had public facility and infrastructure activities that went to have a citywide benefit in LMI areas. An estimated 60,345 persons were assisted through these activities. Activities included improvements to parks and recreation facilities.

Economic Development: The City assisted 17 small businesses with economic development activities such as marketing/advertising to strengthen the capacity and sustainability of existing micro-enterprise businesses, workshops, technical assistance and grants for small businesses and the Annual Job Fair in LMI neighborhoods. The City also assisted 6 small businesses with a commercial facade grant in PY 2019. One grant at 1505 Orange Avenue and five (5) others in Lincoln Park Historic District on Avenue D were completed in the program year.

Other Neighborhood Revitalization: The City provided support for Urban Renewal projects that promoted local art and cultural heritage projects to recognize and celebrate cultures throughout the City. The activities would also create economic opportunities. The neighborhood revitalization activities had a citywide LMI area benefit with an estimated 60,345 persons assisted.

4. Summary of citizen participation process and consultation process

The City of Fort Pierce adheres closely to its HUD approved Citizen Participation Plan and encourages citizen participation in the development of the plan with particular emphasis on persons of low- to moderate-income. The City's efforts to allow for participation in the development of the Consolidated Plan and the first year AAP include a Public Hearing and a Public Comment Review Period. A summary of events is provided below:

- A 30-day public comment period was held from July 14, 2021 to August 14, 2021 to give the public an opportunity to review and make comments on the draft plan.
- A public meeting was held at a community-wide council presentation on July 14, 2021. The purposed of the presentation was to inform interested members of the public about the CDBG program and to review the draft AAP.
- A public hearing was held on July 19, 2021 at the City Commission meeting to review and discuss the draft AAP.

5. Summary of public comments

All comments were accepted. A summary of citizen participation efforts can be viewed in the PR-15 Citizen Participation.

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

All comments were accepted. A summary of citizen participation efforts can be viewed in the PR-15 Citizen Participation.

7. Summary

The priority needs of the City were identified through a comprehensive citizen participation outreach effort which included a public meeting and public hearing; a public comment and review period; consultation by nonprofit partners and regional service partners; and a review of the needs assessment and housing market analysis in this plan.

Primary data sources for the Consolidated Plan include: 2000 Census, 2006-2010 & 2015-2019 American Community Survey (ACS) 5-Year Estimates, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), Public and Indian Housing Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2015-2019 ACS.

A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2015-2019 data, and tables that utilize CHAS contain 2017 data. At the time of writing only 2013-2017 CHAS data was available from HUD. In the plan, the City utilized the most current data source where possible.

Below is a list of data sources and abbreviated form.

2015-2019 American Community Survey 5-Year Estimates (ACS)

2013-2017 Comprehensive Housing Affordability Strategy (CHAS)

2020 Housing Inventory Count (HIC)

2020 Point-in-Time Homeless Count (PIT)

Fair Market Rent (FMR)

Housing Urban Development Area Median Family Income (HAMFI)

Homeless Management Information System (HMIS)

Housing Choice Voucher (HCV)

Continuum of Care (CoC)

U.S. Department of Housing and Urban Development (HUD)

Longitudinal Employer-Household Dynamics (LEHD)

Public and Indian Housing Information Center (PIC)

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities 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

The City of Fort Pierce receives federal Community Development Block (CDBG) funds allocated through HUD’s Community Planning Development program, which are intended to primarily serve low- to moderate-income households and special needs communities. The City’s Finance Department/Grants Administration Division is the lead responsible City department for the Consolidated Plan and Annual Action Plan and administers CDBG grant funds as well as ensures compliance of HUD regulations and guidelines.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Fort Pierce recognizes that the preparation of the Consolidated Plan and AAP requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the plan, the City encouraged citizen, nonprofit and for-profit participation. While preparing this document, City staff provided a community presentation, a public hearing 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 made available the draft plan to the public and many local agencies including 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; the Local Housing Authority; Government staff of participating jurisdictions; and Community and neighborhood groups. The draft plan was made available on the City’s website and all comments were welcome.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Fort Pierce is a member of the Treasure Coast Homeless Services Council (TCHSC), which is the local Continuum of Care (CoC) serving the homeless for Indian River, St. Lucie, Martin, and Okeechobee Counties. The City however doesn’t currently receive any funding support from the CoC. The City is currently working with the Fort Pierce Housing Authority (FPHA) 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of City of Ft Pierce
	Agency/Group/Organization Type	Housing PHA Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with the housing authority on the community development needs in Fort Pierce. The housing authority also consulted regarding working with City to develop a homeless strategy and transitional housing program.
2	Agency/Group/Organization	LINCOLN PARK MAIN STREET
	Agency/Group/Organization Type	Service-Fair Housing Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
3	Agency/Group/Organization	Roundtable of St. Lucie County
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
4	Agency/Group/Organization	CareerSource Research Coast
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
5	Agency/Group/Organization	Sword Outreach Mentoring & Resource Center
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
6	Agency/Group/Organization	SUNRISE CITY CHDO
	Agency/Group/Organization Type	Housing Services - Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
7	Agency/Group/Organization	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
8	Agency/Group/Organization	Council on Social Agencies St. Lucie County, Inc
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
9	Agency/Group/Organization	City of Fort Pierce Alert Center
	Agency/Group/Organization Type	Services-Hazard Mitigation
	What section of the Plan was addressed by Consultation?	Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce Alert Center works with all city departments and citizens to inform of emergencies and hurricane preparedness. Information is provided on the City Hurricane Preparedness website.
10	Agency/Group/Organization	BroadbandNow
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	BroadbandNow is a research organization which publishes data on the digital divide and impact of high-speed internet in society. It believes broadband internet should be available to all Americans and its mission is to help find and compare internet options with a goal to bring attention to underserved areas. The Town consulted with the BroadbandNow website for broadband access and identified high-speed internet providers in the Town.

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

All comments were welcome. There were no agency types not intentionally consulted.

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 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.
Assessment of Fair Housing	City of Fort Pierce	The City of Fort Pierce Assessment of Fair Housing Report for 2016-2020.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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. The City coordinates closely with St. Lucie County and the Fort Pierce Housing Authority in community development initiatives. The City also reaches out the Treasure Coast Homeless Services Council CoC to participate in homeless outreach and service programs.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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, a public meeting, a public hearing, and a public comment review period. Information and comments received during this process helped to guide and shape the development of the goals and activities in this plan.

See in the table below for citizen participation efforts made by the City.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Comment Period	Non-targeted/broad community	<p>A 30-day public comment period was held from July 14, 2021 to August 14, 2021 to give the public an opportunity to review and make comments on the draft plan.</p> <p>Public comments regarding the draft plan will be accepted until 4:00 PM on August 9, 2021, and can be submitted in the following ways:</p> <p>By Mail: City of Fort Pierce, Grants Administration 100 N. U.S. Highway 1, Fort Pierce, FL 34950</p> <p>Via E-Mail: grantsadministration@cityoffortpierce.com</p>	All comments are accepted.	All comments are accepted.	
2	Public Meeting	Non-targeted/broad community	<p>A public meeting was held at a community-wide council presentation on July 14, 2021. The purposed of the presentation was to inform interested members of the public about the CDBG program and to review the draft AAP.</p>	All comments are accepted.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Public Hearing	Non-targeted/broad community	<p>A public hearing was held on July 19, 2021 at the City Commission meeting to review and approve the draft AAP. City Commission meetings are held in the Commission Chambers at the City of Fort Pierce City Hall, 100 North U.S. Highway 1. The public can view the public hearing at:</p> <p>http://www.cityoffortpierce.com/356/Streaming-Video</p>	All comments are accepted. City Council to approve the plan.	All comments are accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs within Fort Pierce by analyzing various demographic and economic indicators. To understand the needs of the community the broad trends in population, income, and household demographics must be analyzed first. Each of the following sections looks closely at specific housing factors and how they relate to the City's population.

1. Housing Needs Assessment
2. Disproportionately Greater Need
3. Public Housing
4. Homeless Needs Assessment
5. Non-Homeless Special Needs Assessment
6. Non-Housing Community Development Needs

Data Note: Many fields in this document are populated automatically by the IDIS system. To provide the most accurate and up-to-date analysis, additional data sources are often used.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs of a community are, like all items in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one housing unit for one household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community's housing needs.

Demographics

Since 2010, the population of Fort Pierce has grown by approximately 7%. The number of households in the city has grown by nearly 10%, which has led to a slight decrease in the median household size from 2.8 to 2.7 persons per household. The median household income grew by 11% but still lags the statewide median household income of \$55,600.

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	42,478	45,329	7%
Households	15,207	16,718	10%
Median Income	\$31,598	\$35,198	11%

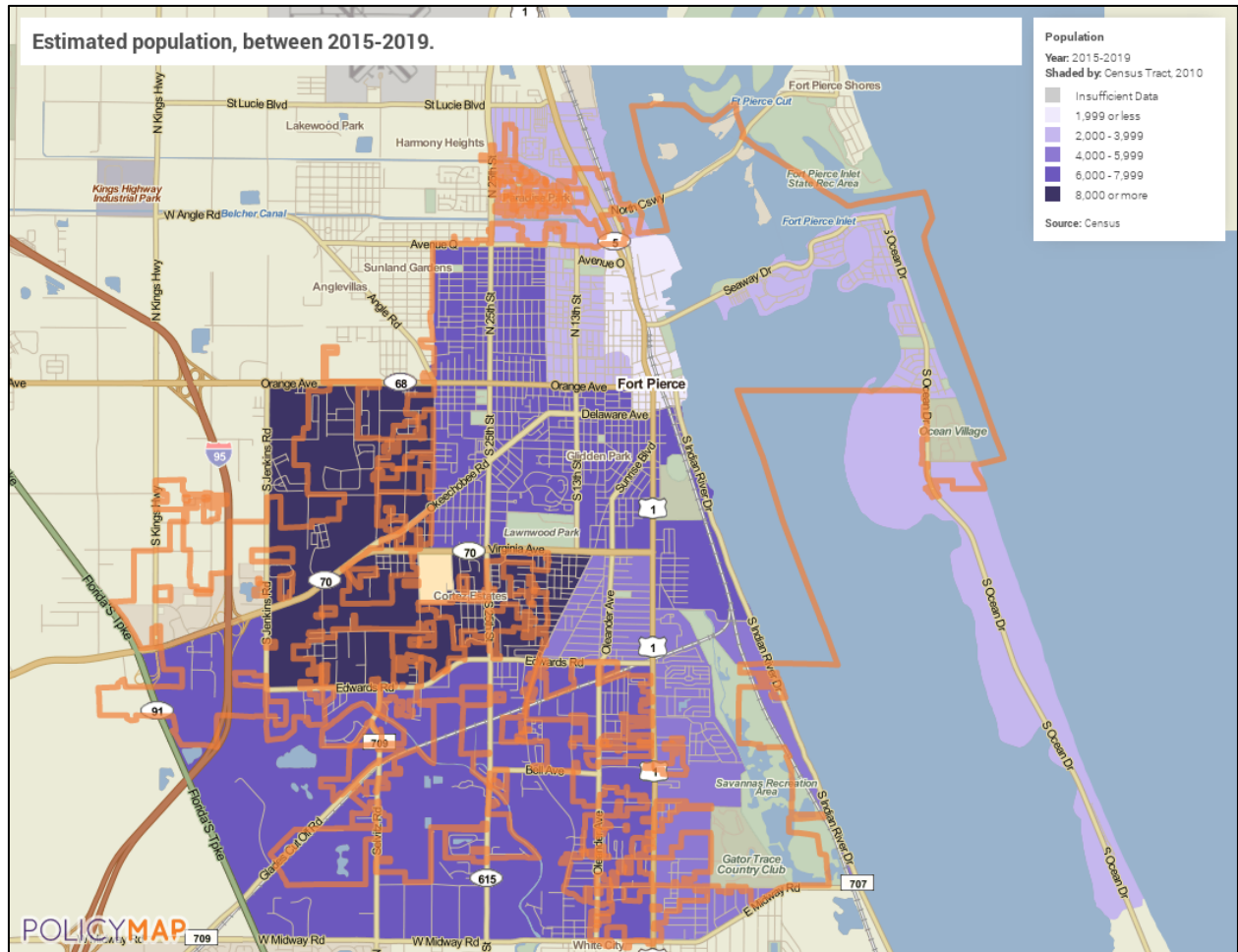
Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

The following maps display the geographic distribution of demographic trends in the City across a few key indicators, including population change, median household income, and poverty.

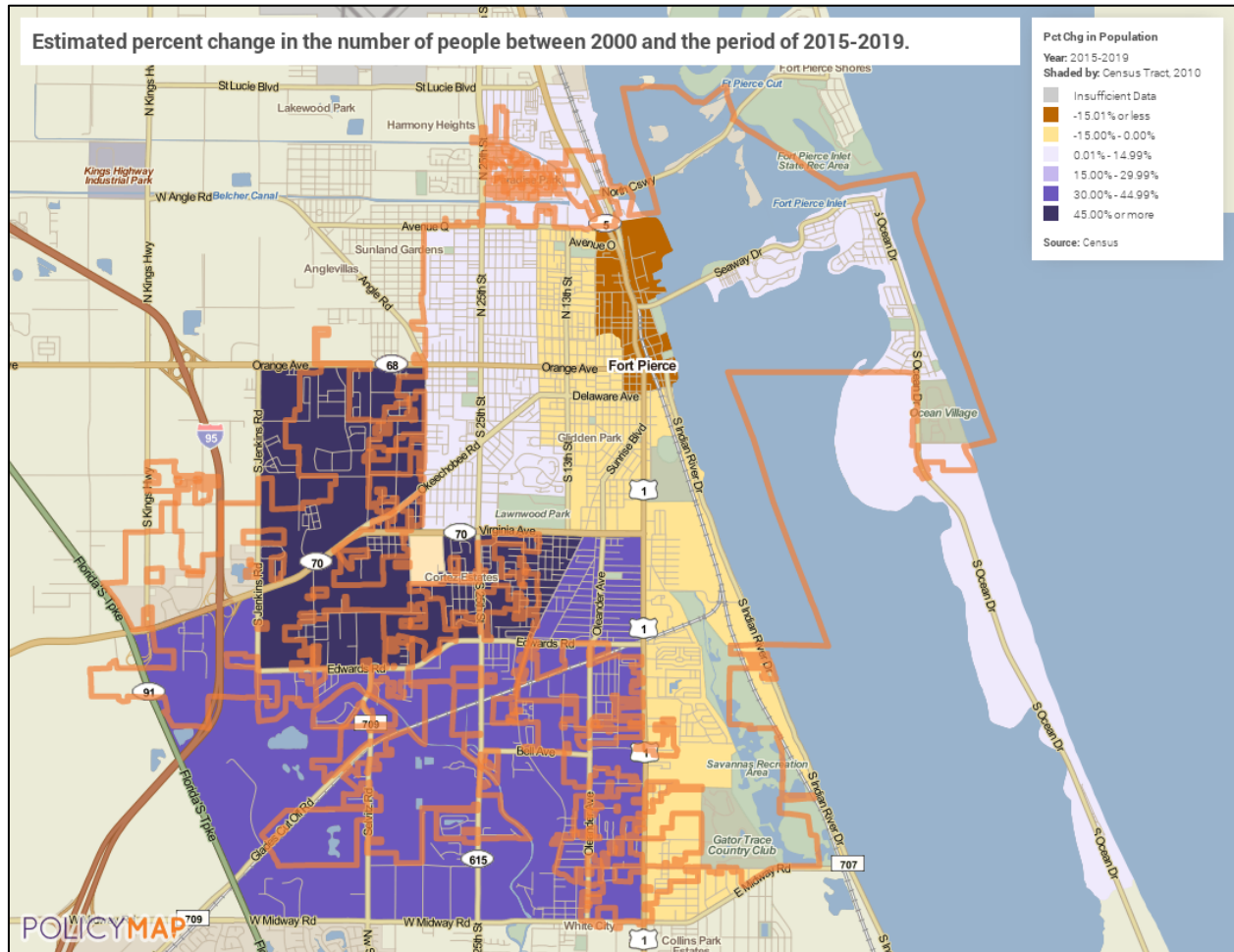
Population

The following map displays the population density throughout the City by Census Tract. Tracts that are located along the coast tend to have smaller population than tracts further inland. The tracts with a relatively small population have fewer than 2,000 people and relatively large population tracts have over 8,000 people.



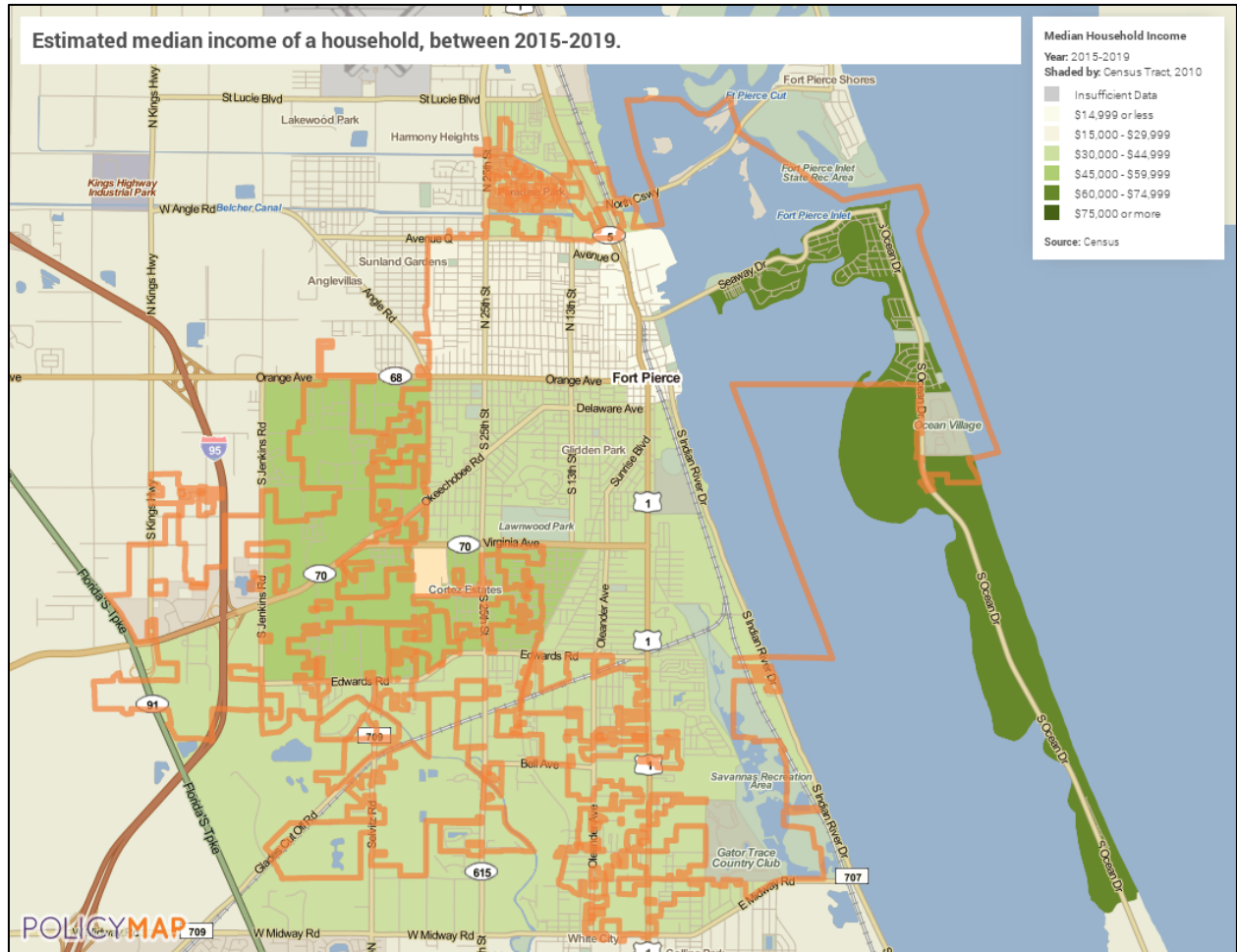
Change in Population

Between 2000 and 2019 there has been a noticeable shift in the population density throughout Fort Pierce. Tracts along the coast have experienced a decrease in population or relatively slow growth, less than 15%. The growth rate in inland tracts was over 30% in most places and over 45% in one area.



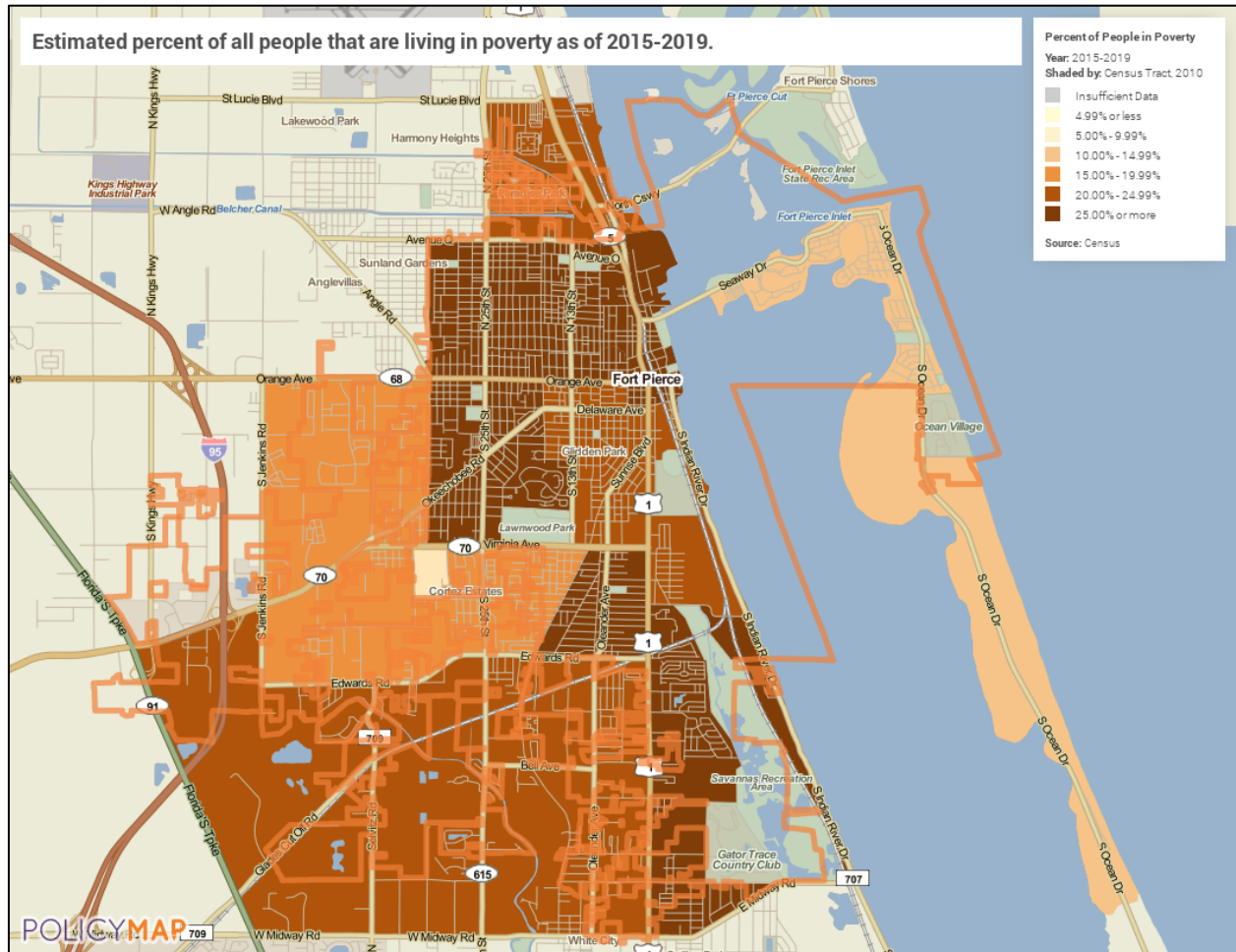
Median Household Income

As noted above, the median household income in Fort Pierce was \$35,198 in 2019. However, the median household income varied by location across the city. Tracts in the northern portion of the City reported a median household income of less than \$15,000, which is significantly less than households across Seaway Drive where the MHI was over \$60,000.



Poverty

The map below displays the percentage of the population who live below the poverty level by census tract. Areas with a relatively high poverty rate, over 25%, are found primarily along the coast. Tracts further inland report a lower poverty rate, as do the tracts across the waterway.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,875	3,305	3,105	1,550	4,550
Small Family Households	1,420	1,205	1,120	720	1,670
Large Family Households	265	425	200	105	430
Household contains at least one person 62-74 years of age	474	745	735	305	1,645
Household contains at least one person age 75 or older	510	435	390	139	655
Households with one or more children 6 years old or younger	1,010	959	330	325	415

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

The above table breaks down family type and income in the City using 2017 CHAS data. In Fort Pierce, family type and income are correlated in some ways. Specifically, households with someone over the age of 62 are more common at higher incomes than lower incomes. Over 50% of households earning over 100% HAMFI have at least one person over the age of 62 but only 25.4% of households earning 0-30% HAMFI do. There is not enough information to determine causation.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	35	10	0	85	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	85	15	0	155	0	4	15	0	19
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	200	75	0	380	0	30	20	25	75
Housing cost burden greater than 50% of income (and none of the above problems)	1,745	1,165	125	15	3,050	335	190	100	25	650
Housing cost burden greater than 30% of income (and none of the above problems)	180	710	815	240	1,945	200	210	530	85	1,025
Zero/negative Income (and none of the above problems)	360	0	0	0	360	275	0	0	0	275

Table 7 – Housing Problems Table

Data Source: 2013-2017 CHAS

The table above gives an overview of housing problems in the City. Using 2017 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status.

Cost burden is clearly the biggest housing problem in the City in terms of sheer numbers – a common trend in many communities across the state and nation today. According to the 2017 CHAS data there are nearly 5,000 renters and 1,670 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income).

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,125	2,195	1,045	255	5,620	535	440	675	135	1,785
Having none of four housing problems	415	170	340	575	1,500	170	500	1,050	580	2,300
Household has negative income, but none of the other housing problems	360	0	0	0	360	275	0	0	0	275

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

Severe Housing Problems

The above table shows households with at least one severe housing problem broken out by income and occupancy. The trend in the data is simply the lower the income in a household, the greater presence of severe housing problems. Additionally, severe housing problems are much more common in renter households than owner occupied units. Over 75% of renters report a severe housing problem and 41% of homeowners report a severe housing problem.

3. Cost Burden > 30%

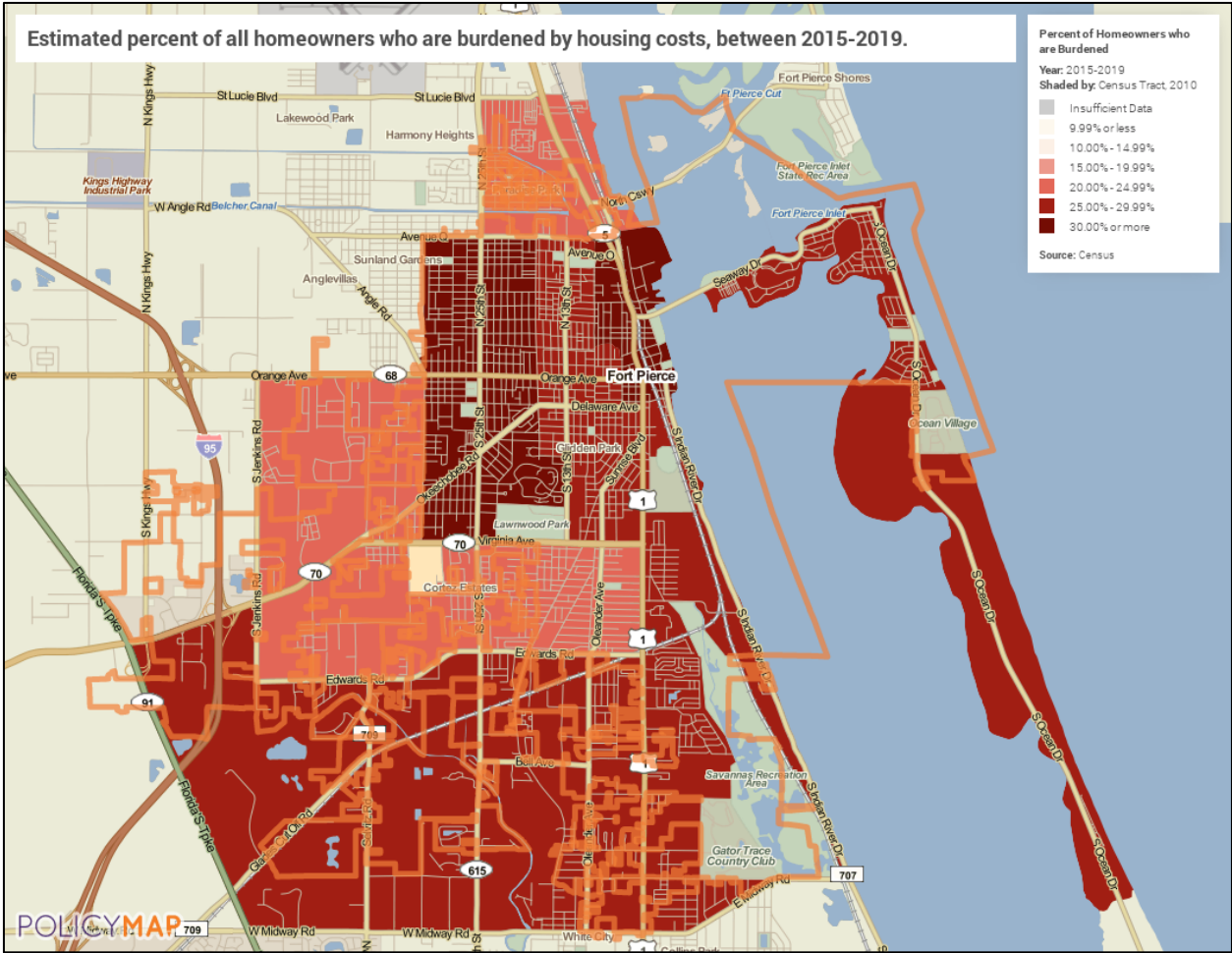
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1035	895	380	2310	215	105	225	545
Large Related	250	335	10	595	15	40	0	55
Elderly	260	390	100	750	355	165	105	625
Other	915	460	405	1780	195	15	120	330
Total need by income	2460	2080	895	5435	780	325	450	1555

Table 9 – Cost Burden > 30%

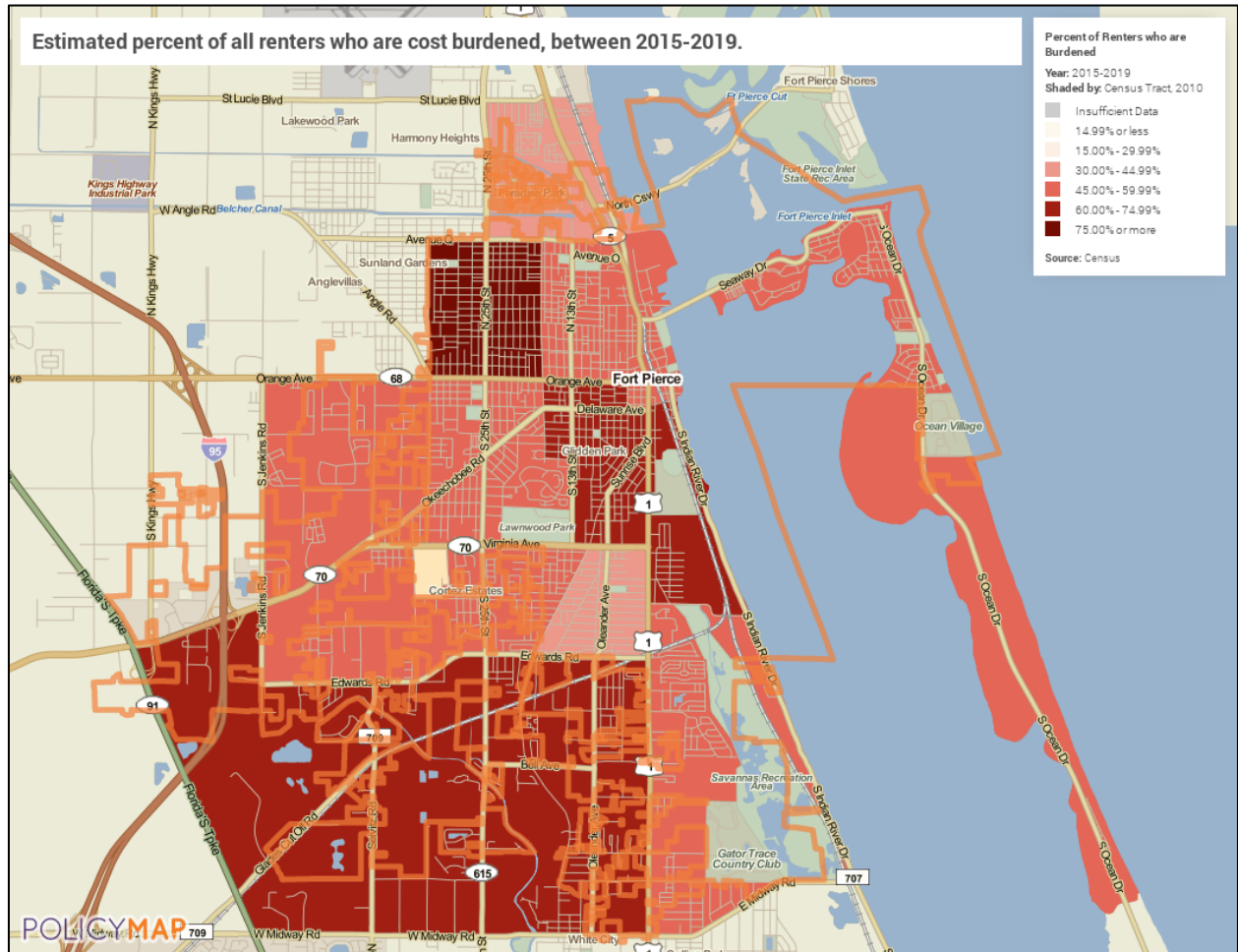
Data Source: 2013-2017 CHAS

Cost Burden

As mentioned above, Cost Burden is the prominent housing problem in Fort Pierce. Cost burden is increasingly common as income decreases and is more prevalent among renters. Among homeowners, there is not a clear geographic pattern associated with cost burden. Tracts with a cost burden rate of over 25% are found throughout the City.



Similar to homeowners, relatively high cost burden is found throughout the City for renters. The major difference is the high percentage of renters who are cost burdened. In high cost burden tracts over 60% of renters pay more than 30% of their income to housing costs.



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	830	560	40	1430	150	70	0	220
Large Related	240	130	0	370	15	25	0	40
Elderly	185	225	20	430	115	50	70	235
Other	615	310	65	990	55	0	10	65
Total need by income	1870	1225	125	3220	335	145	80	560

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

Severe Cost Burden

Severe Cost Burden is defined as spending more than 50% of a household’s income on housing costs. While it is relatively uncommon for homeowners to be severely cost burdened, renters have a high likelihood of severe cost burden. In total, nearly 3,800 households in the City are severely cost burdened.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	145	255	90	0	490	0	15	35	25	75
Multiple, unrelated family households	15	45	0	0	60	0	15	0	0	15
Other, non-family households	0	0	0	0	0	0	4	0	0	4
Total need by income	160	300	90	0	550	0	34	35	25	94

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households. Overcrowding was more prevalent in renter-occupied housing units than in owner-occupied units. The table below shows the prevalence of children in households by income group and tenure. Renters are much more likely to have children and earn less than 80% AMI than home owners.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	940	885	200	2025	70	74	130	274

Table 12 – Crowding Information – 2/2

Data Source: 2013-2017 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2015-2019 American Community Survey there are 5,685 1-Person households in Fort Pierce. The primary group in need of housing assistance is renters because they are most likely to be cost burdened and have housing insecurity. Renters are less likely to be in 1-person households than homeowners. Approximately 34.2% of homeowners are single person households and 33.8% of renters are.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

According to 2015-2019 ACS data, there are 6,897 residents with disabilities in Fort Pierce making up 15.4% of the population. Approximately 500 of these residents are under the age of 18. The most common disability is ambulatory difficulty, and 4,241 residents report this difficulty.

Residents with disabilities and families with children with disabilities face significant barriers to affordable housing. Most homes require expensive modifications to accommodate the needs of residents. Additionally, residents with disabilities have annual median earnings approximately 13.4% less than other residents without disabilities. An exact count of those in need of housing assistance is difficult to determine but it is likely most residents with a disability either need housing assistance through financial support or access to homes that meet their needs.

Violence

According to data reported to the FBI, violent crime in Fort Pierce has been declining since 2013 and the Fort Pierce Police Department has increased the clearance rate. In 2013, there were 588 violent crimes reported and a clearance rate of 40.3% and in 2019 there were 259 violent crimes and the clearance rate increased to 52.1%. The number of rapes in the City has also declined. In 2015 the greatest number of rapes were reported, there were 33 rapes reported and 10 were cleared, for a clearance rate of 30%. In 2019, the number of rapes dropped to 19 and 8 were cleared, a clearance rate of 42%. Specific data on domestic violence, dating violence, stalking, and other forms of sexual assault was not available.

It is likely that the violent crime rate is higher than what is reported. Domestic violence and sexual assault are often underreported due to fear for the safety of oneself or children, a lack of housing options and economic opportunities, and distrust in the system. According to a study by the US Department of Justice the most dangerous time for a person in an abusive relationship is when they attempt to leave. Exiting an abusive relationship is often incredibly difficult and it is important that resources are available to provide safe housing for victims and people are aware of these resources.

What are the most common housing problems?

The most common house problem in Fort Pierce is cost burden, particularly among renters. According to the most recent ACS data, over 67% of renters are cost burdened. Homeowners are less likely to be cost burdened than renters, but it is still a significant problem. Approximately 43% of homeowners with a mortgage and over 21% of homeowners without a mortgage have a cost burden. This financial burden puts significant pressure on households and increase the likelihood of substandard living arrangements.

Are any populations/household types more affected than others by these problems?

Household income is correlated with the likelihood that they are impacted by housing problems, particularly for renters. Residents with lower incomes have increased rates of cost burden and other substandard living conditions. Additionally, residents with disabilities and/or at risk of homelessness are particularly vulnerable to housing problems. The relationship between race, ethnicity, income, and housing problems is discussed in the Market Analysis portion of this document.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Very low-income households (those at or below 30% of the area median income) spending more than 50% of their income for gross rent (rent plus tenant paid utilities) are particularly vulnerable to an unexpected financial or personal crisis which could lead to homelessness. Among these households, single-parent households with children are the most vulnerable. They have a greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their lower income and higher living expenses, single-parent households are at imminent risk of becoming homeless. The major needs for these households are money management and budget counseling along with job training and affordable childcare.

The benefit to participants of a rapid re-housing program is the on-going case management and wrap around services that they receive over the duration of the program. The major need for those households exiting the program is to locate and secure decent affordable housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Fort Pierce does not provide estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Instability and increased risk of homelessness are associated with the lack of financial resources; temporarily living in the home of another; imminent eviction; living in a hotel or motel; living in severely overcrowded housing; exiting an institution (jail; mental health facility) or aging out of foster care. Other areas that could impact stability are prolonged unemployment; deteriorated housing; domestic violence; mental illness; drug or alcohol addictions; death of a family member; abandonment by a spouse; medical expenses and/or other unanticipated emergency expenditures such as a major car repair.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in each category is at least 10 percentage points higher than the percentage of persons in the category.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2660	585	635
White	795	115	365
Black / African American	1390	400	200
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	450	70	29
0	2660	585	635

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2017 CHAS (corrected)

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2635	670	0
White	1035	215	0
Black / African American	860	325	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	650	125	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1720	1390	0
White	640	665	0
Black / African American	670	335	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	375	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	390	1155	0
White	150	475	0
Black / African American	210	420	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	260	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low-Income (0-30% AMI)

The jurisdiction-wide housing problem rate in this income group is 68.6%. There are two groups that is disproportionately impacted. One hundred percent of Asian households and 82% of Hispanic households have a housing problem.

Very Low-Income (30-50% AMI)

In this income group 79.7% of households report a housing problem. There are two groups who are disproportionately impacted. One hundred percent of Asian households and Pacific Islander households report a housing problem

Low-Income (50-80% AMI)

Approximately 55.3% of households in this income group have a housing problem. There is one group disproportionately impacted. Nearly 67% of Black or African American households have a housing problem.

Moderate Income (80-100% AMI)

This income group reports 25.2% of households with a housing problem. There are no groups disproportionately impacted.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of severe housing problems among racial groups against that of the jurisdiction as a whole to see if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems among different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2280	960	635
White	620	290	365
Black / African American	1275	510	200
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	160	29

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1720	1585	0
White	620	640	0
Black / African American	565	620	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	450	325	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	375	2740	0
White	170	1130	0
Black / African American	55	940	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	585	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65	1485	0
White	60	565	0
Black / African American	10	620	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	290	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low-Income (0-30% AMI)

The jurisdiction-wide severe housing problem rate in this income group is 58.8%. There is only one group that is disproportionately impacted. One hundred percent of Asian households report a severe housing problem.

Very Low-Income (30-50% AMI)

In this income group 52% of households report a severe housing problem. There are two groups reporting a severe housing problem. One hundred percent of Asian and Pacific Island households have a severe housing problem.

Low-Income (50-80% AMI)

Approximately 12% the households in this income group have a severe housing problem. There are no groups disproportionately impacted by severe housing problems.

Moderate Income (80-100% AMI)

This income group reports 4.2% of households with a housing problem. There are no groups disproportionately impacted by severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section compares the existence of housing cost burden and severe cost burden among racial groups against that of the jurisdiction as a whole to see if any group(s) shares a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8314	3395	4025	659
White	4245	1330	1430	375
Black / African American	2465	1320	1760	210
Asian	44	0	35	0
American Indian, Alaska Native	35	10	0	0
Pacific Islander	0	45	0	0
Hispanic	1505	630	765	29

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experienced a disproportionately greater need when it comes to housing cost burden.

Cost Burden (30-50%)

Approximately 21.6% of households in the jurisdiction pay between 30% and 50% of their income to housing costs. One hundred percent of Pacific Islander households are cost burdened.

Severe Cost Burden (50% or more)

In Fort Pierce, 25.6% of households report severe cost burden. One group reports a disproportionate rate of severe cost burden. Nearly 45% of Asian households have a severe cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Overall, it is relatively rare for a group to be disproportionately impacted by housing problems due to race or ethnicity. However, both Asian and Pacific Islander households report being disproportionately impacted in multiple income groups.

Disproportionate Housing Problems:

- Extremely Low Income: Asian
- Very Low Income: Asian, Pacific Islander
- Low Income: Black or African American
- Moderate Income: None

Disproportionate Severe Housing Problems:

- Extremely Low Income: Pacific Islander
- Very Low Income: Asian, Pacific Islander
- Low Income: None
- Moderate Income: None

Cost Burden: Pacific Islander

Extreme Cost Burden: None

If they have needs not identified above, what are those needs?

Additional needs by racial and ethnic group are discussed throughout this document.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Geographic concentrations of households by race or ethnicity are discussed in MA-50

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by public housing authorities. Public housing in the city is owned and operated by the Fort Pierce Housing Authority (FPHA). FPHA sets rents for these units based on each family’s anticipated annual adjusted income. Additionally, FPHA administers the Section 8 Rental Assistance Program.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	790	810	0	744	18	0	48

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,001	12,686	0	12,709	13,233	0
Average length of stay	0	0	5	4	0	4	0	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	216	66	0	63	3	0
# of Disabled Families	0	0	188	254	0	194	12	0
# of Families requesting accessibility features	0	0	790	810	0	744	18	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	116	97	0	79	12	0	6
Black/African American	0	0	660	705	0	658	6	0	41
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	2	0	1	0	0	1
Pacific Islander	0	0	13	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	40	48	0	46	2	0	0
Not Hispanic	0	0	750	762	0	698	16	0	48

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Characteristics of Public Housing Residents by Program Type shows that a significant portion of public housing and voucher tenants are elderly individuals, disabled families and families that request accessibility features. Disabled families make up 24% of public housing tenants, 31.4% of voucher recipients and 66.7% of Veterans Affairs Supportive Housing residents. Elderly individuals comprise 27% of public housing residents and 31.4% of voucher recipients. One hundred percent of public housing tenants and voucher recipients requested units with accessibility features.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of Public Housing residents and Housing Choice vouchers holders are affordable, decent, safe, and sanitary housing. Once families have secure housing it is important for them to have pathways to financial independence. This means that public housing must be near economic opportunities, educational facilities, and/or a robust public transportation system. The goal of public housing is to provide temporary support for those in need.

How do these needs compare to the housing needs of the population at large

In general, the population at large is wealthier and has access to greater housing opportunities than those who use publicly supported housing. Tenants of public housing and those with housing choice vouchers tend to have lower incomes than the rest of the population: \$9,001 average annual income for public housing residents and \$12,686 for voucher holders, compared to the 2015-2019 ACS-estimated median household income of \$35,198. At this income level, even paying no more than 30% for housing costs, the remaining monthly income would hardly cover needs such as food, clothing, and transportation.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is an incredibly troublesome and complex issue that most communities across the country must address. The major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment or underemployment, lack of affordable housing options, and/or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. Homelessness can be caused by all these issues and they are often interrelated. Due to this complexity, fighting homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defined "homeless" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	44	137				
Persons in Households with Only Children	10	0				
Persons in Households with Only Adults	45	681				
Chronically Homeless Individuals	0	45				
Chronically Homeless Families	0	0				
Veterans	0	6				
Unaccompanied Child	10	0				
Persons with HIV	0	6				

2020 PIT Count. This Data is based on point-in-time information provided by the Fort Pierce/St. Lucie, Indian River, Martin Counties CoC FL-509. Data is provided at the CoC county level. Point-in Time Date: 1/22/2020.

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless – Residents are considered to be experiencing chronic homelessness if they have a disabling condition and have been continuously homeless for one year or more, or more than four times within three years, totaling twelve months. These are the most vulnerable residents experiencing homelessness. In 2020, 45 persons experienced chronic homelessness and they are all unsheltered

Families with Children – Households that include at least one adult and one person under the age of 18 is considered a family with children. Children raised experiencing homelessness are likely to experience housing instability into adulthood. In 2020 there were 181 persons in families, most of whom are unsheltered.

Veterans – Providing additional resources and support for veterans is a priority for communities across the country. Currently, there are 6 veterans experiencing homelessness.

Unaccompanied Youth – Persons who are between the ages of 18 and 24 years old that lack a fixed, regular, nighttime residence that is not a shelter are considered unaccompanied youth. Currently, there are 10 unaccompanied youth and they are all sheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	82	732
Black or African American	90	399
Asian	4	3
American Indian or Alaska Native	0	13
Pacific Islander	1	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	15	138
Not Hispanic	173	1053

2020 PIT Count. This Data is based on point-in-time information provided by the Fort Pierce/St. Lucie, Indian River, Martin Counties CoC FL-509. Data is provided at the CoC county level. Point-in Time Date: 1/22/2020.

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Homeless children face a litany of complexities and problems that can contribute to a pattern of homelessness into adulthood if they are not addressed. Chiefly among them is the added stress on educational attainment that housing insecurity causes. Lack of transportation, volatile living conditions, and general instability make showing up to class a challenge, and studying, focusing, and excelling in these conditions is often impossible. Based on the Point in Time Count, 181 families were found that included at least one adult and one child and 6 veterans were counted.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homeless individuals are more likely to identify as White than any other racial or ethnic group. Nearly 60% of all residents experiencing homelessness identify as White. The second largest group is Black or African American residents with 35.5% of the population experiencing homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of those counted in the CoC's point in time count only 13.6% were sheltered. White and Hispanic residents are least likely to be sheltered with 10.1% and 9.8%, respectively.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless persons with special needs include the elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with drug and alcohol addictions; persons with HIV/AIDS and their families; and victims of domestic violence, sexual assault, and stalking. Members of these special needs populations often have low incomes. Data on special needs populations is limited, but there is a significant need for housing and/or supportive services for all special needs Sub-populations and meeting these needs is a high priority for the city.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

According to the most recent data available, there are approximately 11,082 residents over the age of 60 in Fort Pierce, making up approximately 24.4% of the population. Residents 60 years or older are less likely to be in poverty than the general population, 18.1% vs. 29.4%. They are also less likely to be cost burdened, but cost burden is still an issue. Approximately 28% of homeowners and 53.1% of renters in this age group are cost burdened.

HIV/AIDS: See below

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people do not seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics.

Disability: There are 6,897 people in the city who have a disability, which is 15.4% of the population. Unsurprisingly, disability is correlated with age and older residents are more likely to have one or more disabilities. However, there are younger residents with a disability. Nearly 500 residents under the age of 18 have a disability and their families may need accessible housing units.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Frail Elderly: Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly residents' homes may need modifications to assist with any disabilities that may develop because of aging.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

Persons with Alcohol/Drug Addictions: Individuals with substance abuse problems need a strong network to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2019, there was an estimated 1,792 persons living with HIV in St. Lucie. Statewide, males are more likely to have an HIV diagnosis than females. Nearly 80% of diagnosis in 2019 were male. The 25 to 29 years old age group was the largest age group. The most common method of transmission was male-to-male sexual contact for males and heterosexual contact for females. Black residents make up 38.4% of persons with HIV, the largest racial or ethnic group.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City has identified the need for public facilities improvements and has provided a goal in the Strategic Plan:

1B Improve Access to Public Facilities

The City will work to improve access to public facilities in Fort Pierce. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- to moderate-income neighborhoods.

How were these needs determined?

The Public Facility needs of Fort Pierce were determined through consultation with key stakeholders and the public. The City’s staff also participated in determining these needs using their experience overseeing past grant programs.

Describe the jurisdiction’s need for Public Improvements:

The City has identified the need for public infrastructure improvements and has provided a goal in the Strategic Plan:

1A Expand and Improve Public Infrastructure

The City will work to expand and improve public infrastructure in Fort Pierce. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- to moderate-income neighborhoods.

How were these needs determined?

The Public Improvement needs of Fort Pierce were determined through consultation with key stakeholders and the public. The City’s staff also participated in determining these needs using their experience overseeing past grant programs.

Describe the jurisdiction’s need for Public Services:

The City has identified the need for public services and has provided two goals in the Strategic Plan:

3A Provide Supportive Services for Special Needs

3B Provide Vital Services for LMI Households

The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence. The City will also work to increase the capacity of local service providers that offer vital services that improve the quality of life for LMI households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, summer programs, youth services, health services and more.

How were these needs determined?

The Public Service needs of Fort Pierce were determined through consultation with key stakeholders and the public. The City's staff also participated in determining these needs using their experience overseeing past grant programs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in the City of Fort Pierce by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the composition of the City’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,542	40%
1-unit, attached structure	1,232	6%
2-4 units	4,135	19%
5-19 units	4,367	20%
20 or more units	2,755	13%
Mobile Home, boat, RV, van, etc	549	3%
Total	21,580	100.0%

Table 26 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Residential Properties by Number of Units

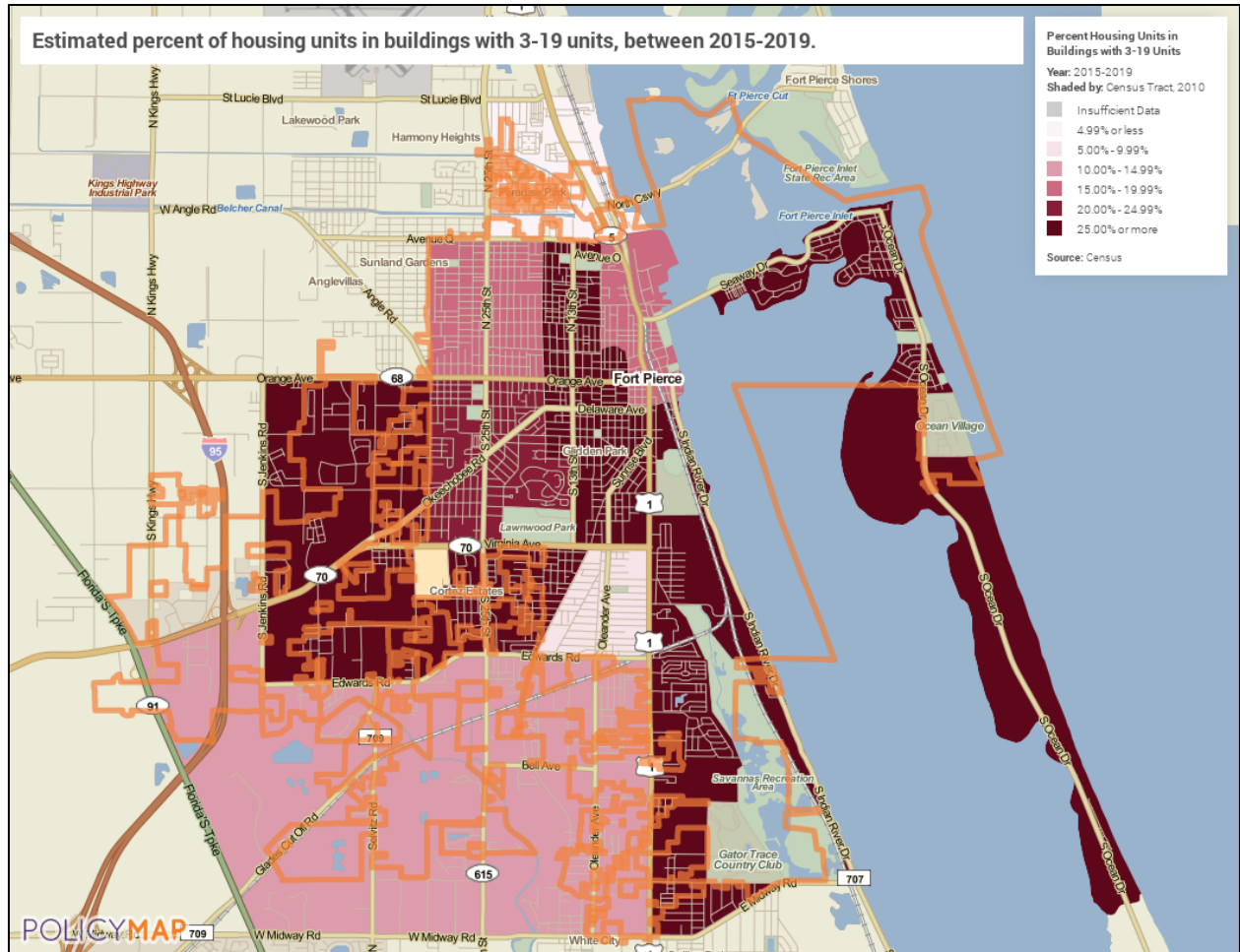
The table above breaks down the City’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are the most common type of unit, accounting for 40% of all housing units. Multi-family developments (5 or more units) account for 33% of all housing units in the City. Finally, 3% of housing units are classified as mobile home, boat, RV, van, etc.

Source: 2015-2019 American Community Survey 5-Year Estimates

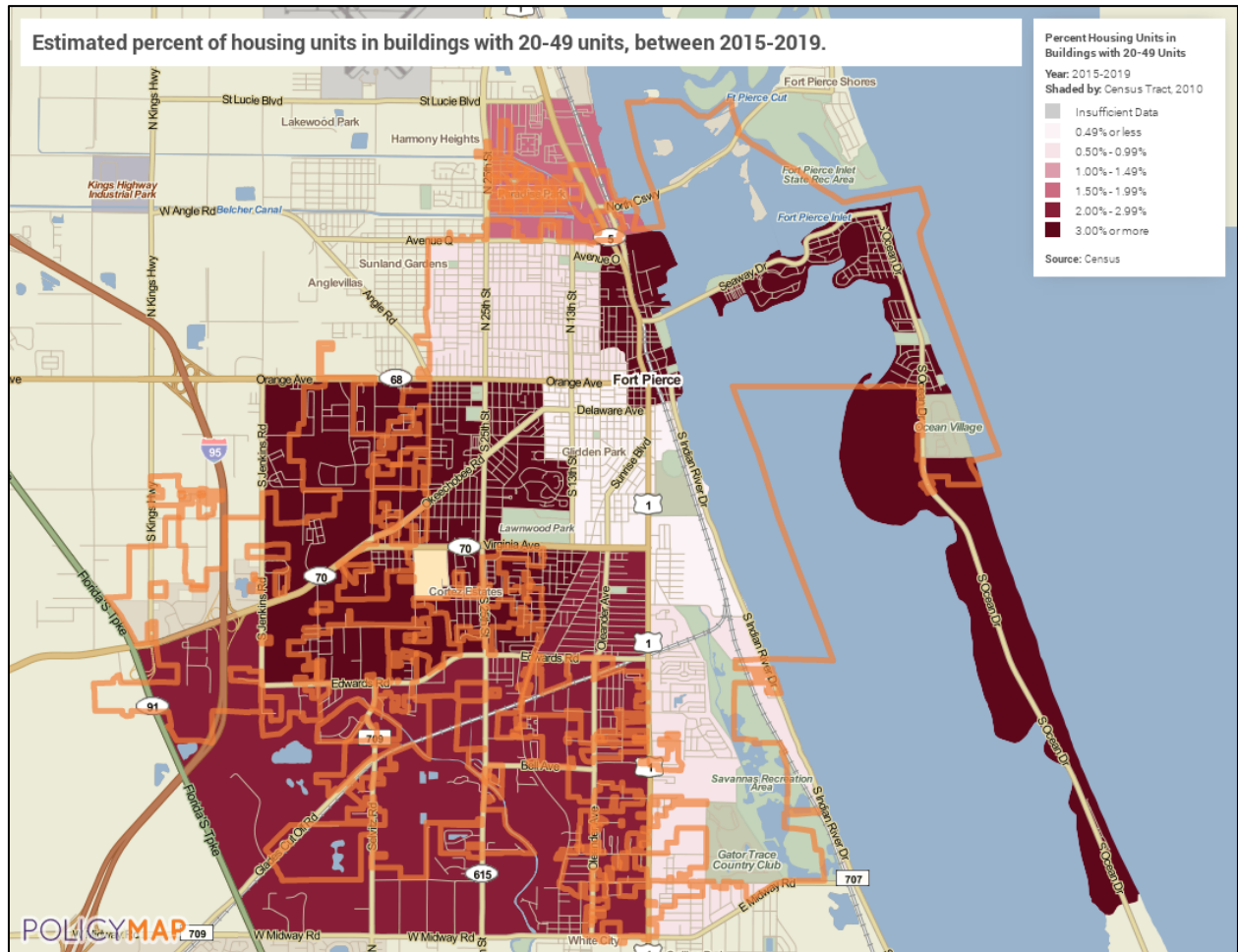
Multifamily Development Distribution

The maps below display the distribution of small, medium and large multifamily developments in the jurisdiction. Small multifamily units have between 3 and 19 units in each development. These developments are relatively common in the City and are found throughout the area. In many tracts over 25% of the housing units are in small developments.

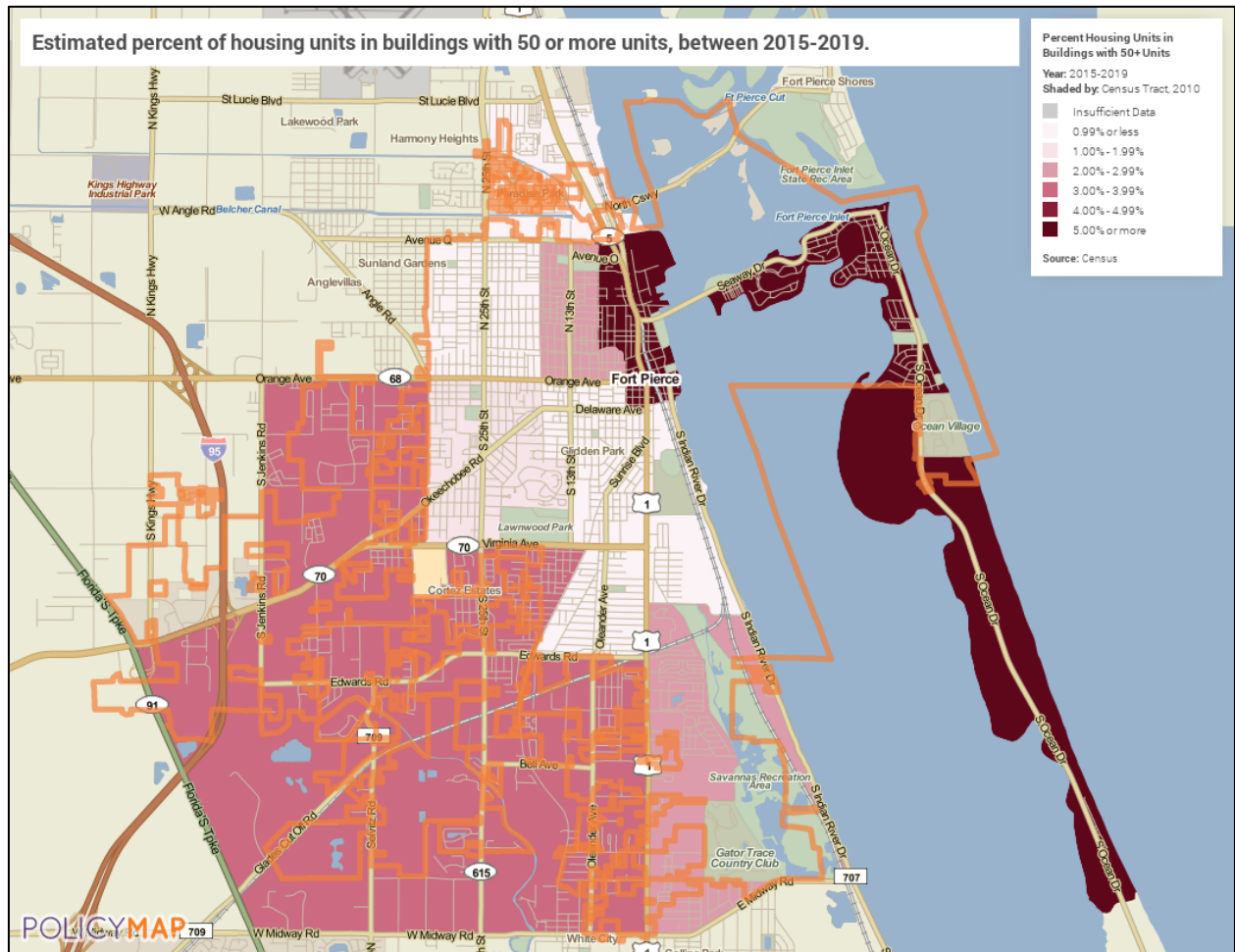
Source: 2015-2019 American Community Survey 5-Year Estimates



Medium multifamily developments have between 20 and 49 units per development. Medium developments are less common than smaller developments. In most tracts less than 3% of the housing units are in medium multifamily developments.



Large multifamily developments are buildings with 50 or more units. Large developments are primarily found on the coastal side of the City. They are not very common and in most of the City less than 4% of housing units are in large multifamily developments.



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	33	0%	491	5%
1 bedroom	456	6%	1,173	13%
2 bedrooms	3,139	41%	4,644	52%
3 or more bedrooms	4,085	53%	2,697	30%
Total	7,713	100%	9,005	100%

Table 27 – Unit Size by Tenure

Data Source: 2013-2017 ACS

In Fort Pierce, there is a difference in size between owner-occupied units and rental units. Small units with one bedroom or less common for owner-occupied units, making up approximately 6%. Nearly 18% of rental units are small. Large units with three bedrooms or more make up over half of all owner-occupied units but only 30% of rental units.

Source: 2015-2019 American Community Survey 5-Year Estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In the 2021-2025 Consolidated Plan period the City estimates it will target and assist with affordable housing programs:

CDBG Homeowner Housing Rehabilitated: 75 Household Housing Unit

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the HUD Multifamily Assistance and Section 8 Database, there are three contracts located in Fort Pierce. There are no contracts set to expire in the next five years.

- Bethany Court Apartments – Contract expires in 2036.
- Pine Creek Village – Contract expires in 2028.
- Orangewood Village – Contract expires in 2036.

Does the availability of housing units meet the needs of the population?

In Fort Pierce, the available housing units do not meet the needs of the population. As noted throughout this document, many households in the city are cost burdened. These households are unable to find available housing that they can occupy without paying more than 30% of their income on housing costs.

Describe the need for specific types of housing:

The City has few small owner-occupied units. Smaller units tend to be more affordable and attractive to new homeowners or retired residents who are looking to downsize. If these units are not available then residents will need to move outside the City or live in substandard housing. There is also a lack of larger rental units that would meet the needs of families with multiple children.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following section examines the cost of housing for both homeowners and renters within Fort Pierce. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	134300	113600	-15%
Median Contract Rent	651	737	13%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	754	9%
\$500-999	4,368	51%
\$1,000-1,499	3,053	35%
\$1,500-1,999	391	5%
\$2,000 or more	47	1%
Total	8,613	100%

Table 29 - Rent Paid

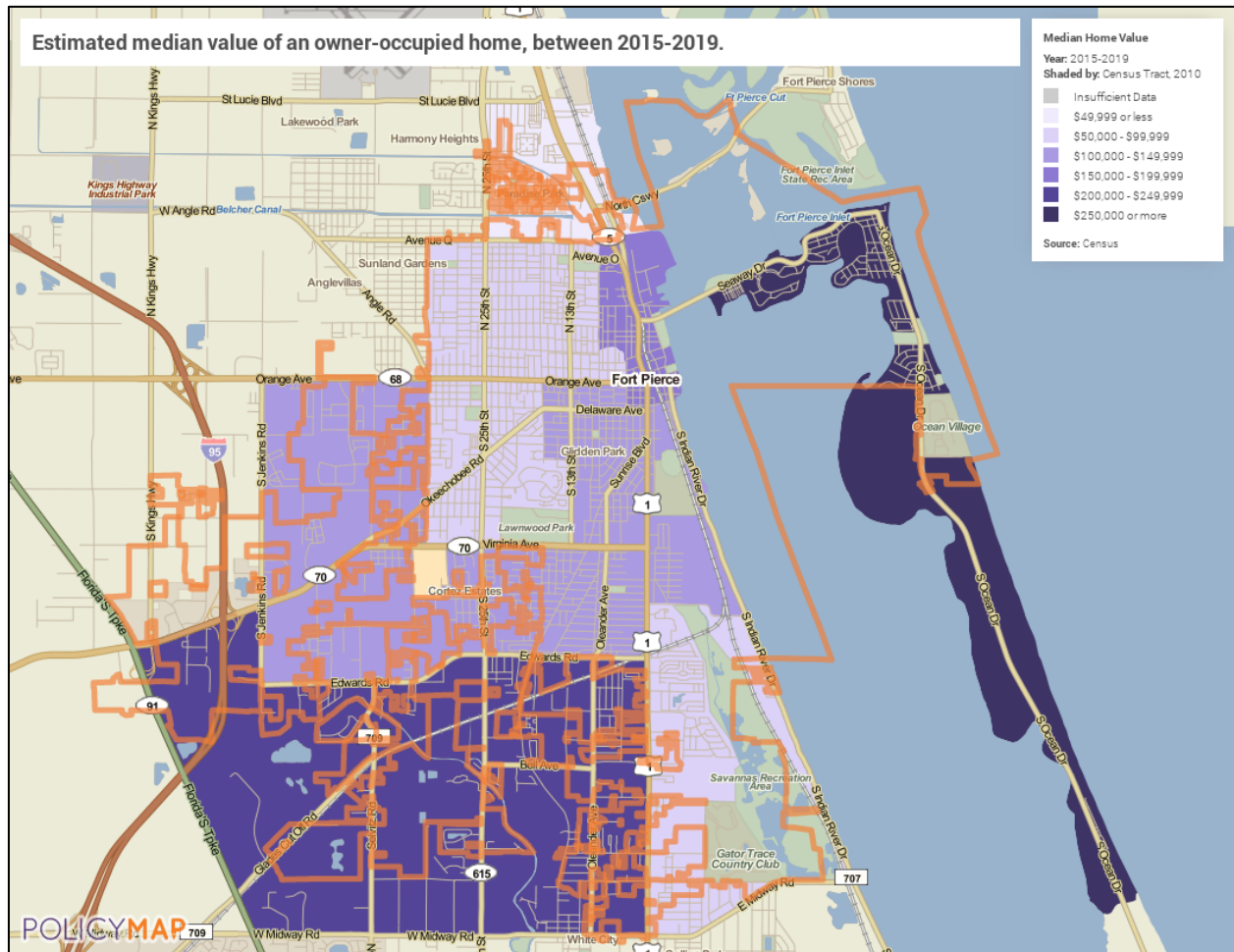
Data Source: 2013-2017 ACS

Since 2010, the median home value has decreased by 15% and the rent has increased by 13%. This shift in value has not been beneficial to home owners, and housing security has become more difficult for renters.

Home Value

The map below shows the median home value by census tract throughout the jurisdiction. The highest home values are found across the bay where the median value is over \$250,000. Lower home values are found in the central and northern tracts where the median value is less than \$100,000.

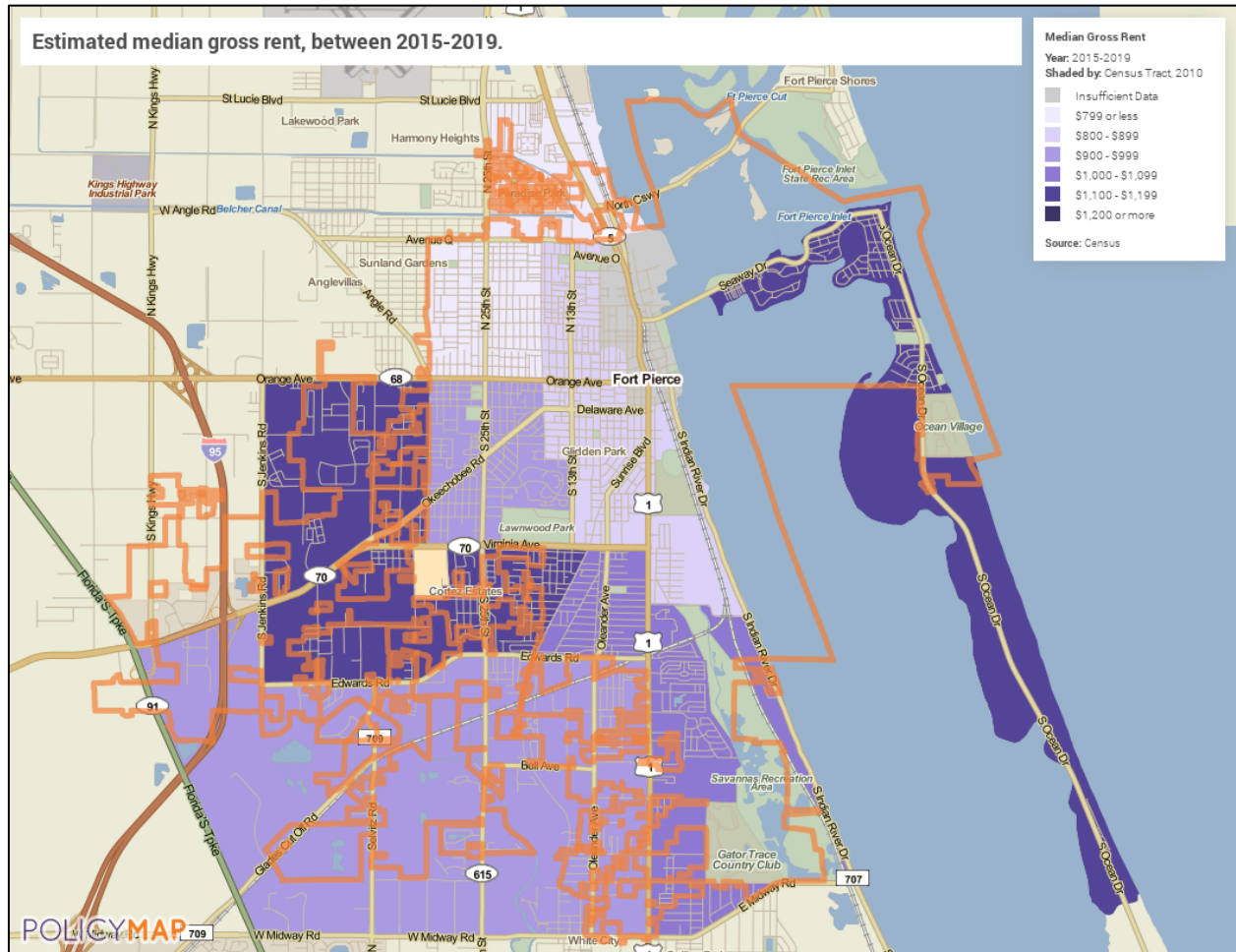
Source: 2015-2019 American Community Survey 5-Year Estimates



Median Rent

The map below displays the median rent by census tract. High rent areas are located in the western part of the City and across the bay. The lowest rents are found in the northern tracts.

Source: 2015-2019 American Community Survey 5-Year Estimates



Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	926	932	1,211	1,618	1,830
High HOME Rent	794	852	1,024	1,175	1,291
Low HOME Rent	626	670	805	930	1,037

Table 30 – Monthly Rent

Data Source Comments:

HOME Rents Limits and Fair Market Rents (FMR)

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Fort Pierce is part of the Port-St. Lucie, FL MSA

Is there sufficient housing for households at all income levels?

No, as noted above, cost burden is a significant issue in Fort Pierce. Low- and moderate-income households are particularly likely to struggle to find affordable housing units.

How is affordability of housing likely to change considering changes to home values and/or rents?

It is difficult to project exactly how housing affordability will change, but it is unlikely that housing will become more affordable in the future. Considering the increase in home values and rent since 2010 and the population increase throughout Florida it is likely that housing is going to be less affordable in the future.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent for all units in Port Arthur was \$737 in 2019. The median contract rent is less than the Fair Market Rent or High HOME Rent for an efficiency apartment and it is between a 1-bedroom and 2-bedroom unit for Low HOME Rent. This information will be used to determine the appropriate size and pricing for the development of affordable units in the city.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps in this section provide details on the condition of housing units throughout the region by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- 1) a home which lacks complete or adequate kitchen facilities
- 2) a home which lacks complete or adequate plumbing facilities
- 3) a home which is overcrowded (having more than one person per room)
- 4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

Definitions

For the purposes of this plan, units are in “standard condition” when the unit is in compliance with the local building code, which is based on the International Building Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis the lack of a complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are in “substandard condition but suitable for rehabilitation” when the unit is out of compliance with one or more code violations, and it is both financially and structurally feasible to rehabilitate the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,266	29%	4,880	54%
With two selected Conditions	0	0%	365	4%
With three selected Conditions	0	0%	59	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,447	71%	3,701	41%
Total	7,713	100%	9,005	100%

Table 31 - Condition of Units

Data Source: 2013-2017 ACS

The table above details the number of owner and renter households that have at least one housing condition. Nearly 30% of all owner-occupied housing units face at least one housing condition and 54.2% of all renters have at least one housing condition. Multiple housing problems is less common and only

renters experience multiple housing problems. Approximately 4% of renters have two or more housing problems.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,066	13%	1,592	18%
1980-1999	1,909	25%	2,181	24%
1950-1979	4,099	53%	4,431	49%
Before 1950	639	8%	801	9%
Total	7,713	100%	9,005	100%

Table 32 – Year Unit Built

Data Source: 2013-2017 CHAS

Year Unit Built

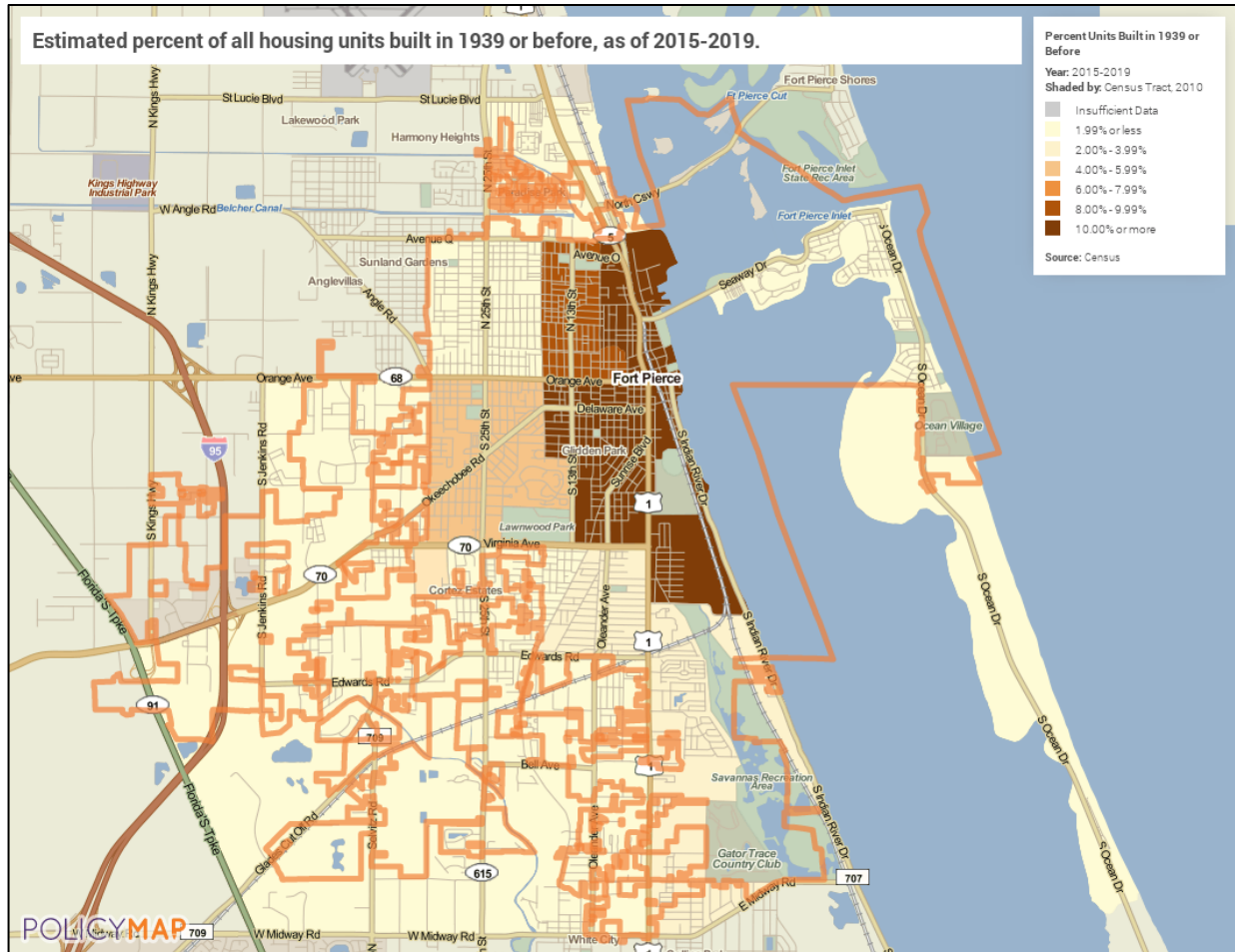
Approximately 61% of owner-occupied units and 58% of rental units were built prior to 1980. These homes have a risk of lead-based paint and may require additional support to ensure a safe living environment, particularly for children. This amounts to nearly 10,000 units total, most of which are renters.

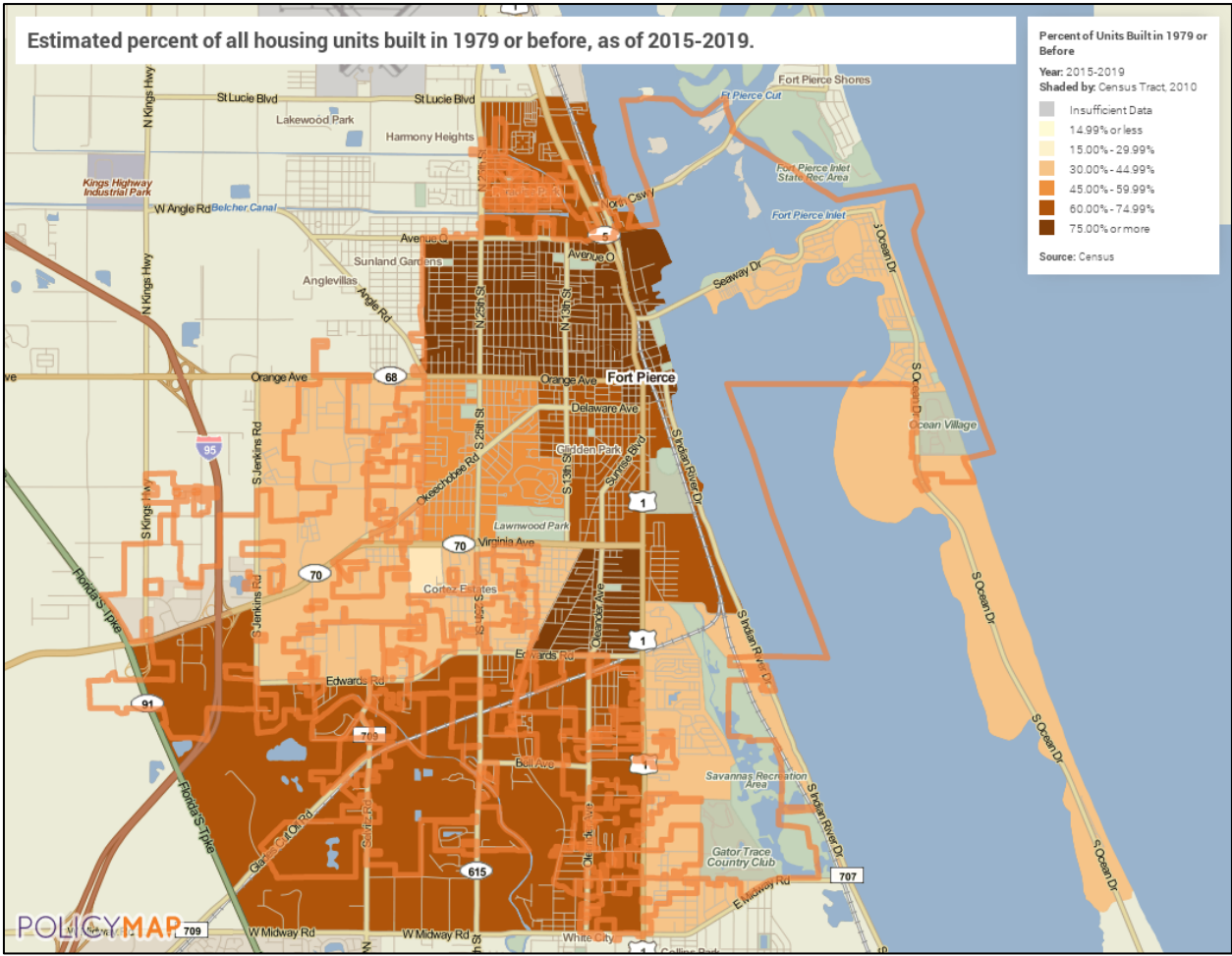
Source: 2015-2019 American Community Survey 5-Year Estimates

Age of Housing

The maps below depict the prevalence of older housing units in the City. The first map identifies the percentage of rental units built prior to 1940 while the second map depicts rental units built prior to 1980. Older housing units are more common in the northeastern part of the City where over 10% of the units were built prior to 1940 and 75% were built prior to 1980.

Source: 2015-2019 American Community Survey 5-Year Estimates





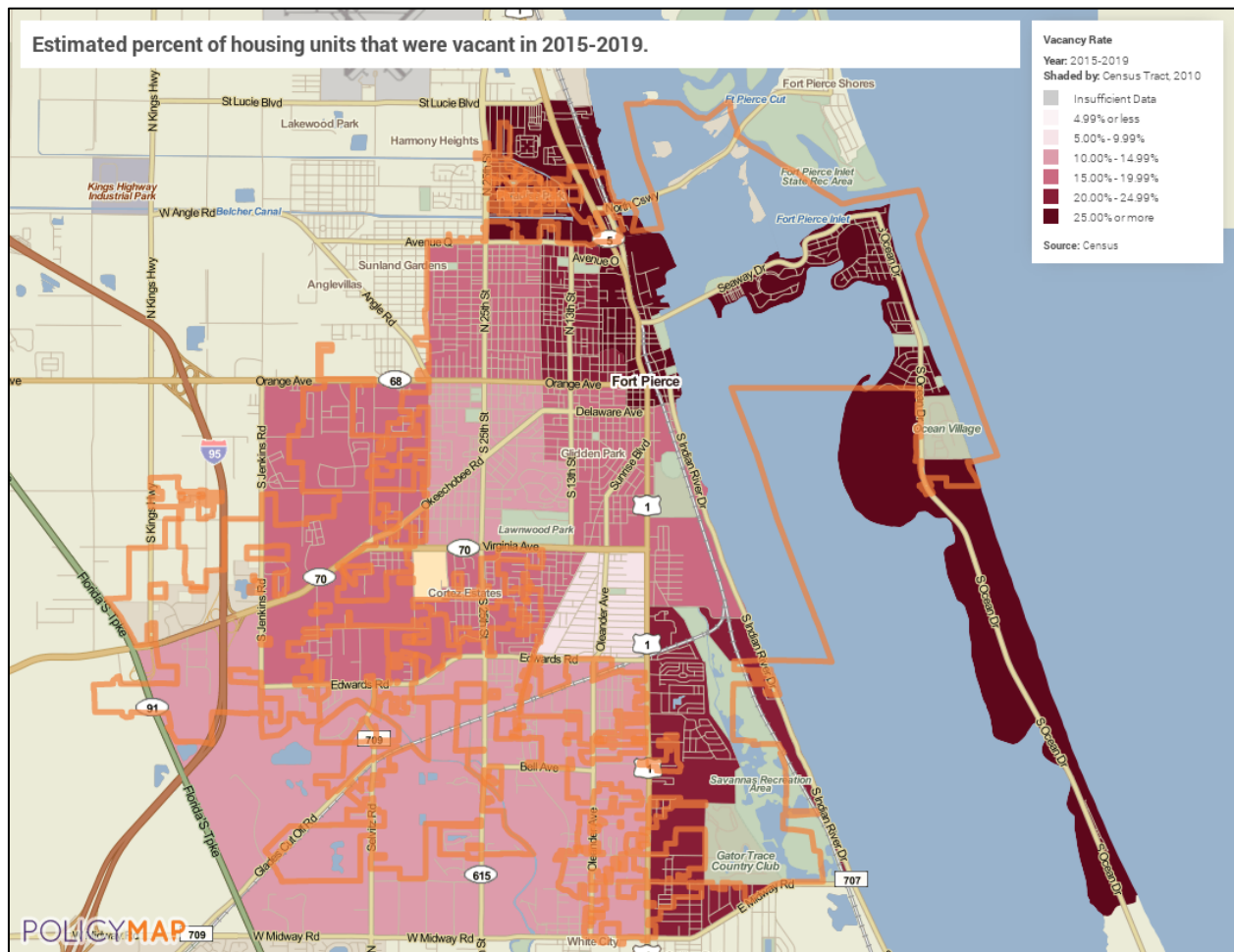
Risk of Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. According to CHAS data 16% of housing built before 1980 had children present. For housing structures with renters built before 1980, only 3% of had children present.

Vacancy Rate

The map below shows the average housing vacancy rates throughout the City. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. Coastal tracts report higher vacancy rates than internal areas. Units that are only occupied seasonally are considered vacant.

Source: 2015-2019 American Community Survey 5-Year Estimates



Need for Owner and Rental Rehabilitation

In Fort Pierce there is a potential need for rehabilitation for both homeowners and renters. There is a larger number of owner-occupied units built prior to 1980 that may have a lead-based paint hazard. Of particular concern are any low-income households that may lack the resources to properly rehabilitation their homes to address the presence of lead-based paint.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

To estimate the number of housing units in the City by low- or moderate-income families that may contain lead-based paint hazards, this report assumes that homes by year built are distributed evenly across income categories, as no local data exists to describe otherwise. Approximately 60% of all housing units were built prior to 1980 and if half are occupied by LMI households then nearly 8,400 LMI households have an LBP hazard.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Fort Pierce’s public housing needs are served by the Housing Authority of the City of Fort Pierce. The housing authority’s mission is:

To provide quality and affordable housing options within our community, without discrimination while preserving the community’s best interest.

In order to accomplish their vision they work to eliminate the negative influence of poverty, promote partnerships, address homelessness, provide housing options to families, operate in a fiscally responsible manner, and maintain organizational integrity.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			823	834			5	0	250
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 33 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing developments consists of 823 units in three developments and 834 vouchers. Five vouchers are from the Veterans Affairs Supportive Housing and 250 are for residents with disabilities. The Garden Terrace housing development has a high inspection score, the HACFP scattered sites have a moderate score, and Park Terrace has a low score.

Public Housing Condition

Public Housing Development	Average Inspection Score
GARDEN TERRACE	90
SCATTERED SITES	79
PARK TERRACE	55

Table 34 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The housing authority is constantly addressing and improving the properties that it maintains. The Park Terrace development has the highest need for rehabilitation and revitalization. The most recent average inspection scores were low in this development. Additionally, the scattered sites are also in need of some restoration to maintain a safe and secure environment.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority of the City of Fort Pierce identified a number of goals in the Five Year Plan (2016-2020).

1. Make available FSS Programs to participants and create more viable goals to ensure economic independence.
2. Expand the supply of Affordable Housing/Leverage Public or Private Funds to create additional housing opportunities; acquire or build units or developments.
3. Improve the quality of publicly assisted housing/provide improved living environment.
4. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
5. Convert public housing to Site/Project Based Section 8.
6. Utilize Project Based Vouchers to expand the supply of affordable housing.
7. Maintain at least 95% HCV program utilization of either HAP or baseline vouchers for each of the HCV programs.
8. Achieve High Performer Rating on SEMAP and PHAS
9. Pursue redevelopment using a mixed finance development process or bond issuance.
10. Submit demolition/disposition applications to HUD for the Buell Brown Center and Park Terrace Community and some or all of its Public Housing.
11. Submit application for Tax Credit and all other appropriate funding mechanisms including Capital, Operating Fund Programs, Capital Fund Finance Programs as well as Operating Fund Reserves for use toward the redevelopment project of the Buell Brown Center and the Park Terrace community or any other acquired or developed property.
12. Provide replacement Public Housing and pursue the use of project based vouchers for redevelopment.
13. Implement measures to promote income mixing and de-concentration of Public Housing.

14. Convert FPHA paid resident utilities to resident paid.
15. Increase the quality of our Public Housing by performing work based upon REAC Preparedness utilizing Capital and Operating Funds Programs as well as reserves.
16. Expand Affordable Housing portfolio utilizing any available funding sources/opportunities as well as Operating Fund reserves.
17. Purchase, redevelop or rehabilitate property from our CFP and/or Operating Funds to expand an existing Public Housing site or to obtain a new development site.
18. Demolish or dispose of obsolete Public Housing.
19. Apply for any available grants that would positively impact the living conditions and/or economic status of our families or the availability of programs to the community's low-income families.
20. Modernize aged Community Center using CFP Funds and/or any other resources including Operating Reserves.
21. Conduct a Phase II EPC Project.
22. Utilize Public Housing Operating Reserves for projects including maintenance, management, resident services, social/self-sufficiency/education programs, acquisition, development, demolition, rehabilitation, finance, and site improvements.
23. Mortgage AMP based Public Housing Operating Reserves to other AMPs for development project.
24. Collaborate with area agencies to address socio-economic conditions within the area of public housing communities.
25. Establish programs that lead to safer neighborhoods such as increased lighting, law enforcement partnerships, increase social outreach program access to public housing residents, etc.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Residents experiencing homelessness in Fort Pierce are served by the Fort Pierce/St. Lucie, Indian River, Martin Counties Continuum of Care. These services range from permanent supportive housing to transitional housing to emergency shelters. The area has a large number of unsheltered homeless and additional resources may be needed for the Continuum of Care to meet its goals. Information from the Continuum of Care is only available at the county level.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households w Adult(s) and Child(ren)	105	0	56	120	0
Households with Only Adults	10	0	45	236	0
Chronically Homeless Households	0	0	0	235	0
Veterans	0	0	2	124	0
Unaccompanied Youth	12	0	12	0	0

Table 35 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2020 Homeless Inventory Count (HIC). Data was provided by the Fort Pierce/St. Lucie, Indian River, Martin Counties CoC FL-509. Data is provided at the CoC county level.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are several types of mainstream services in Fort Pierce for persons with special needs ranging from drug and alcohol treatment, assisted living for chronically mental ill, developmentally disabled, and elderly assisted living available to the citizens of Fort Pierce and surrounding areas of St. Lucie County.

The *Florida Assisted Living Directory* lists at least 17 facilities that offer services ranging from supportive housing, personal care, retirement living, and intensive inpatient care for the chronically mental ill. A national directory called *Hopelinks* lists eight drug treatment service providers which all only provide outpatient services. Each facility offers different outpatient treatment such as drug and alcohol detoxification, ongoing counseling during and after treatment, and more.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Following is a listing of all of the facilities/services that are available in Fort Pierce to help meet the needs of homeless persons:

- Angel House of Comfort - Religious-based housing for expecting mothers and mothers with children;
- Restoration House - Housing/Substance Abuse Treatment for females only;
- Plant a Seed Ministry, Celebrate Recovery (3 locations in Ft Pierce) - Housing and a 12-Step Program Services to men and women depending upon location;
- Love Regeneration Center - Temporary housing and drug/ alcohol counseling for men only;
- Safe Harbor, Inc. - Religious based housing for men only;
- Safe Space, Inc. - Religious based housing for domestic violence only;
- New Horizons of the Treasure Coast - Substance abuse & housing - men & women. (30 beds);
- A Better Way in Christ Ministry - Religious based shelter for men only;
- ADAP Fort Pierce Office - Anger Mgmt/Family Counseling/Referral Service;
- Northside Christian Fellowship - Religious based emergency services available to church members only;
- Harvest Outreach Center - Food subsidy to at-risk of homelessness;
- Common Grounds Feeding Center - Groceries, clothing & hot meals; 3 days/week;
- Faith Temple Comm Develop Center - Groceries given last Thursday of the month;
- Treasure Coast Food Bank - Groceries for homeless & persons at-risk of homelessness;

- Salvation Army - Groceries and clothing for homeless; Mustard Seed Ministries - Grocery, clothing, rent subsidy, electrical payments, and transportation allowances;
- Matthew's Café at Grace Way Village - Hot Meals on Sunday Nights;
- Church of God Prince of Peace - Groceries given 1st & 3rd Wed of the month;
- Apostle Faith Church of Deliverance - Groceries given 3rd Wed of the month;
- Hartman Road Church of Christ - Groceries given 2nd & 4th Wed of the month

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities.

The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Discharge planning programs at mental and physical health institutions are in place to determine if there is appropriate supportive housing in place for a person exiting the facility, or if such housing must be secured. Housing with supportive services or assignment to case management with an individual service plan ensures that persons exiting facilities receive as much support as is appropriate and available. Through community partnerships supportive services are provided to persons returning from institutions.

In St. Lucie County, New Horizons of the Treasure Coast provides a 30 bed unit that provides emergency and acute care services for people experiencing a mental health crisis. The Unit's primary function is the evaluation, diagnosis and stabilization of mental illness and/or co-occurring substance abuse disorders. This is accomplished by providing a protective environment, medication, counseling and discharge planning with the client's family and social support system. Services are available to all adult residents of Indian River, Martin, Okeechobee and St. Lucie Counties. Clients are accepted in compliance with the State of Florida and the Department of Children and Families' regulations.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City has identified the need for public services that will assist persons with special needs and has provided a goal in the 5-Year Strategic Plan.

3A Provide Supportive Services for Special Needs

The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the services for the elderly, services for persons with a disability, the services for individuals and families at-risk of homeless and victims of domestic violence.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In the city's 2016-20 Assessment of Fair Housing Choice, Fort Pierce identified several contributing factors that limited fair housing choice.

1. Access to proficient schools for persons with disabilities
2. Access to publicly supported housing for persons with disabilities
3. Access to transportation for persons with disabilities
4. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
5. Inaccessible buildings, sidewalks, pedestrian crossings, and other infrastructure
6. Lack of community revitalization strategies
7. Lack of local public fair housing enforcement
8. Lack of public investment in specific neighborhoods, including services or amenities
9. Lack of regional cooperation
10. Lack of state or local fair housing laws
11. Land use and zoning laws
12. Occupancy codes and restrictions
13. Quality of affordable housing information programs
14. Regulatory barriers to providing housing and supportive services for persons with disabilities
15. State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, or other integrated settings
16. Unresolved violations of fair housing or civil rights law

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides insight into the economic development landscape in Fort Pierce. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	717	6	4%	0%	-4%
Arts, Entertainment, Accommodations	1,938	2,413	11%	8%	-3%
Construction	1,500	965	9%	3%	-5%
Education and Health Care Services	3,948	11,983	23%	42%	19%
Finance, Insurance, and Real Estate	704	678	4%	2%	-2%
Information	214	275	1%	1%	0%
Manufacturing	911	1,656	5%	6%	0%
Other Services	1016	990	6%	3%	-2%
Professional, Scientific, Management Services	2040	2,830	12%	10%	-2%
Public Administration	594	2,885	3%	10%	7%
Retail Trade	2,240	3,041	13%	11%	-2%
Transportation and Warehousing	860	476	5%	2%	-3%
Wholesale Trade	590	676	3%	2%	-1%
Total	17,272	28,874	100%	100%	

Table 36 - Business Activity

Data 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)
Source:

In the above table the prevalence of both workers and jobs by sector is presented. In the City, there are approximately 11,500 more workers than jobs. The Education and Health Services has the largest discrepancy in jobs. Education and Health Services makes up 42% of the jobs and 23% of the workers in the City.

Labor Force

Total Population in the Civilian Labor Force	20,335
Civilian Employed Population 16 years and over	18,890
Unemployment Rate	9.3
Unemployment Rate for Ages 16-24	12.9
Unemployment Rate for Ages 25-65	5.2

Table 37 - Labor Force

Data Source: 2013-2017 ACS

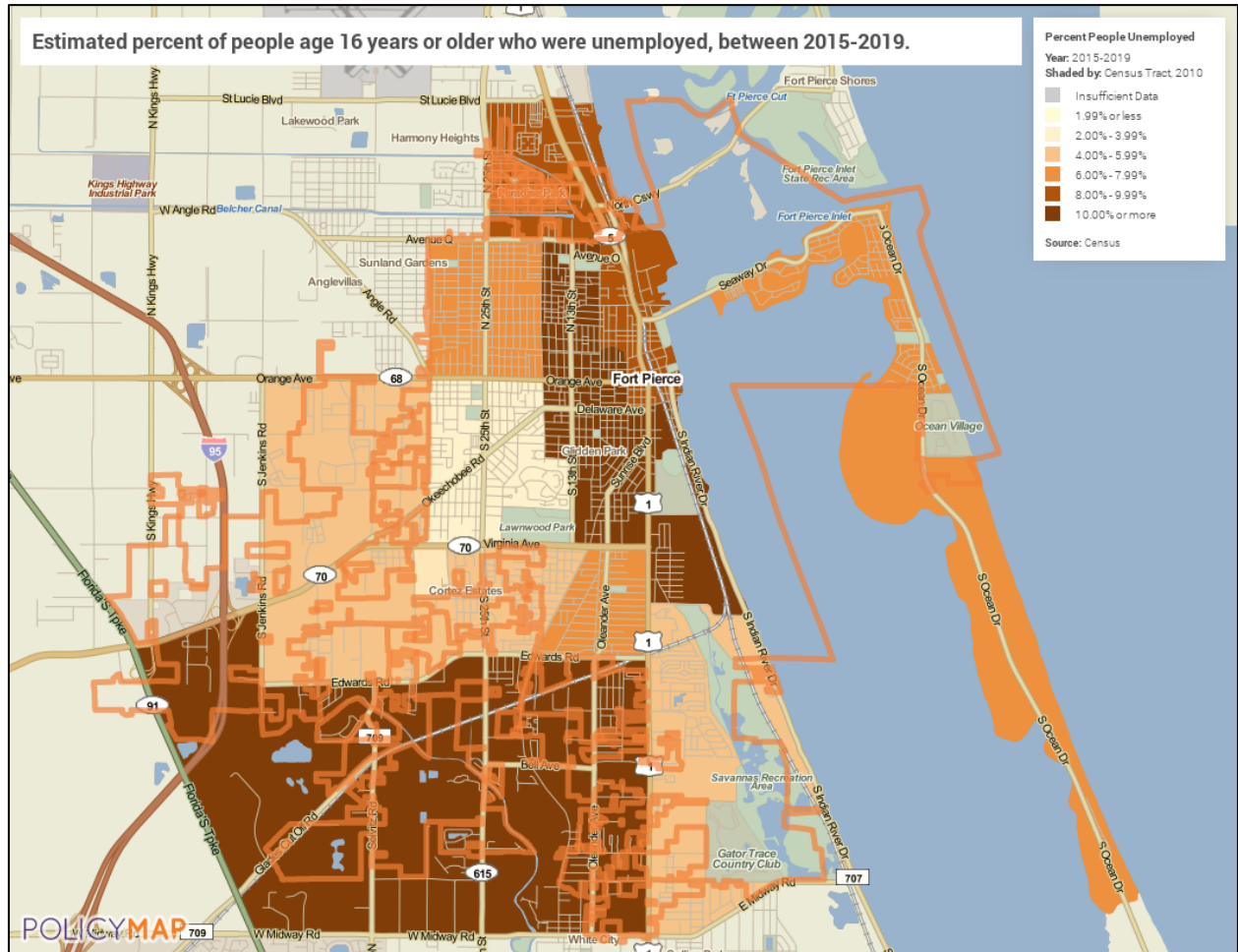
There are two primary sources used to analyze the unemployment rate in the City for this report. They each have pros and cons, but when taken together they can provide a clearer view of unemployment in the City.

The first source is the US Census Bureau's American Community Survey 5-Estimates. In the ACS unemployment data is only taken annually and the most recent data is from 2019. It is also an average of the five years included, which does not necessarily provide an accurate view of recent employment trends. However, the ACS data is available at a census tract level and can help identify any areas that have disproportionately high unemployment.

The second source is the Bureau of Labor Statistics. This measurement of unemployment is updated monthly and provides insight into any trends at the city level. It is not available at the census tract level and therefore provides a look at employment as it relates to time, while the ACS looks at employment as it relates to space.

In the City, the unemployment rate varies by location. In the center part of the City the unemployment rate is lowest, less than 2%. In the southwest corner and north east the rate is over 8% in most tracts.

Source: 2015-2019 American Community Survey 5-Year Estimates



Occupations by Sector	Number of People
Management, business and financial	3,937
Farming, fisheries and forestry occupations	406
Service	4,484
Sales and office	5,074
Construction, extraction, maintenance and repair	2,039
Production, transportation and material moving	2,950

Table 38 – Occupations by Sector

Data Source: 2013-2017 ACS

Occupations by Sector

In the above table the occupations by sector is analyzed. Instead of showing which sectors are most common in the City, as the table at the beginning of this section did, this shows what type of jobs are available in each sector. For example, this table would include a manager of a fast food restaurant and the manager of a logging company in the same category (Management, Business, and Financial) while in the earlier table they would be in separate categories.

Within the City, the most prominent sector is the Sales and Office sector. Over 5,000 people are in jobs classified as Sales and Office. The second largest sector is Service with 4,484 people and the third largest is Management with 3,937.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,713	64.1%
30-59 Minutes	5,435	29.7%
60 or More Minutes	1,135	6.2%
Total	18,283	100.0%

Table 39 - Travel Time

Data Source: 2013-2017 ACS

Commute Travel Time

All other things being equal, residents would rather live in the same city as their job. Relative to short commutes, long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. This is particularly true when compared to commuters who use bicycles or walk to work.

In the City, long commute times are not a significant issue. The most residents commutes less than 30 minutes and only 6.2% of people reported a commute of an hour or longer.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,705	1001	8945
High school graduate (includes equivalency)	3,181	188	1375
Some college or Associate's degree	5,902	746	1911
Bachelor's degree or higher	4,379	140	1,625

Table 40 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Employment Status

Educational attainment is one of the best indicators of economic success, both in attaining a job and receiving a higher wage. In the City, the unemployment rate for a person without a high school diploma is 7.3% while the rate for a resident with a bachelor's degree or higher is only 3.1%. The labor participation rate is also higher for those with higher educational attainment. Approximately 60.5% of residents without a high school diploma are in the workforce, which is lower than the workforce participation rate of 73.6% for those with bachelor's degrees.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	133	462	255	1387	817
9th to 12th grade, no diploma	767	708	608	1272	968
High school graduate, GED, or alternative	2,043	2,758	1,659	3,966	2,495
Some college, no degree	760	1297	656	2,034	1567
Associate's degree	395	505	508	1108	457
Bachelor's degree	86	520	384	1155	1186
Graduate or professional degree	0	158	284	566	637

Table 41 - Educational Attainment by Age

Data Source: 2013-2017 ACS

In Fort Pierce there are over 3,000 residents that have less than a 9th grade education, the majority of whom are over the age of 45. There are approximately 7,377 residents without a high school diploma. As noted above, education is closely related to employment and without a high school diploma or equivalent

these residents may struggle to find stable employment.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$17,199
High school graduate (includes equivalency)	\$23,360
Some college or Associate’s degree	\$30,401
Bachelor’s degree	\$39,722
Graduate or professional degree	\$46,477

Table 42 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

As mentioned before, educational attainment and earnings are closely linked. In the City, it appears to be particularly important to get a bachelor’s degree. Residents with just some college or an associate degree have median earnings similar to a high school graduate, but those with Bachelor’s degrees earn twice what a resident with only a high school diploma earns.

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age 18 to 65 will earn approximately \$1,097,920. A person with a bachelor’s degree who works from age 23 to 65 will earn \$1,668,324. That added financial benefit does not take into account that jobs that require tend to have benefits like health insurance and the higher income can lead to investments, purchasing a home instead of renting, and other activities that can increase wealth substantially.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table, the Education and Health Care Services sector provides the highest percentage of all jobs in the City with 42% of all jobs coming from the sector. This is followed by the Retail Trade with 11% of the jobs.

Describe the workforce and infrastructure needs of the business community:

According to the St. Lucie County Economic Development Strategic Plan 2015 – 2020, economic development is truly about enhancing our quality of life. It’s about increasing per capita wages, training the workforce, enhancing infrastructure that in turn will protect and enhance the area’s natural resources. Economic development encompasses not only image and positioning but also business expansion and retention; while addressing product development, infrastructure and tourism.” Weaknesses in Economic Development include: Lack of Articulated Vision; Poor School Ratings; Lack of Shovel Ready Sites for Light Manufacturing and Lack of Class (A) office space; Workforce-availability and quality; High crime in Fort Pierce; Lack of Coordination between Governments on Permitting.

Workforce - The business community needs a workforce that is educated and has the skills needed to function satisfactorily in the particular fields that are available in that location. This research found that the regional economy is growing and dynamic and will require a different mix of occupations and skills.

The Economic Development Goal Study prepared for St. Lucie County Economic Development Council in February 2016 discusses the following workforce issues - The percentage of the county's workforce employed in mid to high-wage industrial sectors is well below national norms. As a result, the area is overly-dependent on population growth for economic growth; An extremely large percentage of the people who work in St. Lucie County live in St. Lucie County. However, a large percentage of area residents have to commute to another county for employment. In 1990, 71% of the workforce lived and worked in St. Lucie County. As of 2010, per the Census, only 64% live and work in the county. 17% work in Martin County and 9% and 5% respectively work in Palm Beach and Indian River Counties; and The percentage of the workforce in the high-wage industries of manufacturing, transportation, wholesale trade, and information technology are well below national norms. Nationally, 16% of the workforce is employed in these sectors while in St. Lucie County it is only 10%.

Infrastructure - The ability of a community to attract and sustain economic development is many times dependent on the quality of the community's infrastructure. Infrastructure includes roadways and bridges; airports; drainage and stormwater facilities; water and wastewater systems; electric generation and transmission systems; solid waste collection, recycling and disposal facilities; schools; parks; and any other facility that is basic in daily life. These facilities are the skeletal structures that support community life and economic development.

Infrastructure needs that are directly related to the business community in Fort Pierce involve the availability of larger parcels of commercial land. The nature of the city's platted lands provides complex and challenging difficulties in assembling land; as a result, large employment centers such as large corporate offices, industrial plants, post-secondary education campuses, and regional shopping malls have not developed in Fort Pierce. Such retail, industrial, and office uses that exist in Fort Pierce are small scale in scope, often located on development tracts of less than 3 acres.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Economic Development Council of St. Lucie County is working on many initiatives that impact economic growth. In July of 2015, they created their first Strategic Plan in 10 years, with the goal of "creating more, high-paying jobs for residents can only be achieved when our partners are all moving forward in the same direction and working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County.

As part of an overall effort to develop an economic development strategy, the EDC has several efforts underway or that have recently been completed which include a Community Resource Profile, Target

Industry Study, St. Lucie Corridor Initiative, Comprehensive Communications and Media Relations Plan, and an Economic Development Strategic Plan.

The City of Fort Pierce has created an Economic Development Team, comprised of departmental directors, marketing specialists and the deputy city manager. We are working to get the word out that the City of Fort Pierce is open for business, poised for growth and ready to work on behalf of our investors. Included in our offerings are assistance for all businesses with navigating internal and external regulatory processes with a goal of promoting job creation and growth and to act as a liaison between City staff, outside agencies and other business entities to enable us to provide a quality customer service experience.

The City's Planning Department provides pre-planning assistance, which is designed to make sure applicants are knowledgeable of potential obstacles, so that projects move swiftly through the development process.

The Economic Development Team is tasked with promoting job creation and growth and ensuring developers and investors receive a high quality customer service experience. Expedited Site Plan and Building Permit Review – The City provides concurrent submittal and review of site plan and building permit applications; Understanding time restraints and the need to move swiftly through the review process we offer a simultaneous site plan and build permit review.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As discussed previously, the Business Activity table demonstrates that the businesses with the most jobs are Education/Health Care Services and Retail Trade. Because these jobs tend to require a lower level of educational attainment, employment opportunities correspond with the workforce within the jurisdiction. As the City works to diversify and stimulate the local economy by attracting new businesses and targeting key industries that require specific skill sets and education levels, there could be challenges filling positions with local workers.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Economic Development Council of St. Lucie County operates a number of initiatives to assist with workforce training. The Council partners with Indian River State College, Keiser University, and St. Lucie Public Schools Career and Technical Education to offer training that fits employers needs. Additionally, they offer three training grants to help companies compete and grow: the Quick Response Training Grant, Incumbent Worker Training Grant, and On-The-Job Training Grant.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Treasure Coast Regional Planning Council, which includes St. Lucie County, developed the 2018-2023 Comprehensive Economic Development Strategy. The Planning Council identified 7 objectives to assist in economic development.

1. Provide the best Pre-K to 12 and vocational high school programs in the State of Florida.
2. Promote innovation and competitiveness, preparing the region for growth and success in the worldwide economy.
3. Build and maintain a man-made and natural network of infrastructure which supports sustainable growth and economic diversity while maintaining a high quality of life.
4. Create a business climate supportive of existing industries and welcoming to new ones.
5. Establish a regional network of cooperative, collaborative, and committed local governments with a consensus vision arrived at through broad and effective public engagement.
6. Preserve and enhance the quality of life.
7. Establish a diverse regional economy with financially sound local governments able to withstand, prevent, and quickly recover from major disruptions to its underlying economic base and effectively deal with natural and manmade disasters.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the City average. For this analysis, "substantially higher" is based on the HUD provided standards set in the Needs Assessment. A tract with a housing problem rate of 10% higher than the City average is considered substantially higher. To provide a more nuanced analysis, "cost burden" has been split into renter cost burden and homeowner cost burden.

Citywide Rate

- Overcrowding: 4.3%
- Lack of Complete Plumbing Facilities: 1.88%
- Lack of Complete Kitchen Facilities: 2.02%
- Renter Cost Burden: 59.22%
- Homeowner Cost Burden: 29.11%

Substantial Rate:

- Overcrowding: 14.3%
 - o No areas of concentration
- Lack of Complete Plumbing Facilities: 11.88%
 - o No areas of concentration.
- Lack of Complete Kitchen Facilities: 12.02%
 - o No areas of concentration.
- Renter Cost Burden: 69.22%
 - o Tract 12111380300: 75%
- Homeowner Cost Burden: 39.11%
 - o Tract 12111380100: 53.75%

There are no areas with a concentration of multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the Citywide average.

Citywide Rate

- Black, non-Hispanic: 40.92%
- Multiracial, non-Hispanic: 1.16%
- Hispanic, all races: 22.77%

Concentration Rate

- Black, non-Hispanic: 50.92%
 - Tract 12111380300: 84.23%
- Multiracial, non-Hispanic: 11.16%
 - No areas of concentration
- Hispanic, all races: 32.77%
 - Tract 12111380400: 35.16%
 - Tract 12111380500: 38.11%
 - Tract 12111380600: 50.54%

Due to the small size of other racial groups a comparison could not be conducted. Each group had a total population of less than 1%.

Low-Income Families

A family is considered low-income if it earns less than 80% of the area median income. A tract has a concentration of low-income families if the tract median household income is less than 80% of the county median household income. The City median family income is \$41,063 and relatively low-income is \$32,850. Using this definition, there are two tracts with a concentration of low-income families.

- Tract 12111380300: \$25,393
- Tract 12111380100: \$22,411
- Tract 12111380200: \$24,688

What are the characteristics of the market in these areas/neighborhoods?

There is one tract that appears as both a concentration of low-income families, has a concentration of a racial or ethnic group, and has a concentration of renter cost burden. Tract 1211380300 has a disproportionately large Black or African American, non-Hispanic population and low family income. It is a rectangular census tract with N 33rd Street on the west, N 17th Street on the east, Orange Avenue to the

south, and Avenue Q to the north. Home values and rents in this area are lower than average. The housing units also are older on average than elsewhere in the City.

Are there any community assets in these areas/neighborhoods?

The neighborhood includes a number of parks, waterways, and community resources. This includes several churches and schools.

Are there other strategic opportunities in any of these areas?

The lower home values provides an opportunity for investment. Funds used to develop and rehabilitate housing will have a larger impact here than in other parts of the City. The neighborhood is also located near the ocean and has major roadways travelling through it or near it.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Fort Pierce does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, to include LMI areas. The average Fort Pierce household has three (3) options for broadband-quality Internet service.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows two (2) major infrastructure options within Fort Pierce: cable and DSL.

See map: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. According to BroadbandNow.com, Fort Pierce has a total of eight (8) Internet providers offering residential service (Source: BroadbandNow). AT&T and Xfinity are the strongest providers in Fort Pierce so far as coverage. The average Fort Pierce household has three (3) options for broadband-quality Internet service. These providers frequently overlap around the city:

Florida Broadband (Fixed Wireless)

AT&T Internet (IPBB and Fiber)

Xfinity (cable)

Earthlink (DSL)

Viasat Internet (Satellite)

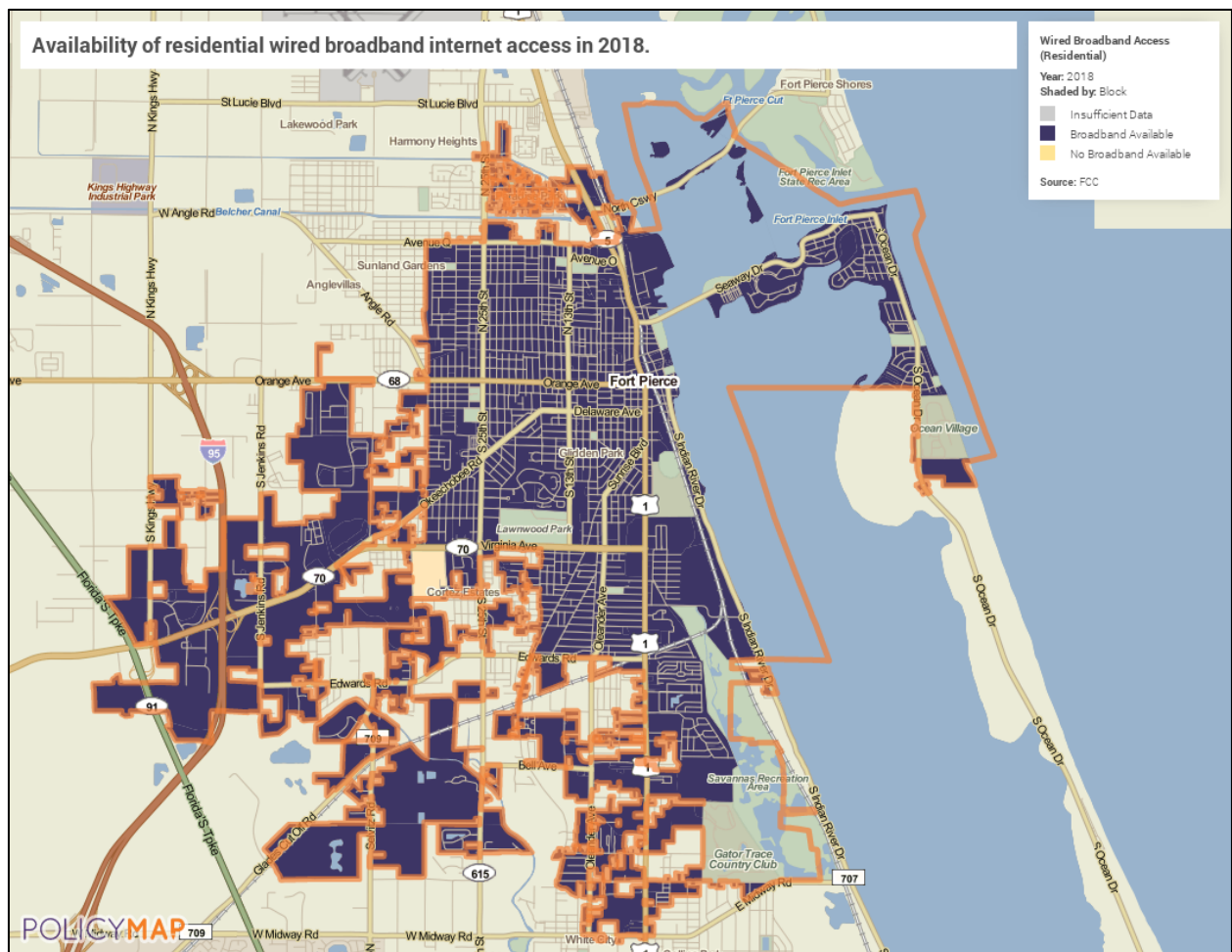
HughesNet (Satellite)

Hotwire Communications, (Cable and Fiber)

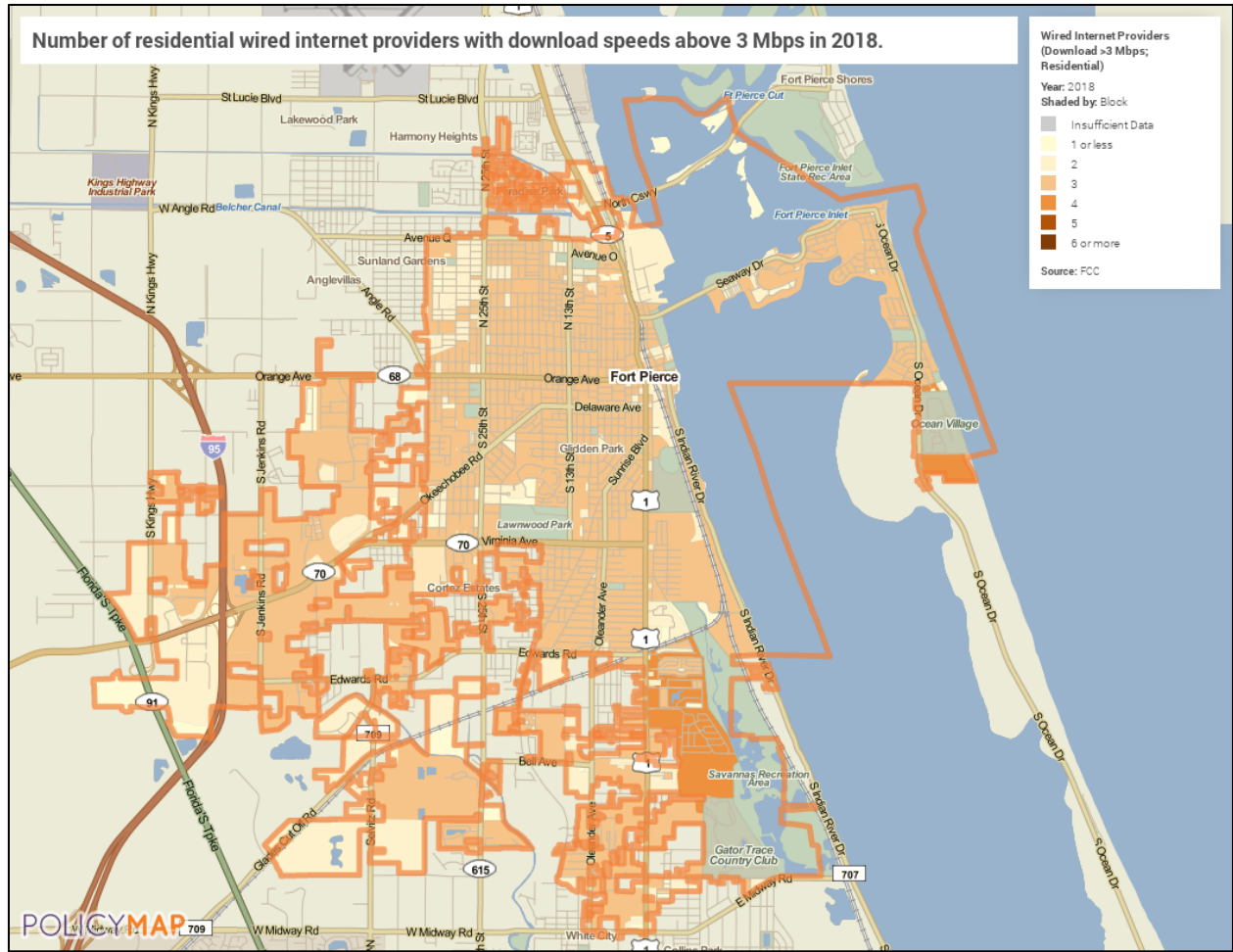
AccessMedia3 (Cable)

The map below shows the number of broadband service providers by census tract. Most of the City has three (3) options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

See map: Highspeed Internet Providers



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Fort Pierce has historically been prone to various natural hazard events including hurricanes, tropical storms, flooding, thunderstorm winds, wildfires, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. The City is located near the coast and is likely to experience coastal effects. According to the Intergovernmental Panel on Climate Change (IPCC), by the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity will lead to people moving from the coast. These environmental changes may eventually lead people away from the coast. However, coastal populations have historically continued to see an increase in population from year to year. An increase of people may drive up housing costs, reduce the availability of jobs, and tax resources, while a decrease in population could cause labor shortages, decrease in competition for services, driving up costs and reducing quality, and reduced resources for locals. Coastal areas must continue to address their geographic challenges by anticipating, planning, and adapting to risks from flooding, sea level rise, and storm surge.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes. High-density, low-income communities or neighborhoods that have antiquated well and septic systems in older neighborhoods tend to be at higher risk for illnesses associated with epidemics.

The City of Fort Pierce strives to prepare and inform the general public for multi-hazard mitigation. There are online venues (including the City website, Alert Center website, and social media pages, St. Lucie County Public Safety, Disaster Preparedness website and social media pages, Volunteer Florida Emergency Management Page, and the FL VOAD Facebook page) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Fort Pierce's overall planning and vision for housing and community development over the next 5 years of the Consolidated Plan period. The goals outlined in the Strategic Plan is the City's response to priority needs identified by City residents and local stakeholder organizations, and through the analysis and assessment of the Needs Assessment and Market Analysis.

The Plan specifically addresses how the City intends to use CDBG funds toward furthering HUD's statutory goals of providing for suitable living environments and providing safe, decent and affordable housing especially for low- to moderate-income households and the special needs population in Fort Pierce. The Strategic Plan also identifies target low/mod block group tracts that have a majority low- to moderate-income household population to be assisted with projects.

Below are the priority needs and associated goals identified in this Strategic Plan.

Priority Need: Expand/Improve Public Infrastructure & Facilities

1A Expand and Improve Public Infrastructure

1B Improve Access to Public Facilities

Priority Need: Preserve & Develop Affordable Housing

2A Housing Rehabilitation

2B Affordable Housing Opportunity

Priority Need: Public Services & Quality of Life Improvements

3A Provide Supportive Services for Special Needs

3B Provide Vital Services for LMI Households

Priority Need: Economic Development

4A Provide for Small Business Assistance

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 43 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Fort Pierce does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, beneficiaries must meet income and residency requirements in order to receive assistance. CDBG program funds will be utilized to develop programs and activities that will provide assistance to low- and moderate-income residents and benefit the City as a whole in improving the quality of life for the residents.

The City has also identified public facility and infrastructure improvement activities as a need in Fort Pierce. These planned activities have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (51%).

To determine these tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

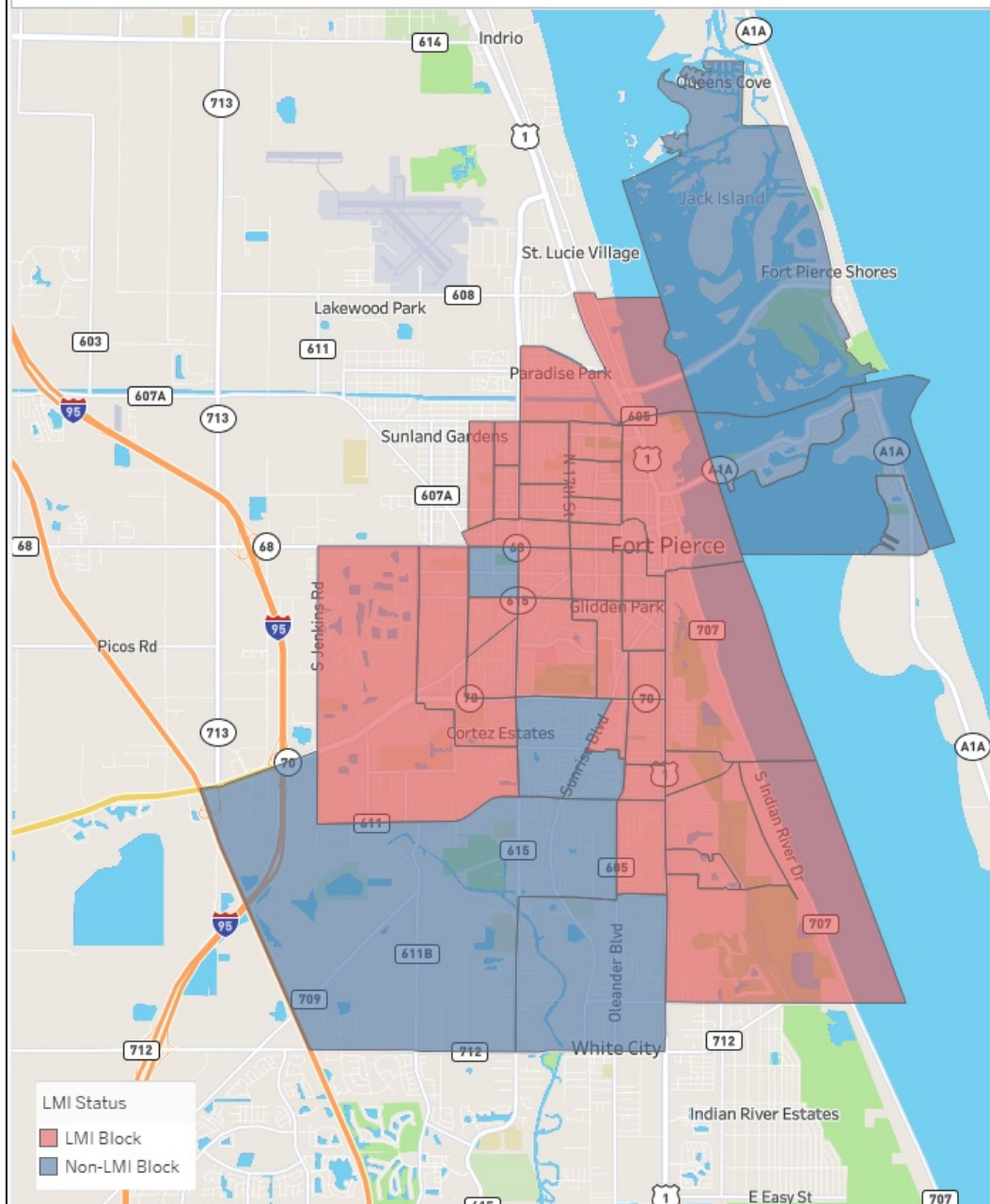
Low/Mod Block Group Tracts: 3801001, 3802001, 3802002, 3802003, 3802004, 3803001, 3803002, 3803003, 3803004, 3803005, 3803006, 3804001, 3804002, 3804003, 3804005, 3805001, 3805002, 3805003, 3805004, 3805005, 3805006, 3806001, 3806002, 3806003, 3807002, 3807003, 3809011, 3809012, 3809021, 3809024, 3814011, 3814012, 3814014, 3814015 & 3814022.

Source: HUD LMISD 2021

See map below for Low/Mod Block Group Tracts in Fort Pierce.

Data note: Several block group tracts extend beyond the City limits, and therefore the block group tract shading doesn’t specifically match the City borders.

LMISD Block Groups



Fort Pierce Low Mod Block Group Tracts 2021

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 44 – Priority Needs Summary

1	Priority Need Name	Expand/Improve Public Infrastructure & Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-Housing Community Development
	Geographic Areas Affected	
	Associated Goals	1A Expand & Improve Public Infrastructure 1B Improve Access to Public Facilities
	Description	Improve access to public facilities and expand and improve public infrastructure in low- and moderate-income (LMI) neighborhoods. Improvements for public facilities include neighborhood facilities, community centers and parks and recreational facilities. Improvements to infrastructure include streets, sidewalks, ADA improvements, and storm water and water systems in LMI neighborhoods.
	Basis for Relative Priority	During the development of the Consolidated Plan, community residents and City staff identified the need for broad improvements to public facilities and infrastructure and in particular in low- and moderate-income areas.
2	Priority Need Name	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	2A Housing Rehabilitation 2B Affordable Housing Opportunity

	Description	The preservation of existing affordable housing units remains one of the highest priorities for the City. According to data analysis in the MA-20, over half of the housing structures in Fort Pierce are very old. Approximately 61% of owner-occupied and 58% of renter-occupied housing was built before 1980. Older housing is more likely to require repairs and rehab activities. Furthermore, affordable housing opportunities remain a high need due to high housing cost burden in the City.
	Basis for Relative Priority	During the development of the Consolidated Plan, community residents and City staff identified the need for affordable housing development and preservation. Housing in the City is aging and without assistance for LMI residents, housing may fall into unsuitable living conditions and put individuals and families at-risk of homelessness. Housing preservation has a disproportionate burden on LMI residents as many do not have the funds to repair or rehab their housing.
3	Priority Need Name	Public Services & Quality of Life Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-Housing Community Development Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households
	Description	Provide supportive services for LMI households and also the special needs populations in the City. Public service activities will include services to address homelessness, the elderly, youth services and persons with a disability and improve their quality of life.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for public services for LMI and special needs groups was identified. Public Services offered by the City and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance the quality of life of LMI individuals and households in the jurisdiction.

4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-Housing Community Development
	Geographic Areas Affected	
	Associated Goals	4A Provide for Small Business Assistance
	Description	<p>Provide financial assistance to small businesses in LMI neighborhoods; provide technical assistance and marketing/advertising for small micro enterprises; provide job training and employment opportunities to residents in LMI neighborhoods; provide commercial facade grants for properties located in lower income deteriorated areas.</p> <p>The City will also 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.</p>
	Basis for Relative Priority	<p>Through community participation and consultation of local stakeholder organizations the need for economic development activities is a high need in Fort Pierce. Small businesses continue to experience the negative economic effects of the pandemic. Neighborhood revitalization continues to be a need as well as support for minority businesses.</p>

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Not applicable. The City does not provide Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	Not applicable. The City does not provide Tenant Based Rental Assistance.
New Unit Production	There is a need for new affordable housing production and affordable housing opportunities for LMI residents. According to data analysis in the NA-10, housing cost burden is by far the largest housing problem in Fort Pierce.
Rehabilitation	There is a need for housing rehab activities in Fort Pierce. According to data analysis in the MA-20, over half of the housing structures in Fort Pierce are very old. Approximately 61% of owner-occupied and 58% of renter-occupied housing was built before 1980. Older housing is more likely to have maintenance and repair issues as well a high risk for lead-based paint hazards.
Acquisition, including preservation	See above. Acquisition for rehab of housing may occur to preserve affordable housing in the City.

Table 45 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table below shows the PY2021 CDBG allocation. CDBG funds are used for a wide range of activities, including economic development, housing rehabilitation, public improvements, and public services within the City limits of Fort Pierce. Administrative costs are capped at 20% of the grant allocation and public services have a grant cap of 15%. The annual allocation is the amount revised noticed by HUD on May 13, 2021. This is the first year of the 5-Year Consolidated Plan period.

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	574,173	0	0	574,173	2,296,692	The expected amount available remainder of ConPlan is 4x more years of the annual allocation. The annual allocation is the amount revised noticed by HUD on May 13, 2021.

Table 46 - Anticipated Resources

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 empty historic facilities located in a very low income area in Fort Pierce to transform them into arts and cultural heritage center(s), open to the public, that will promote civic pride, deter crime, encourage economic investment, development and the creation of jobs.

If appropriate, describe publicly 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. An estimated 3 new homebuyers will receive up to \$15,000 each and we continue to work toward the completion of 16 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FORT PIERCE	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Fort Pierce Housing Authority	PHA	Rental Non-homeless special needs	Jurisdiction
Treasure Coast Homeless Services Council	Continuum of Care	Homelessness Non-homeless special needs public services	Region

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

One of the strengths is that the City of Fort Pierce is actively engaged many organizations, that the City is able to achieve a high level of communication and coordination with social service providers and referral agencies. The City also coordinately directly with other City departments to complete community development projects that help improve the quality of life for residents in LMI areas of Fort Pierce.

Unfortunately, due to limited funds the City can't fund all worthwhile programs and agencies in the City and has to prioritize funding to those identified in its Strategic Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 48 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Treasure Coast Homeless Services Council (TCHSC) Continuum of Care provides a large network of homeless services providers and resources in the region, however services operating directly in Fort Pierce are still limited. They City works closely with the Fort Pierce Housing Authority to address some of these homeless prevention needs for individuals and families through existing programs and publicly supported housing, however with limited resources and funding, not all needs can be met immediately.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The TCHSC Continuum of Care for St. Lucie, Indian River and Martin Counties, offers a strong institutional delivery system, however, there are several gaps in their services, which are predominately geographic. The majority of homeless services, including housing, are available primarily in Indian River County, where TCHSC is located.

While HMIS (Homeless Management Information System), which is managed by TCHSC effectively monitors the homeless population in the region, there is less management of information for other special needs groups such as the elderly.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As there are only a few nonprofits providing limited services and an emergency shelter to the homeless in Fort Pierce, the City is will continue collaborating with the Fort Pierce Housing Authority and area supportive service agencies to try to figure a solution such as a transitional housing program as well as enlarging and rehabilitating our existing emergency shelter services. The State of Florida has mandated that a certain portion of State Housing Initiative Partnership (SHIP) program funds be used for special needs housing and the City is continually evaluating agencies that may have the capacity to implement these programs.

The City will also continue reaching out to the TCHSC Continuum of Care to coordinate with services for the homeless.

SP-45 Goals Summary – 91.215(a)(4)

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: \$239,239	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted
2	1B Improve Access to Public Facilities	2021	2025	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$239,239	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted
3	2A Housing Rehabilitation	2021	2025	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: \$282,782	Homeowner Housing Rehabilitated: 75 Household Housing Unit
4	2B Affordable Housing Opportunity	2021	2025	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: \$100,000	Homeowner Housing Added: 10 Household Housing Unit
5	3A Provide Supportive Services for Special Needs	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: \$311,010	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
6	3B Provide Vital Services for LMI Households	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: \$311,010	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
7	4A Provide for Small Business Assistance	2021	2025	Non-Housing Community Development		Economic Development	CDBG: \$1,387,585	Jobs created/retained: 100 Jobs Businesses assisted: 250 Businesses Assisted

Table 49 – Goals Summary

Goal Descriptions

1	Goal Name	1A Expand and Improve Public Infrastructure
	Goal Description	The City will work to expand and improve public infrastructure in Fort Pierce. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- to moderate-income neighborhoods.
2	Goal Name	1B Improve Access to Public Facilities
	Goal Description	The City will work to improve access to public facilities in Fort Pierce. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- to moderate-income neighborhoods.
3	Goal Name	2A Housing Rehabilitation
	Goal 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 repairs for LMI households.
4	Goal Name	2B Affordable Housing Opportunity
	Goal Description	The City may provide affordable housing opportunities for low- to moderate-income households. These activities may include a down payment program and closing cost assistance for eligible first time homebuyers.
5	Goal Name	3A Provide Supportive Services for Special Needs
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence.
6	Goal Name	3B Provide Vital Services for LMI Households
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for LMI households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, summer programs, youth services, health services and more.
7	Goal Name	4A Provide for Small Business Assistance

Goal Description	<p>The City will provide financial assistance to small businesses in LMI neighborhoods; provide technical assistance and marketing/advertising for small micro enterprises; provide job training and employment opportunities to residents in LMI neighborhoods; provide commercial facade grants for properties located in lower income deteriorated areas.</p> <p>The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in 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.</p>
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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates it will assist low- to moderate-income households with affordable programs in the 5-Year Consolidated Plan period:

Homeowner Housing Rehabilitated: 75 Household Housing Unit

Homeowner Housing Added: 10 Household Housing Unit

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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

The City is collaborating with the local housing stakeholders, i.e., FPHA, Council on Social Agencies, University of Florida/IFAS Extension office, Florida Housing Finance Corporation and Habitat for Humanity, to implement the creation of a Land Trust and affordable housing both to rent and own.

If there are persons with a disability identified for housing assistance, the FPHA will make reasonable accommodations to provide access to its programs.

Activities to Increase Resident Involvements

The City will continue to partner with the FPHA to promote our down payment and closing cost assistance programs that are offered through our SHIP grant for first time homebuyers and the workshops provided by the FPHA that teach and mentor on financial responsibility, improving credit scores, etc.

FPHA provides the Family Self – Sufficiency Program for both its Section 8 Housing Choice Voucher and Public Housing Programs. This program is designed to mentor families and link them to services, training, education and childcare to help them eliminate the need for welfare.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

The FPHA is not designated as a troubled PHA.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In the city's 2016-20 Assessment of Fair Housing Choice, Fort Pierce identified several contributing factors that limited fair housing choice.

1. Access to proficient schools for persons with disabilities
2. Access to publicly supported housing for persons with disabilities
3. Access to transportation for persons with disabilities
4. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
5. Inaccessible buildings, sidewalks, pedestrian crossings, and other infrastructure
6. Lack of community revitalization strategies
7. Lack of local public fair housing enforcement
8. Lack of public investment in specific neighborhoods, including services or amenities
9. Lack of regional cooperation
10. Lack of state or local fair housing laws
11. Land use and zoning laws
12. Occupancy codes and restrictions
13. Quality of affordable housing information programs
14. Regulatory barriers to providing housing and supportive services for persons with disabilities
15. State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, or other integrated settings
16. Unresolved violations of fair housing or civil rights law

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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 disproportionate disparity between housing costs and what households 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 will continue to develop policies that help foster the development of new affordable housing units.

The City currently provides housing rehab and weatherization activities with its CDBG funds, and minor home repair and other affordable housing activities with its SHIP funds.

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, consulting with financial institutions and private investors to push the Land Trust, affordable housing discussion further.

SP-60 Homelessness Strategy – 91.215(d)

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

The TCHSC serves as the Continuum of Care (CoC) 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 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.

Once operational, 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, St. Lucie County, and local supportive service organizations to develop a transitional housing program (as described above) for our growing number of homeless families.

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, and other day-to-day needs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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.

The 211 Network Program also 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.

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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

There is a need to address lead poisoning in the City of Fort Pierce. As mentioned earlier, according to data analysis in the MA-20, over half of the housing structures in Fort Pierce are very old. Approximately

61% of owner-occupied and 58% of renter-occupied housing was built before 1980. Older housing is more likely to have maintenance and repair issues as well a high risk for lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

See above. 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.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Fort Pierce addresses the problem of poverty through its strategic goals identified in this plan. Through a holistic approach that combines safe, decent affordable housing and housing preservation for low- to moderate-income households with vital public services, public improvements, and economic development opportunities the City strives to reduce the poverty rate. The City, as lead agency in the implementation of the Consolidated Plan, will coordinate with local organizations to ensure that goals are met.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Consolidated Plan will help provide the basis of goals and programs moving forward in the City as it relates with anti-poverty. Several of the established goals and activities in the plan coordinate to directly reduce poverty in Fort Pierce and these include; housing rehabilitation activities, which will maintain or improve conditions of housing for LMI households and help them avoid homelessness; public improvements to revitalize LMI areas and attract further investments; and provide supportive services for LMI households and the special needs populations to improve their quality of life in Fort Pierce. Economic development opportunities such as financial assistance and technical assistance to small businesses as well as job training will help reduce poverty in Fort Pierce.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continuously monitors to ensure programs are being carried out in accordance with all HUD statutory and regulatory requirements.

Monitoring covers HUD funded and SHIP funded programs. It also includes monitoring to ensure data submitted are correct and complete. The City also conducts onsite monitoring of sub-recipients, as needed, to ensure compliance with all applicable statutory and regulatory requirements. The City monitors expenditures on a monthly basis to ensure the timeliness expense of CDBG entitlement funds.

Project Monitoring: The goal of project monitoring is to ensure that HUD-funded projects and activities are implemented in a timely manner in accordance with Federal regulations and other statutory or regulatory requirements. The City's project monitoring process focuses on identifying deficiencies, promoting corrections, and providing technical assistance in order to improve the performance of the City and all its partners.

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

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

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

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

The City's Grants Administration Division is responsible for on-site monitoring. Staff also perform a monthly desk review and may conduct on-site monitoring visits, as needed, to ensure that sub recipients

are compliant with federal regulations and statutory requirements, as well as the terms of their sub recipient agreement with the City. Additional monitoring takes place when individual Requests for Reimbursement from grantees are received. Prior to approval, staff verifies client eligibility with regard to the criteria outlined in their agreements before releasing payments.

Expected Resources

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

Introduction

The table below shows the PY2021 CDBG allocation. CDBG funds are used for a wide range of activities, including economic development, housing rehabilitation, public improvements, and public services within the City limits of Fort Pierce. Administrative costs are capped at 20% of the grant allocation and public services have a grant cap of 15%. The annual allocation is the amount revised noticed by HUD on May 13, 2021. This is the first year of the 5-Year Consolidated Plan period.

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	574,173	0	0	574,173	2,296,692	The expected amount available remainder of ConPlan is 4x more years of the annual allocation. The annual allocation is the amount revised noticed by HUD on May 13, 2021.

Table 50 - 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 empty historic facilities located in a very low income area in Fort Pierce to transform them into arts and cultural heritage center(s), open to the public, that will promote civic pride, deter crime, encourage economic investment, development and the creation of jobs.

If appropriate, describe publicly 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. An estimated 3 new homebuyers will receive up to \$15,000 each and we continue to work toward the completion of 16 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: \$47,848	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
2	1B Improve Access to Public Facilities	2021	2025	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$47,848	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
3	2A Housing Rehabilitation	2021	2025	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: \$76,556	Homeowner Housing Rehabilitated: 15 Household Housing Unit
5	3A Provide Supportive Services for Special Needs	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: \$62,202	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	3B Provide Vital Services for LMI Households	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: \$62,202	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	4A Provide for Small Business Assistance	2021	2025	Non-Housing Community Development		Economic Development	CDBG: \$277,517	Jobs created/retained: 20 Jobs Businesses assisted: 50 Businesses Assisted

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	1A Expand and Improve Public Infrastructure
	Goal Description	The City will work to expand and improve public infrastructure in Fort Pierce. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- to moderate-income neighborhoods.
2	Goal Name	1B Improve Access to Public Facilities
	Goal Description	The City will work to improve access to public facilities in Fort Pierce. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- to moderate-income neighborhoods.
3	Goal Name	2A Housing Rehabilitation
	Goal 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 repairs to LMI households.
5	Goal Name	3A Provide Supportive Services for Special Needs
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence.
6	Goal Name	3B Provide Vital Services for LMI Households
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for LMI households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, summer programs, youth services, health services and more.
7	Goal Name	4A Provide for Small Business Assistance

<p>Goal Description</p>	<p>The City will provide financial assistance to small businesses in LMI neighborhoods; provide technical assistance and marketing/advertising for small micro enterprises; provide job training and employment opportunities to residents in LMI neighborhoods; provide commercial facade grants for properties located in lower income deteriorated areas.</p> <p>The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in 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.</p>
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Projects

AP-35 Projects – 91.220(d)

Introduction

The table below shows the PY 2021 projects for the City of Fort Pierce. Administrative costs may not exceed 20% of the CDBG grant fund allocation and public services has a grant cap of 15%.

Projects

#	Project Name
1	CDBG: Program Administration (2021)
2	CDBG: Public Facilities & Infrastructure (2021)
3	CDBG: Housing Programs (2021)
4	CDBG: Public Services (2021)
5	CDBG: Economic Development Activities (2021)

Table 52 – Project Information

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

The City of Fort Pierce has identified public facilities & infrastructure improvements, affordable housing preservation and development, vital public services and economic development opportunities as high priorities in assisting the LMI and special needs groups in the City.

Public improvements will help to create a decent living environment and invite more investments into LMI areas. It has been documented in this plan that the preservation and development of affordable housing is vital for LMI households in Fort Pierce. Over half of housing was built before 1980, and LMI households have a disproportionate burden with the cost of maintenance and repair of their homes. Public services that assist LMI and special needs persons are also a high need, however the CDBG allocation is capped, and can be no more than 15%. Finally, the City has a high need for economic development opportunities especially for LMI households and LMI areas in Fort Pierce. The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in Fort Pierce in the areas of local art, cultural heritage, and tourism.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Program Administration (2021)
	Target Area	
	Goals Supported	1A Expand and Improve Public Infrastructure 1B Improve Access to Public Facilities 2A Housing Rehabilitation 3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households 4A Provide for Small Business Assistance
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Preserve & Develop Affordable Housing Public Services & Quality of Life Improvements Economic Development
	Funding	CDBG: \$114,835
	Description	Administration of the CDBG program.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Administration of the CDBG program (21A).
2	Project Name	CDBG: Public Facilities & Infrastructure (2021)
	Target Area	
	Goals Supported	1A Expand and Improve Public Infrastructure 1B Improve Access to Public Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: \$57,417
	Description	The City will provide for public improvements in LMI areas of Fort Pierce.
	Target Date	9/30/2022

	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: 20,000 Persons Assisted
	Location Description	Citywide low-mod.
	Planned Activities	Planned activities include improvements to streets (03K) and parks and recreation facilities (03F) in LMI areas.
3	Project Name	CDBG: Housing Programs (2021)
	Target Area	
	Goals Supported	2A Housing Rehabilitation
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$57,417
	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.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 15 Household Housing Unit
	Location Description	Citywide
	Planned Activities	Planned activities include a weatherization program and minor housing rehab for LMI households (14A).
4	Project Name	CDBG: Public Services (2021)
	Target Area	
	Goals Supported	3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$86,126
	Description	The City will provide for vital services that improve the quality of life for LMI households and special needs groups in the City.
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
	Location Description	Citywide eligible
	Planned Activities	Planned activities are youth services and summer camps (05D), and services for the homeless (03T).
5	Project Name	CDBG: Economic Development Activities (2021)
	Target Area	
	Goals Supported	4A Provide for Small Business Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$258,378
	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	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 20 Jobs Businesses assisted: 50 Businesses Assisted
	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).

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 & infrastructure improvement activities the City will be targeting Low/Mod Block Group Tracts.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 53 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Fort Pierce does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, beneficiaries must meet income and residency requirements in order to receive assistance. CDBG program funds will be utilized to develop programs and activities that will provide assistance to low- and moderate-income residents and benefit the City as a whole in improving the quality of life for the residents.

The City has also identified public facility and infrastructure improvement activities as a need in Fort Pierce. These planned activities have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (51%).

To determine these tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Low/Mod Block Group Tracts: 3801001, 3802001, 3802002, 3802003, 3802004, 3803001, 3803002, 3803003, 3803004, 3803005, 3803006, 3804001, 3804002, 3804003, 3804005, 3805001, 3805002, 3805003, 3805004, 3805005, 3805006, 3806001, 3806002, 3806003, 3807002, 3807003, 3809011, 3809012, 3809021, 3809024, 3814011, 3814012, 3814014, 3814015 & 3814022.

Source: HUD LMISD 2021

See map in the SP-10 for Low/Mod Block Group Tracts in Fort Pierce.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For PY 2021, the City of Fort Pierce will implement the following affordable housing goals to benefit LMI residents, including homeless, non-homeless, and special-needs households. The City will utilize funds available for the specific activities of homeowner housing rehabilitation and weatherization assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 54 - 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	15
Acquisition of Existing Units	0
Total	15

Table 55 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeowner Housing Rehabilitated: 15 Household Housing Unit

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.

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

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

The City is collaborating with the local housing stakeholders, i.e., FPHA, Council on Social Agencies, University of Florida/IFAS Extension office, Florida Housing Finance Corporation and Habitat for Humanity, to implement the creation of a Land Trust 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 FPHA to promote our down payment and closing cost assistance programs that are offered through our SHIP grant for first time homebuyers and the workshops provided by the FPHA that teach and mentor on financial responsibility, improving credit scores, etc.

FPHA provides the Family Self – Sufficiency Program for both its Section 8 Housing Choice Voucher and Public Housing Programs. This program is designed to mentor families and link them to services, training, education and childcare to help them eliminate the need for welfare.

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

N/A. The FPHA is not designated as a troubled PHA.

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 such as those provided by the Treasure Coast Homeless Services Council (TCHSC), which serves as the Continuum of Care for 3 counties, and includes St. Lucie County (the City of Fort Pierce).

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 TCHSC serves as the Continuum of Care (CoC) 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.

Once operational, 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, St. Lucie County, and local supportive service organizations to develop a transitional housing program (as described above) for our growing number of homeless families.

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, and other day-to-day needs.

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.

The 211 Network Program also 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.

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.

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

Introduction:

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 disproportionate disparity between housing costs and what households 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.

The City currently provides housing rehab and weatherization activities with its CDBG funds, and minor home repair and other affordable housing activities with its SHIP funds.

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, consulting with financial institutions and private investors to push the Land Trust, affordable housing discussion further.

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 meet program goals efficiently and effectively. Whenever possible, the city will work to leverage CDBG funds and continue to work to identify additional opportunities.

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 large disparity between housing costs and what households 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 currently provides housing rehab and weatherization activities with its CDBG funds and minor housing repair and direct financial assistance to first-time homebuyers with its SHIP funds.

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. The City of Fort Pierce will continually 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 service providers and supportive social service agencies. 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 identify areas where supportive services are needed and not available.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section outlines the program specific requirements of the CDBG program.

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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

Appendix - Alternate/Local Data Sources

1	Data Source Name 2006-2010 ACS, 2015-2019 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Fort Pierce, FL
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2006-2010 ACS, 2015-2019 ACS 5-Year Estimates
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name 2015-2019 ACS 5-Yr Estimates
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.

	<p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Fort Pierce, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2015-2019 ACS 5-Year Estimates</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2014-2018 ACS (Workers), 2018 LEHD (Jobs)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>2014-2018 ACS and 2018 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Fort Pierce, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014-2018 ACS (Workers), 2018 LEHD (Jobs)</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>HUD 2020 FMR and HOME Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>St. Lucie County</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>PIC (PIH Information Center)</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>What was the purpose for developing this data set?</p> <p>IMS/PIC PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users help housing authorities and local government agencies to determine the needs of the users and identify gaps in the system of service delivery.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Fort Pierce, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>2020 Housing Inventory Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p>
	<p>What was the purpose for developing this data set?</p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>COC</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>2020 PIT Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report</p>
	<p>Provide a brief summary of the data set.</p> <p>This Data is based on point-in-time information provided to HUD by the CoC. The PIT Count data is a snapshot of the homeless population in the area on any given night.</p>
	<p>What was the purpose for developing this data set?</p> <p>The PIT Count data is a snapshot of the homeless population in the area on any given night. This data will help services providers to identify the needs of the homeless population in the area.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>COC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
8	<p>Data Source Name</p> <p>2013-2017 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>

	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Fort Pierce, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 CHAS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>