



2021 Annual Action Plan

DRAFT

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

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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 1 - 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 2 – Goals Summary

2021 AAP to be submitted
with the 2021-2025 ConPlan

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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 3 – 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 4 - 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 5 - 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 6 - 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
2021 AAP to be submitted
with the 2021-2025 ConPlan

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%