



2020 Consolidated Annual Performance and Evaluation Report (CAPER)

DRAFT

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

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Fort Pierce is an entitlement city, which receives an annual allocation of Community Development Block Grant (CDBG) program funds from the United States Department of Housing and Urban Development (HUD). For FY 2020, the City was allocation \$603,453 in CDBG funds. CDBG funds help the City address the housing, community and economic development objectives outlined by HUD, which include, but are not limited to: affordable housing development and preservation, public facilities and infrastructure improvements, and services for low- to moderate-income (LMI) households and the special needs population.

The City's Grants Administration Division is responsible for administering CDBG funds in Fort Pierce. However, due to the pandemic and staffing changes, the City's 2020 AAP was not submitted until August 2021, therefore many of the 2020 activities had not yet been started. The City was still able to complete ongoing activities started in prior years, and below is a highlight of those accomplishments in the 2020 program year.

Affordable Housing: The City assisted 1 LMI owner-occupied residences with housing rehab. This housing rehab activity included weatherization improvements, which help to reduce the deteriorated housing stock in historic and low/mod neighborhoods. The City is working to identify new eligible households for this activity, which is the World Changers and Paint Our Town Program.

Public Services: The City completed several public service activities that were planned from earlier program years. These services were targeted towards LMI youth, individuals seeking employment training and food banks activities. In total, 4,967 LMI persons were assisted with vital public services that help to improve their quality of life in Fort Pierce.

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 in low/mod areas were assisted through these activities. This activity was associated with the Rec Center Improvements at 901 S. 21st Street.

Economic Development: The City assisted 5 small businesses with a commercial facade grant in PY 2020, and this activity is still open and ongoing. With CV funds, the City provided direct financial assistance for small businesses affected by COVID-19. The City also provided microbusiness assistance for marketing and advertisement, and 9 small businesses benefitted from this activity.

Other Neighborhood Revitalization: Unfortunately, the City was not able to complete any Neighborhood Revitalization activities in the program year. The City is still planning to support local art and cultural heritage activities that also encourage economic investment in historic neighborhoods.

CARES Act: Activities funded by CDBG-CV are reported in the narrative after the table below.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Code Enforcement	General Fund	Housing Code Enforcement/ Foreclosed Property Care	Household Housing Unit	250	540	216.00%			
Economic Opportunity	Non-Housing Community Development	CDBG	Facade treatment/business building rehabilitation	Business	50	8	16.00%	5	5	100.00%
Economic Opportunity	Non-Housing Community Development	CDBG	Jobs created/retained	Jobs	50	117	234.00%	10	0	0.00%
Economic Opportunity	Non-Housing Community Development	CDBG	Businesses assisted	Businesses Assisted	300	226	75.33%	60	43	71.66%
Home Rehab / Home Purchase Assist / Fair Housing	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	365	69	18.90%	15	1	6.67%
Home Rehab / Home Purchase Assist / Fair Housing	Affordable Housing	CDBG	Direct Financial Assistance to Homebuyers	Households Assisted	30	12	40.00%			

Neighborhood Revitalization	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	120690				
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	60345				
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	1992				
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Facade treatment/business building rehabilitation	Business	0	8				
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Jobs created/retained	Jobs	100	145	145.00%	25	0	0.00%
Neighborhood Revitalization	Non-Housing Community Development	CDBG	Businesses assisted	Businesses Assisted	250	272	108.80%	50	0	0.0%

Public Facilities	Homeless Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	245861	245.86%	2000	60345	3017.25%
Public Facilities	Homeless Non-Housing Community Development	CDBG	Homeless Person Overnight Shelter	Persons Assisted	300	52	17.33%			
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Supportive Services	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16500	10804	65.48%	3500	4967	141.91%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Supportive Services	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Fort Pierce has identified affordable housing and housing rehab, neighborhood revitalization through public improvements and services, and economic development to help assist LMI and special needs populations as its highest priority needs. Even with the negative effects of the pandemic, the City’s CDBG program made significant progress in addressing the priority needs through the activities reported in this plan. Below is a list of priorities as identified in the City’s Consolidated Plan and summary of activities in PY 2020.

Home Rehab / Home Purchase Assist / Fair Housing: Priority High

There was 1 LMI homeowner household assisted with housing rehab activities which included weatherization improvements. The City is working to identify new eligible households for the World Changers and Paint Our Town Program. Currently, more information on these programs are provided on the City’s website.

Economic Opportunity: Priority High

CDBG funds were used to assist 9 small businesses with technical assistance through micro-enterprise assistance such as marketing and advertisement assistance. The City also assisted 5 small businesses with a commercial facade grants in PY 2020. CDBG-CV grant funds were used to assist 34 small businesses with financial assistance grants that were forced to temporarily shut down due to the pandemic.

Public Facilities: Priority High

CDBG funds went towards the Rec Center Improvements at 901 S. 21st Street. These activities benefitted residents citywide in LMI neighborhoods.

Public Services: Priority High

In PY 2020, the City assisted LMI persons with youth services, employment training and food banks. These activities assisted a total of 4,967 LMI persons in the City. CDBG-CV funds are reported in more detail below, but went towards food banks services and COVID-19 testing and

coordination of COVID-19 testing of Citywide LMI residents.

Neighborhood Revitalization: Priority High

Neighborhood Revitalization activities support local art and cultural heritage projects to recognize and celebrate cultures throughout the City. The activities would also create economic opportunities. Unfortunately, there were no Neighborhood Revitalization in PY 2020.

Code Enforcement: Priority High

There were no code enforcement activities in PY 2020.

CARES ACT Funds and Activities

CV Public Services: CDBG-CV funds went to fund activities that prevent, prepare for and respond to the coronavirus (PPR). In PY 2020, the City completed food bank services to help households isolating from the pandemic. This service had a citywide benefit. The City also provided COVID-19 testing coordination that had a citywide benefit.

CV Economic Development: The City is currently working to help assist small businesses affected by the pandemic with CDBG-CV Small Business Grants to help them from shutting down. The City is also providing job employment with the Boys & Girls Club for LMI individuals impacted by COVID-19. These program have just started and the City anticipates it will report them in the upcoming CAPER.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG
White	286
Black or African American	1,015
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	1,302
Hispanic	140
Not Hispanic	1,162

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

DATA NOTE: The data table does not include a category for people of “other or multiple races”, however it should be noted that there were 3,772 “other multiracial” and 2 “Two or more” races that were assisted bringing the actual total to 5,076 persons assisted through direct services in the CDBG program. The table also doesn’t include data from projects with area-wide benefits such as public improvements so the estimates in the above table do not necessarily match the total of people actually served in the CDBG program.

According to the 2015-2019 ACS 5-Year Estimates, Black or African American persons account for 41.4% of the total population and persons who identified as ethnically Hispanic were 22.8%. “Some other race” was 2.2% and all other minority races were less than 2%. The City strives to adequately serve minority groups with CDBG funding, however there is a need to evenly distribute assistance to minority groups. The Black or African American received about 20% of all CDBG funding in the program year. The White population received 6% of all available funding and Asians, American Indian or Native Americans, and Native Hawaiians or Other Pacific Islanders received the least amount of funding or none at all. Other multiracial persons received 74% of the CDBG funding (see data note).

Fort Pierce has a significant Hispanic population. As reported by the ACS, Hispanic (of any race) individuals account for 22.8% of the total city population. According to the table above, an estimated 11% of CDBG funds went to persons who identified ethnically as Hispanic. It is very likely there were much more Hispanic households assisted as the table doesn’t report on “other multiracial” households and those households did not indicate ethnicity during intake.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	603,453	179,248

Table 3 - Resources Made Available

Note: Expenditures are subject to change after a final review of voucher checks created for the program year. The City has 90 days after the program year end to complete vouchers for activities in PY 2020.

Narrative

The table above details the resources made available as well as funds expended in the program year. In FY 2020, the CDBG allocation made available to the City was \$603,453. As reported from the PR-07, the City expended \$179,248 in CDBG EN funds on activities such as public improvements, public services, economic development and neighborhood revitalization. These activities served the low- to moderate-income and special needs population in the Fort Pierce.

CARES Act Funds

The City received \$728,232 in CARES Act CDBG-CV funds for activities that help prepare and respond to COVID-19. In PY 2020 the City expended \$241,275 in CDBG-CV funds. CDBG-CV funds went to support small businesses that were negatively affected by the pandemic and public services such as COVID-19 testing and testing coordination, food bank services for those in isolation, and job training for youth during the pandemic. The City will continue to work on the activities proposed to assist LMI Fort Pierce residents in the upcoming year, and will continue to closely track expenditures.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City limits Low/Mod	100	100	See narrative below.

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG allocations are not limited to specific geographic areas of Fort Pierce, but must serve low- and moderate-income (LMI) residents or benefit LMI areas. When the project or planned activities are intended to serve individuals or households directly (direct services), beneficiaries must meet income and residency requirements in order to receive assistance.

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%).

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Fort Pierce has been able to leverage federal funds to receive annual state funding through the State Housing Initiative Partnership Program (SHIP). SHIP program funds are utilized to serve LMI households in the City, with the primary purpose of making homeownership affordable and provide other types of housing assistance.

The City also provides CDBG funding annually for our Weatherization program, which leverages approximately \$75,000 for the program from the Fort Pierce Utilities Authority.

CDBG funds are also used to leverage funds associated with rehabilitation of empty historic facilities located in a very low-income areas in Fort Pierce to transform them into arts and cultural heritage center(s). These facilities are open to the public with the purpose to promote civic pride, deter crime, encourage economic investment, development and help with the creation of jobs.

Publicly owned land or properties located in the jurisdiction to address the needs identified in the plan

The City is currently collaborating with local stakeholders to create a Land Trust in Fort Pierce and is working towards developing affordable rental properties and affordable homes for sale for citizens.

Negotiations are being held with non-profit Lindsay School of the Arts to renovate historic St. Anastasia School into an Art School, Gallery and Museum for public use.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	15	1
Number of Special-Needs households to be provided affordable housing units	0	0
Total	15	1

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	1
Number of households supported through Acquisition of Existing Units	0	0
Total	15	1

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Unfortunately, the City did not reach its goal of assisting 15 households with rehab in the program year. The City utilized the flexibilities in completing its 2020 AAP from the CARES Act due to the pandemic, and only recently submitted the plan to HUD in August of 2021. Further, there was a staff departure during the program year that led to some delays.

In PY 2020, there was 1 LMI household assisted with housing rehab weatherization improvements through the World Changers and Paint Our Town program. This activity (IDIS Activity: 969) was started in a previous program year and is still open while work is being completed. The City has continued funding for this program in the AAP, and is working to identify new eligible households for the World Changers

and Paint Our Town program and anticipates to report these accomplishments in future performance reports.

Discuss how these outcomes will impact future annual action plans.

Housing rehab of homeowner households remains a high priority need for LMI residents of Fort Pierce and the City will continue to support this program. The City has continued to allocate funds towards the weatherization and minor rehab program and continues to work with its service providers to identify more LMI households in need of these housing rehab services.

To meet the goals established in the plan, the City is continuing to work to identify new eligible households for the Weatherization Assistance Program and the Paint Our Town Program. Information on the Weatherization Assistance Program is provided at the FPUA office, the Grants Administration Office or online at <https://cityoffortpierce.com/617/Weatherization-Assistance-Program>. Information on the Paint Our Town Program can be found and accessed in several ways, including by phone and email to the Grants Administration department, or through the City website at: <https://cityoffortpierce.com/873/Paint-Our-Town-Program>.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual
Extremely Low-income	1
Low-income	0
Moderate-income	0
Total	1

Table 7 – Number of Households Served

Narrative Information

In PY 2020, there was 1 homeowner household assisted with affordable housing activities funded through CDBG funded activities. The household reported was extremely low-income. Rehab activities included minor home repair such as weatherization improvements.

Worst Case Needs

Worst case needs are households that are extremely low-income and are at risk of homelessness. This included the one extremely low-income household assisted with rehab activities. Assistance with rehab is vital to maintaining housing conditions that help individuals and families avoid homelessness.

Those with worst case needs are also extremely low-income renter households that are at imminent risk of homelessness as they lack the funds to maintain housing during emergency and times of crises. The 2013-2017 CHAS data reported that there are approximately 1,745 extremely low-income renters (0-30% AMI) in Fort Pierce that are severely cost burdened (households paying 50% of income towards housing costs). Unfortunately, due to limited funds, the City is not able to directly address this need at this time. The City's public service activities such as the food pantry and meal services help to offset some of the basic needs costs, and the City is working to implement CDBG-CV funded subsistence payments through an Emergency Rent/Mortgage Assistance program for eligible LMI households negatively affected by the pandemic.

The City did not specifically report any persons with a disability in affordable housing programs, however if a household with a disability is identified for assistance in one of the housing programs, the City will make all necessary accommodations within reason to meet the needs of the household.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Treasure Coast Homeless Services Council, Inc. (TCHSC) is the lead agency for the CoC FL-509, which provides resources and assistance for persons experiencing homelessness in the region. The mission of the TCHSC is to prevent and end homelessness on the Treasure Coast and to assure that if homelessness happens, it is brief and non-recurring. The CoC conducts an annual 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 such as this Consolidated Plan and subsequent Annual Action Plans to address our homeless issues.

The CoC uses the Coordinated Entry system for all individuals seeking housing assistance, and this process prioritizes the most vulnerable households for assistance. There are several locations across the CoC area that participates in the Coordinated Entry process including the TCHSC Housing Resource Center. Additionally, the TCHSC also administers the Homeless Management Information System (HMIS). The CoC uses Clienttrack for its HMIS system. The members in the CoC are encouraged to utilize the HMIS as it helps to reduce the duplication of services and measures the effectiveness of the CoC to meet the needs of the homeless. Through the uses of these tools, it is the hope that the City may be able to assess the population and their needs in the future.

The City of Fort Pierce has started the process of applying to be a member of the Continuum of Care FL-509 (CoC). The City's Grants Administration Division has a new Interim Manager, and is committed to take the next steps to become a member in good standing. The City has indicated in the Continuum of Care application that the population served are persons with mental illness, veterans and unaccompanied youth. It is the hope of the City of Fort Pierce that, if it can become a member of the CoC, it could draw upon the resources and expertise of the CoC to help these identified homeless groups.

Currently, the City of Fort Pierce has continued 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

There are a few very emergency shelters located within the City of Fort Pierce. To alleviate this, the City is collaborating with the Fort Pierce Housing Authority to develop a transitional housing program using

one of the housing authority properties to provide assistance for some of our homeless families. Funding is limited; however, the City is committed to helping the homeless with this initiative.

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. Transitional housing 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. Housing 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 low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Fort Pierce is located within the boundaries of the three county Continuum of Care area, and continues to work to establish a relationship with the Treasure Coast Homeless Services Council, Inc (CoC lead) to draw from their knowledge and resources for helping homeless person, and especially for chronically homeless individuals and families, veterans and their families and homeless youth. The CoC uses the Coordinated Entry system for all individuals seeking housing assistance, and this process prioritizes the most vulnerable households for assistance. There are several locations across the CoC area that participates in the Coordinated Entry process including the TCHSC Housing Resource Center.

The City partners with regional nearby counties on the Treasure Coast to sponsor the “Where to Turn” - 211 Network. The 211 Network Program provides referrals to supportive resources to help citizens connect to community services that will assist them in addressing their current housing, medical and day-to-day needs.

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

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority (FPHA), St. Lucie County, the 211 Network and local supportive service organizations to develop a transitional housing program (as described above) for our growing number of homeless families.

The FPHA is a close partner to the City, providing affordable housing to residents and helping with homeless initiatives and programs. The housing authority works to provide publicly supported housing for low income households, which ultimately helps them avoid homelessness and work towards self-sufficiency.

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.

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.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Fort Pierce Housing Authority (FPHA) is the local housing authority in the City and administers 827 public housing units and 844 Housing Choice Vouchers (HCV). It is the mission of the housing authority to provide quality and affordable housing options within the community without discrimination; while preserving the community's best interest; purposefully with the vision and core values of working to eliminate the negative influence of poverty, promoting partnerships that provide linkage to services that enable self-sufficiency development through education and employment, addressing homelessness, providing housing options to families with carrying levels of income to achieve an optimal living standard, operating in a fiscally responsible manner and maintaining organizational integrity.

New activities for the year include the planned demolition of 14 public housing units at Eldorado Terrace due to significant structural damage. The FPHA has also designated housing to be specific to the elderly and disabled families. This designation was made to the AMP 1 site which has 284 total affordable housing units.

Recently, the FPHA has also been able to improve the living environment of public housing developments by completing projects such as central A/C systems improvements, site redesigns and lighting for security purposes, and updating the weatherization on all public housing units. Other improvements to improve the living situation of FPHA residents include the modernization of the Community Center at 3100 Ave G and 1011 N 23rd Street.

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

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

The FPHA has a Resident Advisory Board (RAB) which meets with the FPHA Operations Office Manager to discuss issues at the residences and also meets to review planning and policies of the FPHA such as the PHA's 5-Year Plan, Administrative Plan, Admissions and Continued Occupancy Policy and Capital Fund Program 5-Year Action Plan. This participation from the RAB ensures that public housing residents are heard in the planning and development of programs with the FPHA.

FPHA provides a 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.

The City will continue to partner with the FPHA to promote our down payment and closing cost assistance

for first time homebuyers and also the workshops provided by the FPHA that teach and mentor on financial responsibility, improving credit scores, etc.

Finally, 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 taken to provide assistance to troubled PHAs

N/A. The Fort Pierce Housing Authority (FPHA) is not designated as a troubled PHA. As reported from the most recent Annual PHA Plan in July of 2021, the FHPA is a “Standard Performer” PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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

The City is currently working toward establishing a Land Trust which will be used to construct affordable housing. We are meeting with potential developers, consulting with financial institutions and private investors to push the Land Trust, affordable housing discussion further.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

As mentioned above, one of the obstacles in meeting the needs of LMI households in Fort Pierce is the great need for affordable housing in the City. There is also a lack of adequate funds to properly address this issue. The City however has taken these actions to address affordable housing in Fort Pierce.

The City continued to explore developing policies that helped to foster the development of new affordable housing units. The City will also maintain affordable housing and work to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant. Additionally, the City also continued to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region. One of the ways the City maintains affordable housing is through the rehab programs, which help to maintain conditions of existing housing.

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

State Housing Initiatives Partnership (SHIP) funds are used to rehabilitate owner-occupied homes belonging to lower-income citizens. SHIP funds are also used for down-payment and closing cost assistance.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 has encouraged residents and property owners to test for and abate lead paint.

All housing proposed for rehabilitation under the City's CDBG and SHIP programs were screened by the year built to determine possible LBP hazard before funds were utilized. Owners were 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 then 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 is determined to disturb any surface containing lead, abatement procedures are 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. Funding through the State Housing Initiatives Partnership (SHIP) program were also used to remediate lead-based paint issues, as needed.

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.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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 activities described in this CAPER report directly work towards reducing the number of poverty-level families.

The City continued to provide grants for programs to address human service needs in the community. These services and programs include youth services, food and nutrition services, Employment training programs, and 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 taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Fort Pierce managed 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 was overseen by the Department of Finance, Grants Administration Division. The area non-profits coordinated and assisted with 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 approved projects and programs that met the City's goals. As the program matured during the course of the five year planning period, the City worked to expand the departments and non-profit agencies involved in the institutional delivery system for the CDBG program.

The City also hosted an information sharing session available to the public and local service providers with the purpose to expand information about the benefits of the CDBG program as well as eligible activities and uses of funds. This session was part of an outreach effort to answer common concerns and questions surrounding federally funded programs. Information covered in the sharing session included CDBG program basics and other related program requirements such as fair housing.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies included: encouraging agencies to work together to apply for CDBG funds to leverage resources to the fullest extent; as requests align with the Consolidated Plan goals, the City provided CDBG funds to eligible projects for housing and social services; the City continued working with the area nonprofits and the Fort Pierce Housing Authority to address issues of poverty and homelessness; offered referrals to organizations that would benefit from the leadership, programs, services, or collaboration with other organizations.

The City provides an opportunity annually for organizations to apply for grant funds for services for our lower income citizens. The application period for this opportunity typically opens in November. Once applications are received, they are reviewed and scored by the Communitywide Council. Their recommendations are then presented to City Commission for final approval. Following approval from the City Commission, the organization is provided a contract for funding. Throughout this process, the City provides technical assistance and information about the CDBG program to applicants. This information includes CDBG program basics, national objectives and eligible activities and uses of CDBG federal funds.

The delivery of public housing requires the coordination of a number of agencies, both public and private. These agencies will continue to work together to eliminate potential gaps within the delivery systems in Fort Pierce. A vital agency in this initiative is the Fort Pierce Housing Authority (FPHA). The City regularly

provides staff to attend monthly FPHA meetings and various social service agency meetings to increase collaborative opportunities and enhance coordination in services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's 2016-2020 Assessment of Fair Housing Report identified five impediments to fair housing choice. Each impediment was described explaining the fair housing issue as well as a list of contributing factors to those impediments. Further a strategy was developed with the use of metrics, milestones and a timeframe to reach these achievements. The following are the five identified impediments to fair housing choice.

Impediment #1 – Housing/Lending Discrimination on the basis of Race, Color, National Origin, Religion, Familial Status and Disability

Impediment #2 – Shortage of Affordable / Decent Housing Opportunities

Impediment #3 – Lack of Knowledge, Awareness of, or Education on Fair Housing Protections

Impediment #4 – Fair and Equal Lending Disparities

Impediment #5 – Housing Market Segregation

The following activities below are some of the activities completed so far in the 2016-2020 Consolidated Plan period to help overcome the impediments outlined in the fair housing assessment:

- Provided Fair Housing brochures which included information on how to file a fair housing complaint to Lending Consortium members.
- Provided potential new homebuyers referrals to credit counseling agencies to help improve credit ratings and also provided First Time Homebuyer workshops.
- Provided Fair Housing Workshops in low/mod and areas with minority concentrations.
- Working to provide a down payment assistance and closing cost assistance program. This includes plans for subsistence payments through the CDBG-CV Emergency Rent/Mortgage Assistance program.
- Focused CDBG funding towards underserved communities and low/mod neighborhoods. As referenced from AP-90 of the Annual Action Plan, 100% of benefits are intended serve LMI or special needs populations.
- Provided funding for the preservation of housing for LMI households through rehab activities such as the World Changers program, Paint Our Town program and weatherization improvements.

The full 2016-2020 Assessment of Fair Housing Report can be viewed on the City's website at:

<http://cityoffortpierce.com/DocumentCenter/View/2721/2016-2020-Assessment-of-Fair-Housing---English?bidId=>

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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, 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.

MBE/WBE & Section 3

The City will continue to work with local businesses to contract with, in particular woman-owned and minority-owned businesses. Further, as applicable the City will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C 1701u) and regulations at 24 CFR Part 75. Each year as part of the AAP submission, the City certifies it will comply with Section 3.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Fort Pierce follows its HUD approved Citizen Participation Plan (CPP) which guides the City in the citizen participation process of the Consolidated Plan, the Annual Action Plans, any substantial amendment to these plans and the CAPER as per 24 CFR 91.105. The following is a summary of efforts that City has taken to allow for citizen participation in the development of the 2020 AAP.

- 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 2020 AAP. There were no comments made from the public.
- A public hearing was held on July 19, 2021 at the City Commission meeting to present and review the draft AAP. The purpose of the presentation was to inform interested members of the public about the CDBG program and to review the draft 2020 AAP. There were no comments made from the public.
- HUD had deemed that the City did not have sufficient consultation from the local Continuum of Care and returned the plan to allow the City to take steps to include this consultation. The City has started the process of applying to be a member of the Treasure Coast Homeless Services Council, Inc. (TCHSC) Continuum of Care FL-509 (CoC). The City's Grants Administration Division Interim Manager made contact with the TCHSC on July 30, 2021 and formally applied on August 11, 2021 regarding application as a member of the CoC. The TCHSC has informed the City that the requirements to be a member of good standing with the CoC are attendance to at least four (4) meetings and participation in the Point-in-Time survey. To take steps to becoming a member, the City has attended one meeting held on August 27, 2021. The Grants Administration Division's new Interim Manager is committed in taking all the required steps to become a member in good standing. The City has also reached out for consultation on the homeless sections of the Plan, and will continue to seek consultation from the TCHSC.

PY 2020 CAPER Citizen Participation

The City of Fort Pierce adheres closely to its Citizen Participation Plan on providing reasonable notice and opportunities for citizens to comment on performance reports. This Consolidated Annual Performance Report's (CAPER) availability and announcement for a Public Comment Period and Public Hearing was advertised in a local paper, and on the City's website that the draft CAPER would be available for a period of 15-days and that a public hearing would be held to discuss the draft CAPER.

PUBLIC COMMENT PERIOD: A draft of the PY 2020 CAPER report will be made available to review from November 15, 2021 to November 30, 2021, and could be downloaded from the City's Grants Administration website at <https://www.cityoffortpierce.com/399/Community-Development-Block-Grant-CDBG>.

Public comment regarding the draft CAPER report is accepted until 4:00 PM on November 30, 2021, and could be submitted in the following ways:

(1) By Mail: Grants Administration
100 N. U.S. Highway 1
Fort Pierce, FL 34950

(2) Via E-Mail: grantsadministration@cityoffortpierce.com

PUBLIC HEARING: A public hearing will be held at a regularly schedule City Commission meeting on November 15, 2021 at 4:30 PM. 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 also view the public hearing at: <https://www.cityoffortpierce.com/356/Streaming-Video>

In accordance with the Americans with Disabilities Act of 1990, for all persons who are disabled and require special accommodations to participate please email sjohnson@city-ftpiere.com or call the ADA Coordinator at 772-467-3766. For non-English speaking assistance please call (772-467-3000).

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

PY 2020 is the fifth and final year of the City’s 2016-2020 Consolidated Planning period. The City of Fort Pierce does not anticipate any changes to the identified priority needs of the ConPlan that would result in changes to its current goals and program objectives.

If there are any changes to the priorities or program objectives, the City will properly document the changes and make any substantial amendments necessary to account for these changes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No