



2016-2020 5-Year Consolidated Plan

October 1, 2016 through September 30, 2020

2016-2017 Annual Action Plan

October 1, 2016 through September 30, 2017

CITY OF FORT PIERCE, FLORIDA

Honorable Linda Hudson, Mayor

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

U.S. Department of Housing and Urban Development

Executive Summary

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

1. Introduction

Fort Pierce is located in St. Lucie County, Florida. The City is part of the Fort Pierce-St. Lucie County MSA, which includes Martin County. This Plan is a 5-year planning document, consisting of the the 5-Year Consolidated Plan for 2016-2020 and Annual Action Plan for 2016-2017.

The City of Fort Pierce is a CDBG entitlement community and is too small to be eligible for a direct funding share of the other three HUD programs - HOME, ESG, and HOPWA.

This planning process includes: the National Affordable Housing Act, and certifications, which include Title 24 Part 91.1 - 91.6, Title I of Cranston-Gonzalez National Affordability Housing Act, 42 U.S.C. 17202-12711; CDBG: Title I of the Housing & Community Develop. Act of 1974, 42 U.S.C. 5304-5320; The Fair Housing Act (42 U.S.C. 3601-3619); Title IV of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973; Title II of the Americans With Disabilities Act; and Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 17001U).

Fort Pierce has a high percentage of low-income families and has chosen to primarily allocate its CDBG funds through a citywide target area. This Plan was been created in conjunction with the City's Comprehensive and Strategic Plans.

Public Housing - The Fort Pierce Housing Authority (FPHA) – serving all of St. Lucie County is located in Fort Pierce. The FPHA is eligible for funding through the Balance of State HOME funding administered by the Florida Housing Finance Corporation.

Community and Economic Development - The City, in partnership with Career Source Research Coast (CSRC) held our first annual Job Fair in a lower income neighborhood in January, 2016. More than 50 employers participated. Plans for the 2nd job fair are underway as well as a job training program, which includes numerous state-wide and nationally accredited skill certifications and include free tuition assistance.

Homelessness – The Treasure Coast Homeless Services Council, Inc. (TCHSC) – is the CoC for Indian River, St. Lucie, and Martin Counties. The TCHSC funds no homeless services within the City of Fort Pierce, even though our Point-in-Time Count showed a staggering 185% increase in homeless children over a 12 month period 2014-2015.

The City contacted Ms. Lori Serino with HUD in August, 2015 who suggested the City send a letter to the director of the TCHSC requesting more information on the CoC's usage of homeless program funds and to suggest that funded programs that were underperforming might be re-evaluated so that the City could potentially receive some of these funds to help address our homeless issues. The letter resulted in a meeting with the executive director of the TCHSC (CoC), who told us that all homeless services monies awarded to the TCHSC CoC would remain in Indian River County (the location of the TCHSC CoC). We were invited to direct our homeless to Indian River County for assistance. This was and still remains an unrealistic solution.

The City of Fort Pierce is collaborating with the FPHA and local homeless services providers to develop a transitional housing program, without the assistance of the TCHSC (CoC). Due to the limited availability of funding, positive results from our efforts remain to be seen.

Persons with HIV/AIDS – The Care Network of the Treasure Coast (CNTC) – serves people with HIV/AIDS in Indian River, St. Lucie, Martin and Okeechobee counties. CNTC receives funds through the Balance of State share of the Housing Opportunities for Persons with AIDS (HOPWA) program.

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

Please see the attached file entitled - Fort Pierce Objectives and Outcomes

Objectives and Outcomes for the City of Fort Pierce throughout program years 2016-2020 – BASED ON FUNDING AVAILABILITY:	
OBJECTIVE	OUTCOME
Home Rehabilitation	Partner with Fort Pierce Utilities Authority to provide weatherization improvements to homes belonging to up to 40 very low-income qualified citizens per year.
Home Rehabilitation	Partner with World Changers Organization, Habitat for Humanity and provide Paint Our Town programs to provide minor rehabilitations for up to 25 homes/year that belong to lower-income citizens.
Home Rehabilitation / First Time Homebuyer Assistance	Provide State Housing Initiatives Partnership (SHIP) funds for owner-occupied home rehabilitations for up to 8 very low and low income home owners; provide down payment and closing cost assistance for up to six first time homebuyers per year.
Code Enforcement	Provide salaries and fringe benefits for Code Enforcement officers who will provide code enforcement services for up to 250 homes per year in lower income neighborhoods for program year 2016-2017. (funding from General Fund)
Public Services	Provide grants to local supportive service organizations that will serve up to 3,500 citizens per year; provide 10-week Summer Jam Basketball camp each summer for up to 50 youth per day; Provide professional psychological services for up to 100 homeless children.
Public Facilities	Provide improvements for up to 3 parks, community centers, community gardens, homeless facilities, etc. per year.
Fair Housing	Partner with St. Lucie County Lending Consortium to provide 2 Fair Housing workshops and 4 First Time Homebuyer workshops per year. Promote Fair Housing via paid advertisements; advertisements, direct mail; City's website, TV advertisements, marketing campaign, etc.
Economic Development	Partner with Service Corps of Retired Executives (SCORE) and St. Lucie County Tourism Development Council (TDC) and provide small business educational workshops, capacity and sustainability grants and marketing/advertising/technical assistance for up to 60 small businesses per year.
Economic Development	Partner with Indian River State College and Career Source Research Coast to provide job skills training, job placement; job fairs, etc., every year.
Neighborhood Revitalization	Support community-based development organizations that promote neighborhood revitalization, energy conservation, economic development, heritage tourism and historic preservation each year.
Neighborhood Revitalization	Partner with St. Lucie County TDC and Visit Florida to each year promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultural heritage in lower income areas of the City as part of 'creative placemaking' initiative
Neighborhood Revitalization	Provide commercial facade grants for up to 10 commercial properties per year located in lower-income derelict areas to stimulate reinvestment

Fort Pierce Objectives and Outcomes

3. Evaluation of past performance

Each year, the City reports its progress in meeting the five year plan and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The City has consistently satisfied program mandates and expended funds in a timely manner. Further, Fort Pierce has successfully targeted funds to benefit low and moderate income persons, communities, small businesses, and create an atmosphere acceptable for economic development and job creation. Copies of the CAPER - HUD's Annual Assessment (the response to the City's CAPER) are available through the City of Fort Pierce's Department of Urban Redevelopment.

4. Summary of citizen participation process and consultation process

The City created the Consolidated and Annual Plans, and the Assessment of Fair Housing Report in a manner that afforded citizens, businesses, public agencies, and other interested parties a reasonable opportunity to examine their contents and submit comments, including:

30 days were provided to examine the Consolidated and Action Plans and AFH Report (June 30-August 1, 2016), prior to its submission to the City Commission for approval and submittal to HUD. Both the Citizen Participation Plan and AFH Report are available in English and Spanish.

Three (3) public hearings were provided during the development of the Consolidated and Annual Plans, and the AFH Report (March 21, July 5, August 1). The first public hearing was held following a presentation on the creation of the Plans and Report, during the beginning of the process, to garner public comment and promote the availability of the Community Needs Assessment and Fair Housing surveys.

The City encouraged citizen input at any time during the planning and creation of the Plans and AFH Report. Any citizen comments received were duly noted. Any citizen complaints presented verbally were answered at the time presented. Complaints received in writing were provided written responses within 30 working days from the date the complaint was received.

The Fort Pierce Community Needs Assessment Survey (CNAS) and Assessment of Fair Housing Survey (FHS) were made available to the public in two (2) formats – for businesses/supportive service organizations and for citizens - in English and in Spanish. The surveys were distributed utilizing the computer-based tool, SurveyMonkey and in hardcopy. The surveys were made available on the City's website for a period of four (4) months (April 1-July 31, 2016). A press release was published in a local daily newspaper to notify City residents of the availability of the surveys were also included as an insert in Fort Pierce Utilities Authority utility bills for April, 2016, and was also published in the Hispanics in Action on the Treasure Coast online newsletter, in the LaVoz Spanish newspaper, in the Hometown News newspaper and on the City's TV station. Responses to the survey were calculated and analyzed. Hard copy surveys were distributed via U.S. mail, upon request. The surveys were also distributed via email to an extensive and comprehensive list of locally-based businesses and community agencies for their input. Also, Fort Pierce City Hall and a number of the supportive service agencies distributed copies of the surveys to their individual clients for further input.

The City provided seven (7) oral presentations during the creation of the Consolidated and Action Plans and the AFH Report. Presentations were provided at two Communitywide Council meetings, and at the Lincoln Park Main Street offices, Percy Peek Gymnasium, Police Athletic League Headquarters and Fort Pierce City Hall. All of these presentations were advertised in publications of general distribution and on the City's television station in English and in Spanish. Dates of the presentations: March 31, June 7, June 16, June 23, July 5, July 13, and August 1, 2016.

Three of the public presentations included advertised public hearings (March 31, July 5 and August 1) that were held during regularly scheduled Fort Pierce City Commission meetings.

The Plans and the AFH Report were available for citizens, agencies and interested parties in English and Spanish online at the City's website and at Fort Pierce City Hall. Summaries of the proposed Plans and Report were published in a local newspaper of general circulation, in the Lincoln Park Main Street

Newsletter, in the Hispanics in Action on the Treasure Coast online newsletter, in the LaVoz Spanish newspaper and on the City's television station, in English and Spanish.

5. Summary of public comments

Jobs: Many comments were received pertaining to the need for decent paying jobs and job training.

Economic Development: Comments regarding economic development needs, support for small businesses, increased investment in historic communities, promotion of tourism and our cultural history amenities.

Safety: Many comments related to the need for additional police protection for senior citizens, help addressing gang violence, additional youth anti-gang services, etc.

Affordable Housing: Increasing rents, coupled with low vacancies have made it difficult to find affordable rental units. Some felt that landlords use the strong market to discriminate among potential renters.

Youth Services: Comments were received requesting additional services for youth, after school programs; GED assistance, job training, etc.

Homeless Services: Comments were received regarding our need for services for the homeless, including transitional housing, emergency shelters, etc.

Blighted Communities: Comments regarding the need for additional code enforcement to address blighted areas of the City.

Information on Affordable Housing Discrimination: Some comments were made regarding the lack of information on tenant rights, such as when landlords asked for immigration documents. Residents did not know where to get help when discriminated against.

Mothers with Children: A common comment was the difficulty of families, especially mothers with children, in finding housing.

Overcrowding: This issue was discussed by both residents and property managers.

Special Needs Housing: Comments were received pertaining to the need for affordable rental housing units for seniors, persons with disabilities, and veterans.

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

All received comments were accepted.

7. Summary

This five year plan identifies the community's affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. Using CDBG, SHIP and General Fund funds and by leveraging public and private investments, the City of Fort Pierce will: Improve Public Facilities; Increase Public Services, Access to Affordable Housing, Economic Opportunities, and provide Neighborhood Revitalization improvements that will strengthen our communities, provide safe, affordable housing, promote economic investment and create jobs.

The identification of these strategic priorities is a product of extensive consultation with community stakeholders, citizens, and City staff, combined with data from the U.S. Census and other sources that indicates specific housing and community development needs within the City of Fort Pierce.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Department of Urban Redevelopment

Table 1 – Responsible Agencies

Narrative

In compliance with 24 CFR Part 91, the City of Fort Pierce is the lead agency in the development of this Consolidated Plan with the cooperation of the Fort Pierce Housing Authority, several St. Lucie County departments, various non-profit agencies, supportive service organizations, the St. Lucie County Health Department, the U.S. Department of Housing and Urban Development. Numerous public presentations were provided during the creation of these plans. Citizen and business input was collected during public meetings, public hearings as well as through community needs assessment and fair housing surveys that were completed by area citizens, nonprofits and business owners.

Consolidated Plan Public Contact Information

The City of Fort Pierce Department of Urban Redevelopment

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Lead Agency of the Consolidated Planning Process - In compliance with 24 CFR Part 91, the City of Fort Pierce is the lead agency in the development of this Consolidated Plan with the cooperation of the Fort Pierce Housing Authority, several City of Fort Pierce and St. Lucie County departments, numerous supportive service organizations/agencies, the St. Lucie County Health Department, the Hibiscus Children's Center, and the U.S. Department of Housing and Urban Development (HUD).

City staff also contributed assistance with the development of this Plan. Staff included representatives from the Urban Redevelopment, Building, Code Enforcement, Engineering, Finance and Planning Departments. Major data sources included the City's Comprehensive Plan, Adopted in 2011, its previous 5-Year Consolidated Plan, Annual Action Plans and the 2015 Consolidated Annual Performance Evaluation Report (CAPER), data from HUD, US Bureau of the Census American Factfinder, and the University of Florida Shimberg Center's Florida Housing Data Clearinghouse. Plans from other cities of similar size were reviewed as well as the 5-Year Consolidated Plan for St. Lucie County and all relevant federal regulations and planning directives from HUD.

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

The City of Fort Pierce Urban Redevelopment (URD) manager and staff have regular communication with the Fort Pierce Housing Authority to discuss goals, collaborate on grant opportunities, as well as the status of their Public Housing and Housing Choice Vouchers. The URD regularly collaborates via group and one-on-one meetings with the Housing Authority to develop a transitional housing program where the Housing Authority will convert one of its housing complexes to 4 and 5 bedroom transitional housing units. The URD also coordinates closely with the St. Lucie County Health Department, and the St. Lucie County Community Services Department and promotes '211', an easy telephone access service that comprises dozens of area supportive service agencies, including mental health, intellectual and developmental disorders, and substance abuse issues. Collaborations with the Hibiscus Children's Center have resulted in the URD being able to identify a crisis looming regarding the mental health needs of our more than 300 homeless children. The City will allocate funding from our 15% cap for public services to provide professional psychological counseling for our homeless children as well as their parents. Furthermore, the City is currently collaborating via regular meetings with several area supportive service providers that are working diligently to combat our growing homeless population. The City will provide enhancements to community facilities that are used to house our growing homeless population. Enhancements will include, among other things, enlarging the kitchen areas and repairing/updating showers/bathroom areas.

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

The Treasure Coast Homeless Services Council, Inc. (TCHSC) – provides the Continuum of Care for Indian River, St. Lucie, and Martin Counties. TCHSC receives Emergency Solutions Grant (ESG) funding from HUD through the Balance of State share for services to the homeless in St. Lucie County and Fort Pierce. There is not an Emergency Shelter or any homeless services funded, even in part, by the TCHSC within the City of Fort Pierce, even though the City of Fort Pierce’s Point-in-Time Count (performed by the TCHSC) showed a 185% increase in homeless children over a 12 month period 2014-2015.

The City’s Urban Redevelopment Manager contacted Ms. Lori Serino with HUD in August, 2015 who suggested the City send a letter to the director of the TCHSC requesting more information on the CoC’s usage of homeless program funds and to suggest that programs that were currently funded through the CoC that were not performing might be re-evaluated so that the City of Fort Pierce could potentially receive some of these funds to help address our homeless issues. We did send a letter stating these requests, which resulted in a meeting with the executive director of the TCHSC (CoC), who told us that all of the monies awarded to the TCHSC CoC for homeless services would remain in Indian River County (the location of the TCHSC CoC) and we were invited to direct our homeless to Indian River County for assistance. This was and still is an unrealistic solution to providing resources for our growing homeless population.

The City of Fort Pierce is currently partnering with the Fort Pierce Housing Authority and local supportive service organizations to try to establish and maintain emergency shelter and transitional housing services, without the assistance of the TCHSC CoC. We are hopeful to create a positive solution; however, due to the limited availability of funding resources, positive results from our efforts remain to be seen.

Persons with HIV/AIDS – The Care Network of the Treasure Coast (CNTC) – serving people with HIV/AIDS in Indian River, St. Lucie, Martin and Okeechobee counties. CNTC receives funds through the Balance of State share of the Housing Opportunities for Persons with AIDS (HOPWA) program.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Fort Pierce has attempted to consult with the Treasure Coast Homeless Services Council (TCHSC) , which is the Continuum of Care for St. Lucie County several times over the past few years. Please see our answer to the question above related to our coordination efforts. The City of Fort Pierce and NONE of the supportive service organizations that assist the homeless in Fort Pierce receive any financial or technical assistance from the TCHSC (CoC). the TCHSC is primarily focused on providing beds for the chronically homeless and are achieving this focus by utilizing 12 homes that were previously

rehabilitated by St. Lucie County using Neighborhood Stabilization Program (NSP) funds then donated to the TCHSC.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	New Horizons of the Treasure Coast
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted via Community Needs Assessment Survey. We look forward to collaborating with this agency in the future as we work together to address our growing homeless population.
2	Agency/Group/Organization	ST. LUCIE HABITAT FOR HUMANITY CHDO, INC
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce regularly collaborates with St. Lucie Habitat for Humanity to provide emergency home rehabilitation assistance to very low income citizens. Currently collaborating on a project to provide weatherization assistance for disabled veterans. We look forward to our ongoing collaboration with Habitat into the future.
3	Agency/Group/Organization	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Service-Fair Housing Health Agency Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with St. Lucie County. The City consults with St. Lucie County on numerous projects, including housing services, economic development initiatives, tourism promotion, services for homeless, senior citizens, youth, health fair implementation, veterans services, etc. We know that continued consultation with St. Lucie County will provide positive results for the citizens of Fort Pierce.
4	Agency/Group/Organization	TREASURE COAST FOOD BANK, INC.
	Agency/Group/Organization Type	Services-Children Services-homeless Child Welfare Agency Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with the Treasure Coast Food Bank and consults with the agency on numerous projects, especially summer camp programs for youth and senior services.
5	Agency/Group/Organization	FORT PIERCE POLICE ATHLETIC LEAGUE
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with the Police Athletic League (PAL) and consults with the agency on numerous projects, especially summer camp programs for youth.
6	Agency/Group/Organization	BOYS & GIRLS CLUB OF ST. LUCIE COUNTY
	Agency/Group/Organization Type	Services-Children Services-homeless Child Welfare Agency Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with the Boys and Girls Club of St. Lucie County and consults with the agency on numerous projects, especially summer camp and after school programs for lower income youth. The City has provided Public Service grants to this organization numerous times for youth development programs.
7	Agency/Group/Organization	FT. PIERCE MULTILATERAL CULTURE CENTER, INC. (FRONTLINE)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with the Fort Pierce Multilateral Culture Center and consults with the agency on numerous project, especially summer camp programs for youth, services for senior citizens, race relations, etc. The City has provided public service grant awards to this organization for youth programs.
8	Agency/Group/Organization	LINCOLN PARK MAIN STREET
	Agency/Group/Organization Type	Services-Employment Service-Fair Housing Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with Lincoln Park Main Street and consults with the agency on numerous project, especially economic development initiatives, homeless initiatives, arts and culture and tourism initiatives, advertising for employment opportunities and job training, etc. The City has provided grants to the Community Based Development Organization to support their efforts in the Lincoln Park community.
9	Agency/Group/Organization	MAD DADDS FORT PIERCE CHAPTER, INC.
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with Mad Dadds, Fort Pierce Chapter and consults with the agency on numerous project, especially summer educational and economic development initiatives for youth. The City has provided numerous public service grants to this organization for youth programs.
10	Agency/Group/Organization	ALZHEIMER'S COMMUNITY CARE, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services - Victims Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with Alzheimer's Community Care and consults with the agency on numerous project, especially services for elderly and persons with disabilities.

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

We did not purposely not consult any agency.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council	The goals of the City of Fort Pierce Strategic Plan do not overlap with the goals of the CoC (Treasure Coast Homeless Services Council-TCHSC). The TCHSC provides no financial or technical support for the homeless or for other supportive service organizations that provide homeless services in Fort Pierce.
Regional Analysis of Impediments to Fair Housing	St. Lucie County	The goals of the City of Fort Pierce's Strategic Plan overlap the Regional Analysis of Impediments to Fair Housing, published in 2013 for Indian River, Martin, St. Lucie, Palm Beach, Miami-Dade and Monroe Counties in regards to goals for creating affordable, decent housing.
St. Lucie County HOME Consortium AI	St. Lucie County	The goals of the City of Fort Pierce's Strategic Plan overlap the St. Lucie County HOME Consortium AI to Fair Housing Choice published in March, 2014 as it relates to our goals toward creating affordable, decent housing.
St. Lucie County Comprehensive Plan	St. Lucie County	The goals of the City of Fort Pierce's Strategic Plan overlap the St. Lucie County Comprehensive Plan as it pertains to the need for affordable housing, services for homeless, youth, senior citizens, economic development, etc.
St. Lucie County Economic Develop Strategic Plan	St. Lucie County	The goals of the City of Fort Pierce's Strategic Plan overlap the St. Lucie County Economic Development Plan for 2015-2020 as it pertains to affordable housing, economic development, job creation and services for the homeless.
St. Lucie County Economic Development Goal Study	St. Lucie County	The goals of the City of Fort Pierce's Strategic Plan overlap the St. Lucie County Economic Development Study published in February 2016 as it pertains to economic development, job creation, and job training.

Table 3 – Other local / regional / federal planning efforts

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

The following local agencies were not in your online database and we did not have their DUNS numbers so we were not able to 'add' to your database; however, we have regularly consulted with these agencies on projects/programs related to fair housing, housing rehabilitations, senior services, youth services, homeless services, non-homeless special needs services, mental health services, home purchases, etc., etc.:

Devereux Kids of the Treasure Coast, St. Lucie County Health Access Network, World Changers, Council on Aging of St. Lucie, Inc., The ARC of St. Lucie County, Department of Children and Families of Florida, United Way of St. Lucie County, Workforce Development Board/Career Source Research Coast, Indian River State College, St. Lucie County Helping Hands Neighbors Senior Center, Safespace, Inc., Care Network of the Treasure Coast, St. Lucie County Sheriff's Office, In the Image of Christ Homeless Shelter, Mustard Seed Ministries, Duke's Resource, Children's Services Council of St. Lucie County, Save Our Children, Meals on Wheels of the Treasure Coast.

Narrative (optional):

PR-15 Citizen Participation

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

Citizen Participation Plan – The City updated its Citizen Participation Plan (CPP) to include the process for creation and adoption of the Assessment of Fair Housing Report, per HUD’s Memorandum dated 3/14/16, ‘Incorporating 24 CFR Part 5, Affirmatively Furthering Fair Housing into 24 CFR 91.10 Consolidated Program Year, 24 CFR 91.105 Citizen Participation Plan for Local Governments and 24 CFR 91.115 Citizen Participation Plan for States.’ A draft of the amended CPP in English & Spanish with a 30-day citizen review and comment period was advertised in two local publications, on the public service access TV channel, in local community newsletters, in English and Spanish. A public presentation and two public hearing were held during a regularly-scheduled City Commission meetings on 5/2 and 5/16/16, followed by the City Commission’s passing of Resolution #16-R21, approving the amendments to the CPP on 5/16/16. English and Spanish versions of the CPP are available in hardcopy for review at Fort Pierce City Hall, through the U.S. Mail upon request and also on the City’s website. Attached are copies of the amended Citizen Participation Plan, in English and Spanish and City Commission Resolution #16-R21.

Community Surveys - The City published a Community Needs Assessment Survey (CNAS) and Assessment of Fair Housing Survey (FHS) in two (2) formats – for businesses/supportive service organizations and for citizens - in English and in Spanish. The surveys were distributed utilizing the computer-based tool, SurveyMonkey.com and in hardcopy. The first survey focused on individual citizens and was made available on the City’s website for a period of four (4) months (March 31-July 31, 2016). A press release was published in a local daily news circulation to notify City residents, of the availability of the surveys. Notifications of the availability of the surveys were also included in Fort Pierce Utilities Authority utility bills in April, 2016, and in local news publications, in English and Spanish, and on the City’s TV station. Hard copies were distributed via U.S. mail, upon request. The surveys were also distributed via email to an extensive and comprehensive list of locally-based businesses, community supportive service agencies, neighborhood organizations and churches for their distribution to area citizens.

Community Presentations - The Urban Redevelopment Department provided seven (7) community presentations during the creation of the 5-Year Consolidated Plan. Presentations were provided at two (2) Communitywide Council meetings, and at locations in our lower income minority neighborhoods. All of the presentations were advertised in publications of general distribution and on the City’s television station in English and in Spanish. Dates of the presentations: March 31, June 7, June 16, June 23, July 5, July 13, and August 1, 2016.

Public Hearings - Three public hearings were held during the development of the Plans and AFH Report during advertised Fort Pierce City Commission meetings. The public hearings were provided March 31, July 5 and August 1.

Public Availability - The Con and Action Plans and the AFH Report were made available for citizens, public agencies and other interested parties in English and Spanish at Fort Pierce City Hall. Summaries of the proposed Plans and Report were published in a local newspaper of general circulation, in the Lincoln Park Main Street Newsletter, in the Hispanics in Action on the Treasure Coast online newsletter, in the LaVoz Spanish newspaper and on the City’s television station, in English and Spanish.

Citizen comments received during presentations, public hearings, one-on-one conversations and survey results were reviewed and extensively considered during the creation of this Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	Public Hearings for adoption of Citizen Participation Plan. Held during regularly-scheduled City Commission meetings.	No comments were received.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Hearing was held during City Commission meeting - more than 50 people were in attendance.	No comments were received during the public hearing.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Hearing was held during City Commission meeting - more than 50 people were in attendance.</p>	<p>Comment received during August 1 Public Hearing - Citizen requested funding allocated for CDBG activities be reallocated to cover the costs to mow and clear overgrown lots in north Fort Pierce.</p>	<p>All comments were accepted.</p>	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In 2016, the City of Fort Pierce continues to experience several housing problems, including a severe problem of affordability of rental housing, particularly very high rent burdens produced by a shortage of affordable, decent rental housing. Cost-burden, severe cost-burden, substandard housing conditions, and overcrowding (especially large families) are key indicators of the economic health and sustainability of a community and its neighborhoods. Overall, in 2014, renter occupied households reported having more housing problems than owner occupied households in Fort Pierce. **Housing Cost Burden** - In 2014, the American Community Survey reported that renter occupied households suffered a much higher cost burden than owner occupied households with approximately 5,154 households paying 35% or more of their monthly income toward housing costs. More specifically, very low-income households represented 4,036 of the 5,154 households reflected in the highest bracket of cost burden. Among all types of households combined within the City, more than 7,290 households, or approximately 45% of all households in Fort Pierce pay more than 35% of income toward monthly housing costs. By comparison, 29% of households in Florida are cost burdened. In regards to elderly households, 4,201 or approximately 25% of households are headed by a person 65 years or older. In comparison, elderly persons head 28.3% of households statewide. Elderly households are 42.3% owner occupied. **Overcrowding and Poverty** - 31.8% or 6,904 households, out of a total 16,283 occupied housing units in Fort Pierce are living at or below poverty. The data available does not provide overcrowding statistics by income level, but it does reflect that approximately 13% or 2,106 households are living in overcrowded conditions. Poverty is a great concern for the City of Fort Pierce. In total, there are over 14,889 people below the poverty level – 31.8% of the total population located in the Fort Pierce City area. On average, 57.4% of all families with children under the age of 18 are below the poverty level. As of March, 2016, the unemployment rate in Fort Pierce is 6.5%, compared with the State of Florida, which is 4.7%. Citizens within the City of Fort Pierce have numerous needs with respect to improvements to affordable housing, improved public facilities, public services, job training, job creation and economic development. We estimate that our total need over the next five years expressed in dollars is more than \$100,000,000.

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

Summary of Housing Needs

Information provided by the American Community Survey (ACS) Five-Year Estimates 2010-2014 reflected a total of 21,711 housing units, which is a decrease from the previous Five-Year Consolidated Plan which reported 22,003 housing units. This data reflects a relatively sluggish growth to an overall current population of 42,125 or approximately 2.5 persons per household, compared to St. Lucie County's total population of 298,563 persons, 277,789 total housing units or 1.08 persons per household.

The ACS also reports a total of 16,283 occupied housing units in the City of Fort Pierce. The median income for households is \$25,976, the median family household (up to 4 persons) is \$31,220, the median income for married-couple families (up to 6 persons) is \$44,833, and the median income for non-family households (up to 2 persons) is \$19,400. The 2010-14 ACS data reflects that 35.9% of the people living in Fort Pierce live in poverty, or 15,653 people. Of this, 27% or 4,226 people are extremely low-income; 34.7% or 5,432 households are very low-income; 14.8% or 2,317 people are low-income; and 23.4% or 3,678 persons are low to moderate income. Approximately 7,375 housing units in Fort Pierce are owner-occupied versus 9,015 housing units that are renter-occupied.

Just as in 2009, just under one in ten very low-income persons own their own home; More than one in three renters are very low-income; Very low-income renters constitute the largest group of renters; Low-income home owners are under one in eight; Low-income renters are just over one in five; and Moderate-income owners were one in five.

Housing Problems and Housing Cost Burden - The 2010-14 ACS also reports that renter occupied households suffered a much higher cost burden than owner occupied households with approximately 5,154 households paying 35% or more of their monthly income toward housing costs. More specifically, very low-income households represented 4,036 of the 5,154 households reflected in the highest bracket of cost burden. Among all types of households, more than 7,290 households, or approximately 45% of all households in Fort Pierce pay more than 35% of income toward monthly housing costs. By comparison, 29% of households in Florida are cost burdened. In regards to elderly households, 4,201 or approximately 25% of households are headed by a person 65 years or older. In comparison, elderly persons head 28.3% of households statewide. Elderly households are 42.3% owner occupied.

Overcrowding and Poverty - The 2010-14 ACS data shows that 31.8% or 6,904 households, out of a total 16,283 occupied housing units in Fort Pierce are living at or below poverty. The data does not provide overcrowding statistics by income level, but it does reflect that approximately 13% or 2,106 households are living in overcrowded conditions.

Substandard Housing; Home Rehabs and Down Payment Assistance – Citizens living in below poverty neighborhoods generally face substandard housing conditions. The City is finalizing the sale of 14 mortgages that it provided using Hurricane Housing Recovery (HHR) funds which will infuse more than

\$700,000 into the State Housing Initiatives Partnership (SHIP) program. The City will utilize the World Changers, Habitat for Humanity, Paint Our Town and other SHIP programs to provide approximately 40 home rehabilitations as well as SHIP first time homebuyer assistance to approximately 30 households over the next five (5) years.

Racial or Ethnic Disproportion Needs - Approximately 40.9% of the total population in Fort Pierce is African American or one or more races, more specifically persons of Haitian decent. The African American/Haitian communities generally represent a large percentage of families that occupy substandard housing, overcrowding or live below the poverty level.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	37,517	42,350	13%
Households	17,171	15,621	-9%
Median Income	\$25,121.00	\$27,719.00	10%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,230	3,275	3,010	1,510	4,595
Small Family Households *	985	1,335	1,185	520	1,815
Large Family Households *	425	195	275	60	440
Household contains at least one person 62-74 years of age	590	730	555	310	1,310
Household contains at least one person age 75 or older	330	505	395	255	610
Households with one or more children 6 years old or younger *	615	760	629	259	285
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	35	60	20	215	100	20	0	4	124
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	50	35	0	130	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	30	30	20	155	15	35	15	4	69
Housing cost burden greater than 50% of income (and none of the above problems)	1,430	1,245	120	70	2,865	625	320	435	10	1,390
Housing cost burden greater than 30% of income (and none of the above problems)	105	610	870	235	1,820	90	365	295	120	870

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	265	0	0	0	265	90	0	0	0	90

Table 7 – Housing Problems Table

Data 2008-2012 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,650	1,360	245	110	3,365	655	1,650	450	20	2,775
Having none of four housing problems	395	780	1,390	850	3,415	175	785	925	535	2,420
Household has negative income, but none of the other housing problems	265	0	0	0	265	90	0	0	0	90

Table 8 – Housing Problems 2

Data 2008-2012 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	725	915	535	2,175	145	185	155	485
Large Related	185	160	10	355	130	30	80	240
Elderly	305	480	130	915	320	365	300	985
Other	505	380	379	1,264	155	140	190	485

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,720	1,935	1,054	4,709	750	720	725	2,195

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	715	555	75	1,345	130	135	120	385
Large Related	165	100	0	265	0	20	30	50
Elderly	250	325	25	600	265	120	145	530
Other	465	275	14	754	140	70	140	350
Total need by income	1,595	1,255	114	2,964	535	345	435	1,315

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	135	105	60	20	320	15	35	15	0	65
Multiple, unrelated family households	20	0	4	0	24	0	0	0	4	4
Other, non-family households	10	0	0	0	10	0	0	0	0	0
Total need by income	165	105	64	20	354	15	35	15	4	69

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

Data for the number and type of single person households in need of housing assistance is not available. The U.S. Census Bureau data from the 2010 Census, however, indicates that 21.6% of the 16,283 households in Fort Pierce are 1-person households.

40% of public housing units are occupied by households headed by a person 65 years old or older, most of who live alone (88%).

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

The U.S. Census indicates that among the civilian noninstitutionalized population in 2010-2012, 15 percent reported a disability. The likelihood of having a disability varied by age - from 6 percent of people under 18 years old, to 12 percent of people 18 to 64 years old, and to 34 percent of those 65 and over. According to the 2010- 2014 U.S. Census ‘Quick Facts’, approximately 10.1% of the total civilian noninstitutionalized population in Fort Pierce have a disability. Thirty-four percent (34%) of the disabled population are over the age of 65.

Approximately 11% of the disabled population lives below poverty level versus 9.8% of the total noninstitutionalized population as a whole. Given that only 31% of the disabled population is estimated as being in the labor force, it is safe to assume that the majority of this population lives on Supplemental Security Income (SSI). According to Trulia.com, median rent in Fort Pierce is \$1,200. While it is difficult to estimate the number of disabled persons who are in need of housing, census data and input received from citizens, community groups, the Fort Pierce Housing Authority, and staff indicates a high demand for affordable rental housing for the disabled.

Public Housing - Households headed by handicapped persons are an important component of public housing; 12% of public housing families have a nonelderly disabled head of household. 52% of all public housing is occupied by elderly or handicapped households, 43% by households with children (including some with handicapped heads of household), and the balance by nonelderly households without children.

During 2014, at least 10 individuals and families in Fort Pierce fleeing domestic violence (DV) sought housing from service providers each month. SafeSpace, a 501(c)(3) non-profit organization serves victims of domestic violence in Martin, St. Lucie, and Indian River Counties. In addition to a 48-bed Emergency Shelter, SafeSpace also provides a Supportive Living program for individuals in need of longer-term housing as well as outreach services for those who choose not to enter a shelter but whose lives are being affected by domestic violence.

The City of Fort Pierce is in need of a Rapid-Re-Housing program so DV families would be able to move from a shelter more quickly, which would decrease emergency stays, and free up emergency shelter space for other survivors fleeing abusers. An increase in DV housing resources would also allow domestic violence survivors and their families to leave an abusive home and bypass the emergency shelter completely, which could mean less disruption and trauma. It is estimated that as many as 50% of women experiencing homelessness are victims of DV and that one out of every four DV survivors need safe and affordable housing.

What are the most common housing problems?

Housing Problems - Cost-burden, severe cost-burden, substandard housing conditions, and overcrowding (especially large families) are key indicators of the economic health and sustainability of a community and its neighborhoods. Overall, in 2014, renter occupied households reported having more housing problems than owner occupied households in Fort Pierce.

Housing Cost Burden - In 2014, the American Community Survey reported that renter occupied households suffered a much higher cost burden than owner occupied households with approximately 5,154 households paying 35% or more of their monthly income toward housing costs. More specifically, very low-income households represented 4,036 of the 5,154 households reflected in the highest bracket of cost burden.

Among all types of households combined within the City, more than 7,290 households, or approximately 45% of all households in Fort Pierce pay more than 35% of income toward monthly housing costs. By comparison, 29% of households in Florida are cost burdened.

In regards to elderly households, 4,201 or approximately 25% of households are headed by a person 65 years or older. In comparison, elderly persons head 28.3% of households statewide. Elderly households are 42.3% owner occupied.

Overcrowding and Poverty - The 2010-2014 ACS 5-Year Estimates data shows that 31.8% or 6,904 households, out of a total 16,283 occupied housing units in Fort Pierce are living at or below poverty. The data available does not provide overcrowding statistics by income level, but it does reflect that approximately 13% or 2,106 households are living in overcrowded conditions.

Substandard Housing - While the City has homes that are in substandard condition due to lack of maintenance/code enforcement, less than 1% are lacking kitchen or plumbing facilities.

The very low-income or below poverty communities within the City generally face substandard conditions.

The City is partnering with the Fort Pierce Utilities Authority to provide a Weatherization Program for our lower income homeowners to help make their homes more energy efficient. Our goals is to complete 40 home rehabilitations during program year 2016, via our Weatherization program, our Paint Our Town program, our World Changers program, collaborations with Habitat for Humanity and through the SHIP program.

Racial or Ethnic Disproportion Needs - Approximately 40.9% of the total population in Fort Pierce is African American or one or more races, more specifically persons of Haitian decent. Although data sources, such as the U.S. Census Bureau's American Community Survey (ACS), do not provide specific statistics regarding the housing conditions by race, the African American/Haitian communities generally represent a large percentage of families that occupy substandard housing, overcrowding or live below the poverty level.

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

According to HUD's Affirmatively Furthering Fair Housing Tool (AFFHT), Black, Non-Hispanic groups experience higher rates of housing cost burden. The area of 'Fort Pierce North' has the highest concentration of segregation, with the highest concentration of Black/Non-Hispanic residents. Fort Pierce North is considered by HUD to be a R/ECAP - a 'Racially/Ethnically Concentrated area of Poverty'. The largest percentage of substandard housing in the City of Fort Pierce is located in Fort Pierce North.

Among all types of households combined within the City, more than 7,290 households, or approximately 45% of all households in Fort Pierce pay more than 35% of income toward monthly housing costs. By comparison, 29% of households in Florida are cost burdened.

In regards to elderly households, 4,201 or approximately 25% of households are headed by a person 65 years or older. In comparison, elderly persons head 28.3% of households statewide. Elderly households are 42.3% owner occupied in Fort Pierce.

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

National reports show that there is no methodology that reliably estimates the imminent risk of family homelessness. We have utilized other source data to assess imminent risk of homelessness for low income individuals and families, including unemployment figures, numbers of people in poverty, poor households living doubled-up, poor renter households and households experiencing severe cost burden. We rely on the Treasure Coast Homeless Services Council's (CoC) Point in Time Count to provide the most accurate estimate of imminent risk information. The households most susceptible to becoming homeless are households who are at less than 30% median income and are severely cost-burdened (paying more than 50% of their income for rent). The disabled, elderly and other special needs populations are especially vulnerable. Vulnerable households who experience housing cost burden are often forced to choose between food, medical care or paying their rent or mortgage. Other populations disproportionately at risk of becoming homeless are victims of domestic violence, substance abusers, persons experiencing severe mental health problems and people exiting incarceration. It is proven that the vast majority of formerly homeless families and individuals who receive Rapid Re-Housing Assistance retain their homes after the termination of that assistance. In the course of a year, the estimated odds of a doubled up person ending up on the streets or in a shelter are one in ten. Furthermore, people who are doubled up often live with households who are themselves cost burdened, contributing to greater housing instability among those households. In 2016, a worker would need to make \$20.30 per hour to rent a two-bedroom accommodation comfortably—without devoting more than 30% of income on housing costs. **Housing Wage-** To really understand the weight of 2016's housing wage, consider this: The average hourly wage for Americans is actually \$15.42 per hour, which is not nearly enough to afford a two-bedroom. And the federal minimum wage, at \$7.25, is around a third of what's required. That means minimum-wage workers would have to work three jobs, or 112 hours a week, to be able to afford a decent two-bedroom accommodation. If this worker slept for eight hours per night, he or she would have no remaining time during the week for anything other than working and sleeping. Raising the minimum wage would undoubtedly narrow these gaps, but it's still just not enough. The key lies in expanding the affordable housing supply, one of the most important steps we can take to help people succeed today, and live healthier lives long into the future.

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just barely making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency that has the potential of redirecting financial resources. These households include individuals living alone, small families, large families, and the elderly. Some households have relatives or friends who may be able to share the housing unit and avoid homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need support systems to help them meet emergency needs. The assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that redirect funds dedicated to housing.

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

We are not providing estimates of populations-at-risk. There is no accurate, comprehensive methodology for enumerating how many households in our community are doubled up, but the available community assessment information and research suggests the size of the doubled up population is considerably larger than the size of the HUD-defined homeless population. National data supports this analysis. A 2008 study by the National Alliance to End Homelessness estimated that if we included the doubled up population in our overall count of homelessness, it would increase the size of the homeless population by a factor of five. Local sources of data on sub-sets of the homeless population suggest that the number of people who are doubled up is two to five times larger than the number of people who meet HUD's definition of homelessness. Using this national estimate of a two to five time larger homeless population, our 2015 Point in Time count numbers would rise to over 5,000 people. Populations disproportionately likely to be doubled up include families, communities of color, and unaccompanied youth under age 18. Many communities of color are unlikely to utilize mainstream emergency shelters because of cultural barriers, mistrust and/or cultural norms that lead families and neighbors to reach out and house people in distress. Families with children and unaccompanied youth under age 18 are also more likely to be doubled up because it is more difficult for children to live on the streets or in shelters and family and friends may be more willing to provide help when children are involved. The Florida Department of Children and Families reported that 24,436 of the 107,104 households in St. Lucie County were enrolled in SNAP on May, 2016. This figure includes households who were sheltered, unsheltered and doubled up. If this figure included all of the sheltered and unsheltered households counted in the Point in Time count, the number of households who were doubled up would be 2.9 times the number of HUD Homeless in St. Lucie County.

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

Instability and increased risk of homelessness are associated with lack of resources; frequent moving; living in the home of another; eminent eviction; living in a hotel or motel; living in severely overcrowded housing; and exiting an institution (jail; mental health facility) or a system of care (as foster care). Other areas that could impact stability are prolonged unemployment; deteriorated housing; domestic violence; mental illness; drug or alcohol addictions; death of a family member; abandonment by spouse; non-reception of child support; medical expenses and/or other unanticipated emergency expenditures. All of these may contribute to household instability and increased risk of homelessness.

Discussion

This report continues to show the City of Fort Pierce's need for additional affordable rental housing, homelessness prevention services, emergency housing, job training, employment assistance, assistance for small businesses and economic development initiatives. Rents in the area have increased

dramatically over the past four years while household incomes have declined. Unemployment is at 9.6%, based on the U.S. average which is at 6.3%. For the City of Fort Pierce, the most common housing condition is extreme housing cost burden. The City of Fort Pierce is committed to collaborations with the Fort Pierce Housing Authority and area supportive service providers to house the homeless, stabilize renter and owner households, increase the supply of regulated affordable housing, strengthen and grow our small businesses, provide job training opportunities and encourage economic investment in our lower-income segregated neighborhoods and create jobs.

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

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

Introduction

Disproportionately greater need exists when the percentage of people in an income category, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of people in the category as a whole. The tables attached indicate the share of households by race/ethnicity and income level experiencing one or more of four housing problems. The four housing problems are: Lacks complete kitchen facilities; Lacks complete plumbing facilities; More than one person per room (overcrowding); and Cost burden greater than 30% (share of income devoted to housing costs).

According to Hudexchange.org, 64.37% of the total population in Fort Pierce is African American or one or more races other than white, more specifically persons of Hispanic, Asian or Pacific Islander, Native American or non-Hispanic descent. Although data sources, such as the U.S. Census Bureau’s American Community Survey (ACS), do not provide specific statistics regarding the housing conditions by race, the African American/Hispanic communities generally represent a large percentage of families that occupy substandard housing, overcrowding or live below the poverty level.

Three primary categories of race and ethnicity are discussed in this analysis (White, African American, and Hispanic/Latino). These three categories account for the large majority of all persons living within the City of Fort Pierce. In analyzing equitable access to fair housing, understanding the relationship of race and ethnicity to other relevant variables is fundamentally important.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,500	375	355
White	695	50	110
Black / African American	1,605	275	185
Asian	0	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	195	45	55

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,695	590	0
White	970	335	0
Black / African American	1,085	185	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	605	65	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,860	1,150	0
White	760	580	0
Black / African American	760	290	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	300	290	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	485	1,030	0
White	245	610	0
Black / African American	145	305	0
Asian	0	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	70	100	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

Discussion

According to the 2010-2014 American Community Survey (ACS) 5 year estimates, the City of Fort Pierce consists of 34.16% White, 39.68% Black, and 24.69% Hispanic and other races Housing data shown above indicates that citizens of the Black, Non-Hispanic race show a disproportionately greater need in proportion to the needs of that category of need as a whole. Although data sources, such as the U.S. Census Bureau’s American Community Survey (ACS), do not provide specific statistics regarding the housing conditions by race, the African American/Hispanic communities generally represent a large percentage of families that occupy substandard housing, overcrowding or live below the poverty level.

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

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

Introduction

According to the ACS data below, 1,485 of the total 2,305 extremely low income households in Fort Pierce with one or more of four severe housing problems are Black. 620 White households and 195 Hispanic households in the same income group have severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,305	570	355
White	620	125	110
Black / African American	1,485	395	185
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	195	45	55

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,715	1,565	0
White	560	740	0
Black / African American	725	545	0
Asian	15	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	400	280	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	2,315	0
White	260	1,080	0
Black / African American	245	805	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	160	430	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	130	1,385	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	65	790	0
Black / African American	10	440	0
Asian	0	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	40	130	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

Discussion

African Americans would be considered to have a disproportionately greater need in the severe housing problems category.

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

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

Introduction:

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost. In the situation where the household expends greater than 30% of its income on housing cost, the household is considered cost burdened. Cost-burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction. Generally, for renters, housing costs include rent and utilities; and for owners, housing costs include mortgage payments, taxes, insurance, and utilities.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,200	3,420	4,635	380
White	4,295	1,525	1,580	125
Black / African American	1,945	1,430	2,305	200
Asian	35	0	15	0
American Indian, Alaska Native	10	15	0	0
Pacific Islander	0	0	0	0
Hispanic	900	440	670	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

With a population of 34.16% White, 39.68% Black, and 24.69% Hispanic and other races, the figures above indicate a disproportionately greater need related to cost burden for citizens of the Black race.

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

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

From the CHAS data presented in the previous sections, the indication is that Black citizens have a disproportionately greater need for any income categories within specific racial or ethnic groups than the needs of that income category as a whole.

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

Marketable Skills/Job Training; employment opportunities; transportation improvements; assistance for small businesses; development of cultural arts and historical venues within the historic neighborhoods to revive civic pride.

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

Fort Pierce North has the highest concentration of segregation, with the highest concentration of Black/Non-Hispanic residents.

According to *An Equity Profile of the Southeast Florida Region*, published by PolicyLink and PERE, (which includes Fort Pierce) racial/ethnic groups are becoming more integrated. According to the dissimilarity index provided by PolicyLink, which estimates the share of a given racial/ethnic group that would need to move to a new neighborhood to achieve complete integration, segregation has declined significantly in Fort Pierce between all groups since 1990.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Fort Pierce (HAFP) is the public housing agency within our city limits. The data in the following tables is for St. Lucie County and not solely the City of Fort Pierce. The HAFP allows its Section 8 vouchers to be ported to other communities including Fort Pierce. According to the HUD CPD Mapping Tool, there are 810 vouchers available in St. Lucie County. Updated information from FPHA, however, indicates that there are a total of 815 vouchers, with an increased number of special purpose vouchers available for Veterans Affairs Supportive Housing and Disabled.

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Results from the Section 504 Needs Assessment on Public Housing Projects

The following information was gathered from the Fort Pierce Housing Authority in April, 2016:

1. Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are currently 463 disabled families living in Public Housing. Of those families, 35 occupy all ADA units. To our knowledge, there are no additional ADA needs currently nor is any pending. There are currently 674 disabled families on the Public Housing Waiting List; the pre-application data utilized to populate the Waiting List is basic and does not specifically address ADA needs. Nor do we have a preference that would indicate the need. (Possible Need - HDA accessibility, ADA bathrooms, etc.)

1. Most immediate needs of residents of Public Housing and Housing Choice voucher holders:

As stated above, there are currently 463 disabled families living in Public Housing. Of those families, 35 occupy all ADA units. To our knowledge, there are no additional ADA needs currently nor is any pending. There are currently 674 disabled families on the Public Housing Waiting List; the pre-application data utilized to populate the Waiting List is basic and does not specifically address ADA needs.

1. **Number of people on Section 8 Waiting List:** 8,997
2. Breakout of people on Waiting List: **Public Housing:** 255 Elderly; 674 Disabled; 825 Non-Elderly or Disabled. **Section 8:** 254 Elderly; 1308 Disabled; 7,252 Non-Elderly or Disabled.
3. **Number of near-elderly, elderly, handicapped/disabled, homeless, very low income (50%), extremely low income (30%) - Public Housing:** 715 Extremely Low; 97 Very Low; 2 Low - **Section 8:** 594 Ext Low; 142 Very Low; 86 Low

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

Number of people on Section 8 Waiting List: 8,997

Breakout of people on Waiting List: **Public Housing:** 255 Elderly; 674 Disabled; 825 Non-Elderly or Disabled. **Section 8:** 254 Elderly; 1308 Disabled; 7,252 Non-Elderly or Disabled.

Number of near-elderly, elderly, handicapped/disabled, homeless, very low income (50%), extremely low income (30%) - Public Housing: 715 Extremely Low; 97 Very Low; 2 Low - **Section 8:** 594 Ext Low; 142 Very Low; 86 Low

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

The needs listed from the Housing Authority of Fort Pierce's Section 504 Needs Assessment are completely in line with the needs of the City of Fort Pierce's population at large. There is an extreme shortage of affordable rental housing at the Housing Authority and throughout the City.

Public Housing needs additional funding for much needed modernization and capital repairs. Housing Choice Voucher holders face a shortage of available housing that will accept their vouchers.

Discussion

The housing needs of the Section 8 and public housing residents are similar to those of the population at large. The City of Fort Pierce's most common housing problem is cost burden, particularly for renters at 0-30% AMI.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Treasure Coast Homeless Services Council, Inc. (TCHSC) serves as the official Continuum of Care for the Treasure Coast (St. Lucie, Martin and Indian River counties). It is the official qualified applicant for State and Federal homeless prevention, program development and direct services funding on the Treasure Coast. It is also the lead agency for the State Office on Homelessness on behalf of the three county area. The Council operates a Homeless Resource Center for the Treasure Coast, which provides approximately \$300,000 per year in direct financial assistance to homeless and near-homeless families. These funds are paid directly to landlords and utility companies, not to applicants. The Council continues to own and operate 12 units of NSP1 fair market rental housing in St. Lucie County for chronically homeless individuals and families who are at or below 50% of the area median income. Rents are capped at 30% of the family's income. The TCHSC provides no monetary or technical assistance through the Continuum of Care that it operates for Indian River, St. Lucie and Martin Counties to any supportive service organization in the City of Fort Pierce that provides homeless services.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,144	99	1,245	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	190	6	200	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	18	0	94	0	0	0
Unaccompanied Child	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

There are three types of homelessness – chronic, transitional, and episodic – which can be defined as follows:

CHRONIC HOMELESSNESS - Persons most like the stereotyped profile of the “skid-row” homeless, who are likely to be entrenched in the shelter system and for whom shelters are more like long-term housing rather than an emergency arrangement. These individuals are likely to be older, and consist of the “hard-core unemployed”, often suffering from disabilities and substance abuse problems. Yet such persons represent a far smaller proportion of the population compared to the transitionally homeless.

TRANSITIONAL HOMELESSNESS - Transitionally homeless individuals generally enter the shelter system for only one stay and for a short period. Such persons are likely to be younger, are probably recent members of the precariously housed population and have become homeless because of some catastrophic event, and have been forced to spend a short time in a homeless shelter before making a transition into more stable

housing. Over time, transitionally homeless individuals will account for the majority of persons experiencing homelessness given their higher rate of turnover.

EPISODIC HOMELESSNESS - Those who frequently shuttle in and out of homelessness are known as episodically homeless. They are most likely to be young, but unlike those in transitional homelessness, episodically homeless individuals often are chronically unemployed and experience medical, mental health, and substance abuse problems.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

The St. Lucie County 2016 Point-in-time Count indicated a total of nine hundred and thirty-two (932) adults and three hundred eleven (311) children living in homelessness, a total of one thousand two hundred forty-three. One hundred sixty-four (164) of those adults indicated that they were disabled. with a total of seven persons in those three households. The data indicated that there were 28 persons 18 to 24, 9 past foster care, and a total of 18 homeless veterans; the survey did not report on the families of veterans.

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

No data is available to report the nature and extent of homelessness by racial and ethnic groups. The 2000 US Census does indicate that there were 36,308 persons below the poverty level in the Port St. Lucie-Martin Counties MSA in 1999. 7.3% were Non-Hispanic White, 25.3% Hispanic, 32.2% Black, 13.2% Asian/Pacific Islander, and 22.6% Indian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There is no data available that addresses this specific information. However, the 2016 Point-in-Time Count for St. Lucie County indicated a total of 1,243 individuals homeless in the County on January 29, 2016, up from 1,096 the previous year. 311 of those individuals were children. The data did not separate unsheltered and sheltered homelessness. It did, however, show that the majority of individuals surveyed were homeless due to unemployment. The second highest number provided “housing” or “family problems” as the reasons for their homeless status. Disability and Substance Abuse were fourth and fifth

as reasons. There were 9 individuals who were past foster care, 28 in the 18 to 24 age range, and 18 Veterans.

Discussion:

While the data available on homelessness in Fort Pierce is limited, it appears that the number of homeless individuals increased between 2014 and 2015 by 13%, including a 185% increase in homeless children. The Point in Time Count also indicates that the majority of individuals surveyed were homeless due to unemployment. 18 of the homeless individuals were Veterans.

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

Introduction:

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

Describe the characteristics of special needs populations in your community:

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources.

Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol and Abuse and Alcoholism estimated that 16.3 million adults ages 18 and older (6.8 percent of this age group) had an alcohol use disorder (AUD) in 2014. This includes 10.6 million men (9.2% of men in this age group) and 5.7 million women (4.6 percent of women in this age group). These percentages, when applied to Fort Pierce, would yield a total population of alcohol abusers at 3,025 persons, using 2010 – 2014 ACS 5-year estimates.

Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly population lives a distinctive lifestyle requiring numerous supportive services. According to the 2010-2014 ACS demographic and Housing Estimates, there are 9,361 elderly persons in Fort Pierce, which is 21.9% of the population.

Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provided their care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities. In Fort Pierce, among the civilian noninstitutionalized population in 2010-2012, 10 percent reported a disability. The likelihood of having a disability varied by age - from 6 percent of people under 18 years old, to 12 percent of people 18 to 64 years old, and to 33 percent of those 65 and over.

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

According to Children and Family Services staff, special needs populations need help navigating services for families of children and young adults with developmental disabilities, to include those with mental illness. The service system is a maze; many families get frustrated and give up. Services for this population are limited. In fact, there are some services that families need but may not be able to access, including: Educational advocacy and training for families of children with disabilities; Support groups not just for the affected individual but for their families; Summer camps, after school programs, and out of school programs that accept children with development disabilities; Respite. There are little or no respite programs for families of children 0-22 years with developmental disabilities; Housing and supportive service needs for other special needs populations may include: Group housing; Physical rehabilitation; Medical care; job training opportunities; unemployment benefits; health insurance; dental services; Counseling / support groups; Prescription medications; Special transportation needs due to medical and physical condition; Mobility assistance for normal daily activities; and Assistance in meal preparation, housekeeping and shopping.

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

According to the Florida Department of Health HIV Section, there were 13,567 newly diagnosed cases of HIV Infection (a rate of 23.4% per 100,000) in Florida from 2012 to 2014. 134 of those cases were in St. Lucie County, with a rate of 15.6% per 100,000. Rates for Hispanics were 9.4%, Non-Hispanic Whites at 5.8%, Non-Hispanic Black at 55.5%. Rates for males were 22% and females much lower at 9.6%.

Discussion:

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are not coping well with their situations and have a need for public assistance. Some have needs that can only be met with help from outside their family. Others are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations themselves and depend on individual situations.

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

Describe the jurisdiction’s need for Public Facilities:

The City of Fort Pierce identifies public facility needs through its Comprehensive Plan. Public facility needs are best met through the capital improvement program, general funding or other sources of revenue. Some of the facilities with needs are located in low to moderate income neighborhoods outside of the scope of these other public facility planning efforts, and may include neighborhood centers, recreation facilities, or accessibility modifications in public facilities. Community Development Block Grant funds may be used for such facilities when they are located in areas of eligible populations.

The City of Fort Pierce Partner with the Keep Fort Pierce Beautiful organization, the Fort Pierce Utilities Authority, Lincoln Park Main Street, area businesses and nonprofit organizations to leverage CDBG funds to enhance our lower income neighborhoods with the creation and/or operation of community gardens, neighborhood centers and public facilities that bring people of diverse backgrounds together, serve as community focal points and/or provide residents with skills or opportunities that will lead to a stronger neighborhood. This is part of a very important ‘creative placemaking’ initiative, where partners from public, private, nonprofit and community sectors strategically shape the physical and social character of a neighborhood, town, tribe, city or region around arts and cultural activities. Creative placemaking animates public and private spaces, rejuvenates structures and streetscapes, improves local business viability and public safety, and brings diverse people together to celebrate, inspire and be inspired.

Since none of the City of Fort Pierce’s homeless supportive service agencies receive funding or program assistance through the Continuum of Care provided through the Treasure Coast Homeless Services Council, we only have limited funds to expend directly on homelessness issues. These limited funds will be allocated to improve existing local facilities that accommodate our growing homeless population. We will also obligate a portion of our public service funds to help address the psychological needs of our rising population of homeless children (this objective is listed under the Public Services section of this Plan).

How were these needs determined?

Public facility needs were determined through consultation with citizens, City departments, The Housing Authority of Fort Pierce, the Fort Pierce Utilities Authority (FPUA), and one-on-one meetings with supportive service agencies that provide youth, adult, senior and homeless services. Additionally, City policy documents and City Council priorities were examined. The City also conducted a Community Needs Assessment survey of residents, businesses and service providers. The survey was distributed from April-July, 2016 and was promoted and distributed through numerous venues, including seven (7) public presentations, an April, 2016 utility bill insert, in local newspapers, community newsletters, the City’s website and social media. While the survey is not a statistically reliable instrument for prioritizing, it was a useful tool to help staff consider community concerns and preferences during the ranking process.

Describe the jurisdiction's need for Public Improvements:

The City places a high priority on public improvements, including sidewalks, parks, street safety facilities (pedestrian signals, etc.), drainage. conversion of septic systems to public sewer, and ADA modifications were also identified as a public improvement need. However, due to the limited amount of Community Development Block Grant funds that that City receives, public improvements will primarily be addressed through the City's general fund and through grant applications, partnerships, etc., other than the CDBG.

How were these needs determined?

The City is currently updating our Capital Improvement Plan, which lists our many of our needed public improvements. Public improvement needs were determined through consultation with citizens, City departments, including Public Works, Engineering, Planning and Code Enforcement, the Fort Pierce Utilities Authority (FPUA). City policy documents and City Council priorities were examined. The City also conducted a Community Needs Assessment survey of residents, businesses and service providers. The survey was distributed from April-July, 2016 and was promoted and distributed through numerous venues, including six (6) public presentations, the April, 2016 FPUA utility bill insert, in local newspapers, community newsletters, the City's website and social media in English and Spanish. While the survey is not a statistically reliable instrument for prioritizing, it was a useful tool to help staff consider community recommendations for improvements to public services.

Describe the jurisdiction's need for Public Services:

The City of Fort Pierce is dependent on public services provided by supportive service agencies to help address numerous needs including homelessness, youth services, senior services, neighborhood business revitalization, historical property preservation, food banks, soup kitchens, mental health and homeless services. The supportive service organizations in Fort Pierce provide public services for the City of Fort Pierce, for Port St. Lucie and for all of St. Lucie County. More than 35% of the residents in Fort Pierce are below the poverty level, which compounds the need for public services.

How were these needs determined?

Needs for public services were determined through consultation with citizens, City departments, The Housing Authority of Fort Pierce, the Fort Pierce Utilities Authority (FPUA), and one-on-one meetings with supportive service agencies that provide youth, adult, senior and homeless services. Additionally, City policy documents and City Council priorities were examined. The City also conducted a Community Needs Assessment survey of residents, businesses and service providers. The survey was distributed from April-July, 2016 and was promoted and distributed through numerous venues, including seven (7) public presentations, the April, 2016 utility bill insert, in local newspapers, community newsletters, the

City's website and social media in English and in Spanish. While the survey is not a statistically reliable instrument for prioritizing, it was a useful tool to help staff consider community concerns and individual needs for public services during the ranking process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing is a basic human need, and a resource for attaining many other human goals. Housing is central to most people's desire to build their net worth, enjoy a settled, safe and serene life, and capitalize on the value of a home for other major purchases and investments. It is both a means and evidence of self-accomplishment. It is this critical role of housing for both individual and community well-being that accounts for the commitment of governments at all levels to the provision of safe, decent and affordable housing in communities across America. An analysis of the City's housing market provides practical insight into its housing needs.

Information provided by the American Community Survey (ACS) Five-Year Estimates 2010-2014 for Fort Pierce reflected a total of 21,711 housing units, which is a decrease from the previous Five-Year Consolidated Plan which reported 22,003 housing units. This data reflects a relatively sluggish growth to an overall current population of 42,125 or approximately 2 persons per household, compared to St. Lucie County's total population of 298,563 persons, 277,789 total housing units or 1.08 persons per household.

The 2010-2014 ACS Five-Year Estimates report a total of 16,283 occupied housing units in the City of Fort Pierce. In order to determine an accurate estimate of households by annual income, it must be known that the median income for households is \$25,976 (combination of all types), the median family household (up to 4 persons) is \$31,220, the median income for married-couple families (up to 6 persons) is \$44,833, and the median income for non-family households (up to 2 persons) is \$19,400. This information helps to determine the overall percentage of each type of income level of extremely low, very low, low and moderate-income households within the City. The 2010-2014 ACS data reflects that an overall 35.9% of the people living in Fort Pierce live in poverty, or 15,653 people. Of this, 27% or 4,226 people represent the extremely low-income bracket, 34.7% or 5,432 households represent the very low-income bracket, 14.8% or 2,317 people represent the low-income bracket, and 23.4% or 3,678 persons represent the low to moderate income bracket. The Housing Market Analysis portion of this plan represents 7,375 housing units as owner-occupied versus 9,015 housing units as renter-occupied.

In comparison to the 2009 income and ownership for the low-income population characteristics, the following statistics remain similar in pattern: Just under one in ten very low-income persons owned their own home; More than one out of three renters were very low-income; Very low-income renters constituted the largest group of renters by income; Low-income owners were just under one in eight owners; Low-income renters were just over one in five in the City; and Moderate-income owners were one in five and one and five were also renters.

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

Introduction

According to the U.S. Census, American Fact Finder for 2016, there are currently 21,711 housing units in the City of Fort Pierce. Of that, 15,850 of these units are occupied; 5,507 are vacant. Of the occupied housing units, 7,658 are owner-occupied with a mortgage or loan, 3,179 are owned free and clear and 8,192 are renter-occupied. Of the 5,507 vacant housing units, 1,913 are for rent, 54 are rented and not occupied; 565 are for sale only, 60 are sold and not occupied, 1,788 are for seasonal, recreational, or occasional use, 1 is for migratory workers and 1,126 are listed with the American Fact Finder as 'Other-Vacant'.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,481	38%
1-unit, attached structure	1,131	5%
2-4 units	5,194	23%
5-19 units	3,915	18%
20 or more units	2,753	12%
Mobile Home, boat, RV, van, etc	719	3%
Total	22,193	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	286	3%
1 bedroom	287	4%	1,550	19%
2 bedrooms	2,755	37%	4,028	49%
3 or more bedrooms	4,386	59%	2,329	28%
Total	7,428	100%	8,193	99%

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

According to the *2014 Assisted Housing Inventory*, there are 17 Public and Assisted Housing Developments in the City of Fort Pierce. Within the seventeen (17) developments, there are approximately 2,824 assisted housing units funded by several federal, state and local housing programs.

Physical conditions of the units are generally determined by the approximate age of the unit and the potential for overcrowding. After analyzing the data available, it was determined that seven of the developments were built prior to the year 2000, five developments were built after the year 2000, and five of the developments did not report an approximate age.

The bedroom sizes of units belonging to the Fort Pierce Housing Authority range from studio apartments to 5-bedroom apartments. The FPHA's public housing inventory includes 20% studio apartments, 22% 1 bedroom apartments, 18% 2 bedroom apartments, 28% 3 bedroom apartments, 11% 4 bedroom apartments, and 1% 5 bedroom apartments.

Of the 299 households who reported head of household data in the Fort Pierce Housing Authority's most recent report, 39 (13.04%) were elderly, 260 (86.96%) were nonelderly, 241 (80.6%) were disabled, 101 (33.78%) contained children and 366 (122.41%) were headed by a female.

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

There are no units expected to be lost from the expiration of Section 8 contracts. Subsidized rental properties located in Fort Pierce have long term affordability mechanisms in place to ensure the continued use for affordable housing.

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

There is a gap between number of affordable housing units in Fort Pierce and the number of households who need affordable housing. Both renters and owners report a housing cost burden greater than 35% of their income. Survey participants involved in the preparation of this document indicated a need for affordable rental units in Fort Pierce, especially for families, the disabled and elderly.

Describe the need for specific types of housing:

Affordable housing is needed to meet the demands of the population of Fort Pierce. In reviewing US Census data and anecdotal evidence, it appears that there is a lack of diversity in the types of housing in the City of Fort Pierce. Ninety one percent of developed housing units in Fort Pierce are single family. Only 2% of the housing stock contains twenty or more units. The majority of Fort Pierce residents live in properties with less than twenty units. This number is consistent with the nation as a whole where approximately 78% of all residents live in buildings with 19 or fewer units and, of this, 66% live in buildings with one to four units. Small rental developments (3-19 units) house a majority of the nation's low income renters (14.8%). These small scale rental portfolios are difficult to maintain and less profitable for owners, making it more likely that these low cost properties will be permanently lost from the affordable housing stock. By introducing additional housing types and a City Commission resolution for Inclusionary Housing, the City will be able to ensure that future multi-family construction will include

a certain percentage of affordable housing units, and empower the City to maintain a larger, more diverse, and more permanent affordable housing inventory.

Discussion

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

Introduction

This section provides an overall picture of housing costs within the City of Fort Pierce. Information provided will detail housing cost trends, rent trends, fair market rents, and the overall affordability of the local housing market.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	57,000	98,400	73%
Median Contract Rent	413	624	51%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,382	29.1%
\$500-999	5,283	64.5%
\$1,000-1,499	358	4.4%
\$1,500-1,999	77	0.9%
\$2,000 or more	93	1.1%
Total	8,193	100.0%

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	390	No Data
50% HAMFI	1,515	595
80% HAMFI	5,165	1,230
100% HAMFI	No Data	1,635
Total	7,070	3,460

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The City of Fort Pierce is rebounding from the economic downturn in the late 2000's. Affordable homeownership opportunities were abundant for low/moderate income households during this time due to low housing prices and significant federal investment through the Neighborhood Stabilization. It should be noted that while there was a large inventory of homes available at affordable prices, tighter lending policies and stagnant wages made purchasing difficult for the lower income segment of our population without funding assistance. The median sales price of a single family home in Fort Pierce has been increasing steadily since 2008/2009. Incomes however, have not been increasing at the same rate. According to the Florida Housing Data Clearinghouse, the average sales price for a single family home was \$151,500 in 2014. The median sales price that year was \$140,000, compared to a statewide median sales price of \$185,000.

According to the Urban Institute, "since 2000, rents have risen while the number of renters who need low-priced housing has increased. These two pressures make finding affordable housing even tougher for very poor households in America. Nationwide, only 28 adequate and affordable units are available for every 100 renter households with incomes at or below 30 percent of the area median income. Not a single county in the United States has enough affordable housing for all its extremely low-income (ELI) renters." In St. Lucie County, for every 100 extremely low income (ELI) renter households, there are 26 affordable and available rental units. As defined by the Department of Housing and Urban Development (HUD), extremely low income households earn 30 percent or less of area median income. Community Needs Assessment Surveys from supportive service agencies and from citizens corroborate this information. Affordable rental housing, was identified as a significant problem in the City of Fort Pierce.

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

Based on past history and current increases in pricing, affordability for persons wishing to rent or buy will continue to be an issue in Fort Pierce, due to high demand and low inventory.

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

The median gross rent for Fort Pierce according to the 2010 through 2014 American Community Survey was \$790. Further, the 2016 Fair Market Rents for the Port St. Lucie/Ft. Pierce MSA list efficiency, one bedroom, and two-bedroom unit at \$923 or less. Recent data from Trulia.com, an online real estate database, shows the median rent in Fort Pierce at \$1,200. This impacts the ability to provide adequate rental assistance Fort Pierce with the limited types of funding that local supportive service agencies have available to help address this issue.

Discussion

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

Introduction

The City of Fort Pierce uses three main categories to define housing conditions within the City. These categories include: 1) substandard housing suitable for rehabilitation, 2) housing not suitable for rehabilitation, and 3) standard housing in need of minor home repair. While the City has homes that are in substandard condition due to lack of maintenance/code enforcement, less than 1% are lacking kitchen or plumbing facilities.

Definitions

Substandard housing is defined as persons/families living in overcrowded or substandard housing arrangements and/or a house or apartment that does not have a safe working kitchen, bathroom, plumbing or electrical service, or an adequate source of heat. Substandard Condition but Suitable for Rehabilitation defines housing where rehabilitation efforts could result in the housing being upgraded to increase living space, improve kitchens, bathrooms, plumbing, heat and/or electrical service.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,844	38%	5,001	61%
With two selected Conditions	120	2%	266	3%
With three selected Conditions	0	0%	87	1%
With four selected Conditions	0	0%	48	1%
No selected Conditions	4,464	60%	2,791	34%
Total	7,428	100%	8,193	100%

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	886	12%	1,037	13%
1980-1999	2,018	27%	2,043	25%
1950-1979	3,846	52%	4,602	56%
Before 1950	678	9%	511	6%
Total	7,428	100%	8,193	100%

Table 34 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,524	61%	5,113	62%
Housing Units build before 1980 with children present	254	3%	765	9%

Table 35 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The City provides the State Housing Initiatives Partnership (SHIP) program to help address our extreme need for rehabilitations to owner-occupied housing. We were able to complete 14 home rehabs through the SHIP program during 2014-2015 and currently have another 19 people on our SHIP waiting list. We receive calls every day from citizens desperately needing home rehab services. Our collaborations with Habitat for Humanity, World Changers, the Fort Pierce Utilities Authority and our Paint Our Town program resulted in an additional 37 Fort Pierce homes receiving rehabilitations during the 2015-2016 program year. Because our need for owner occupied home rehabs is dire, we expect to be able to complete an additional 40 owner-occupied home rehabs through the SHIP program within the next five years; 50 home rehabs over the next five years through our World Changers and Habitat for Humanity collaborations; and 50 home rehabs over the next five years through our Paint Our Town and Weatherization programs.

Many of the older rental properties within the City of Fort Pierce are in derelict condition. The City's Code Enforcement department continues to identify these properties. Many times these properties are owned by 'absentee landlords'. We are working to overcome this issue and expedite the repairs of derelict rental properties. Additionally, the City is embarking on an aggressive Fair Housing educational program this fall which includes informing our lower income citizens regarding their rights to fair and decent housing.

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

According to the data provided by HUD, there are 4,524 owner-occupied and 5,113 renter-occupied units within the City of Fort Pierce that potentially contain lead-based paint hazards. We are unable to provide data to identify how many of these housing units are occupied by low or moderate income families.

Discussion

According to the National Center for Healthy Housing, the major cause of lead poisoning is lead-based paint in housing, especially housing built before 1950, when lead paint was commonly used. Most children with elevated lead levels are poisoned in their own homes by peeling lead-based paint and the lead dust it generates. Lead dust settles quickly, is difficult to clean up, and is invisible to the naked eye. Young children usually are poisoned through normal hand-to-mouth activity, as lead dust settles on their toys and the floor.

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

Introduction

The Housing Authority of Fort Pierce’s (HAFP) mission is to ensure safe, decent, affordable housing and to create opportunities for residents’ and economic independence. The HAFP provides management and oversight of all units and vouchers in St. Lucie County, which includes Fort Pierce.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			823	834			5	0	250
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

According to the *2014 Assisted Housing Inventory*, there are 17 Public and Assisted Housing Developments in the City of Fort Pierce. Within the seventeen (17) developments, there are approximately 2,824 assisted housing units funded by several federal, state and local housing programs. Physical conditions of the units are generally determined by the approximate age of the unit and the potential for overcrowding. After analyzing the data available, it was determined that seven of the developments were built prior to the year 2000, five developments were built after the year 2000, and five of the developments did not report an approximate age.

The bedroom sizes of units belonging to the Fort Pierce Housing Authority range from studio apartments to 5-bedroom apartments. The FPHA's public housing inventory includes 20% studio apartments, 22% 1 bedroom apartments, 18% 2 bedroom apartments, 28% 3 bedroom apartments, 11% 4 bedroom apartments, and 1% 5 bedroom apartments. The overall physical condition of public housing units within the City of Fort Pierce is good.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

Public Housing Needs - In cooperation with the Housing Authority of the City of Fort Pierce, an analysis of current and projected Public Housing needs was completed using different tools and sources such as, the *American Community Survey 2014*, the *Fort Pierce Community Needs Assessment Survey*, the *Fort Pierce Community Needs Assessment Survey for Organizational Input*, the *Fair Housing Survey*, and *The University of Florida Shimberg Center for Housing Studies 2014 Assisted Housing Inventory*. **Public and Assisted Housing Units Available and Physical Conditions Analysis** - According to the *2014 Assisted Housing Inventory*, there are approximately seventeen Public and Assisted Housing Developments in the City of Fort Pierce. Within the seventeen (17) developments, there are approximately 2,824 assisted housing units funded by several federal, state and local housing programs. Physical conditions of the units are generally determined by the approximate age of the unit and the potential for overcrowding. After analyzing the data available, it was determined that seven of the developments were built prior to the year 2000, five developments were built after the year 2000, and five of the developments did not report an approximate age. With an average of 2.56 persons per unit, compared to the approximate 2,824 public and assisted housing units available, it can be determined that overcrowding is not an immediate burden. **Restoration and Revitalization Needs for Public Housing Projects** - Due to the overwhelming demand for more public housing developments and units, the Housing Authority is constantly working to achieve new sources of funding for the revitalization and restoration of larger, more energy efficient units for public housing developments. The economic benefits of offering more energy efficient units would be a positive aspect for both the Housing Authority and public housing residents.

In regards to public housing developments, the oldest functioning development was built in 1940 and is maintained and operated by the Housing Authority and HUD Public Housing.

Funding source suspension or decreases in funding amounts have proven to be a barrier to the Housing Authority assisting new applicants, but anticipated loss of assisted housing inventory is not expected to be a barrier within the next five years.

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

To combat a lack of access to opportunities for residents of publicly supported housing in all program categories, the Fort Pierce Housing Authority (FPHA) implemented HUD’s program entitled Family Self-Sufficiency (FSS) Program in 1990.

The purpose of this program is to help families become self-sufficient by attaining established goals. In this 5-year program, families can establish a savings account that is often used to help pay for such things as a college education, a car, and/or the down payment on a new home.

The FPHA provides assistance to residents to determine goals that can be reached within five years or less, and refer the residents to resources that can provide assistance in reaching those goals. The FPHA also makes it possible for residents to save money when their rent increases because of an increase in earned income.

FSS Program participant's goals are specific to each person and are designed to guide participants toward self-sufficiency. The FPHA provides career counseling to help determine the best careers that will help residents succeed. Individual goals can include completing an educational or training program, credit building or repair, personal development, getting a full-time or better-paying job, home ownership, etc. Because life's experiences can change one's goals and aspirations, participants can change their goals up to their fourth year in the program.

To qualify for the program, an applicant must be a Public Housing Resident or a (HCV) Section 8 Voucher holder of the City of Fort Pierce Housing Authority.

Program Coordinating Committee (PCC) - The PCC is an advisory committee to the FSS Program that represents many community organizations. The PCC finds creative ways to assist PH residents to become more successful, including helping with resumes, finding job training and employment, providing food and clothing, teaching financial literacy, educational classes and seminars, and providing credit counseling. When program participants have a need, the PCC is committed to finding resources to assist them.

Discussion:

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

Introduction

As of 2015, the Florida Department of Corrections Local Community Resource Directory, Circuit 19, shelter listings, and the Homeless Shelter Directory reflects that there are approximately twenty-three facilities/service centers that assist homeless persons and their families, as well as people “at-risk” of homelessness. These include transitional/half-way housing, food assistance/other donations, counseling/drug recovery, and emergency shelter. There are eight transitional/half-way housing facilities in Fort Pierce; 3 facilities house only women, 4 only house men, and 1 facility houses both men and women. One shelter operates only during cold months. One shelter is for Domestic Violence only. There are 11 donation-based food and clothing assistance service centers in Fort Pierce. There are 4 counseling/drug recovery based facilities in Fort Pierce. There are 4 donation service centers in Fort Pierce that provide necessities such as food (groceries and hot meals), clothing, rent subsidy, electricity payments, and transportation allowances.

The Treasure Coast Homeless Services Council (TCHSC) (Continuum of Care for St. Lucie, Martin and Indian River Counties) 2015 Annual Report states that they provided 47 permanent housing beds for St. Lucie County’s chronically homeless. These are 12 homes, purchased then completely rehabilitated using Neighborhood Stabilization Funds (NSF) by St. Lucie County that were given to the TCHSC which they are now providing for chronically homeless individuals and families outside the City limits of Fort Pierce.

The City contacted Ms. Lori Serino with HUD in August, 2015 to talk about the mounting homeless population in Fort Pierce. Ms. Serino recommended that the City send a letter to the director of the TCHSC requesting more information on the CoC’s usage of homeless program funds and to suggest that programs that were currently funded through the CoC that were not performing might be re-evaluated so that the City of Fort Pierce could potentially receive some of these funds to help address our homeless issues. We did send a letter stating these requests, which resulted in a meeting with the executive director of the TCHSC. No answers to the questions we sent in our letter were answered. We were invited to direct our homeless to Indian River County for assistance. This was and still is an unrealistic solution to providing resources for the growing homeless population in Fort Pierce.

The City of Fort Pierce is currently partnering with the Fort Pierce Housing Authority and local supportive organizations to establish, rehabilitate and maintain emergency shelter and transitional housing services, without the assistance of the TCHSC. According to the TCHSC’s Point in Time Count, the City of Fort Pierce experienced a 185% increase in homeless children from 2014-2015.

Recently, a mother of 5 children, 6 years of age and younger was terminated from her job at Wal-Mart when her manager discovered that her 6-year old son was in her car in the Wal-Mart parking lot babysitting his 4 siblings while the mother tried to work. They were homeless, living in their car. Also, recently, 10-year old girls, found wandering the streets of Fort Pierce, stated that she and her mother were both homeless and were ‘fending for themselves.’”

We are hopeful to create a positive solution; however, due to the limited availability of funding, positive results from our efforts remain to be seen.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

There are several types of mainstream services in Fort Pierce for persons with special needs ranging from drug and alcohol treatment, assisted living for chronically mental ill, developmentally disabled, and elderly assisted living available to the citizens of Fort Pierce and surrounding areas of St. Lucie County. The *Florida Assisted Living Directory* lists at least seventeen (17) facilities that offer services ranging from supportive housing, personal care, retirement living, and intensive inpatient care for the chronically mental ill. A national directory called *Hopelinks* lists eight (8) drug treatment service providers which all only provide outpatient services. Each facility offers different outpatient treatment such as drug and alcohol detoxification, ongoing counseling during and after treatment, and more.

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

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

Angel House of Comfort - Religious-based housing for expecting mothers and mothers with children; Restoration House - Housing/Substance Abuse Treatment for females only; Plant a Seed Ministry, Celebrate Recovery (3 locations in Ft Pierce) - Housing and a 12-Step Program Services to men and women depending upon location; Love Regeneration Center - Temporary housing and drug/ alcohol counseling for men only; Safe Harbor, Inc. - Religious based housing for men only; Safe Space, Inc. - Religious based housing for domestic violence only; New Horizons of the Treasure Coast - Substance abuse & housing - men & women. (30 beds); A Better Way in Christ Ministry - Religious based shelter for men only; ADAP Fort Pierce Office - Anger Mgmt/Family Counseling/Referral Service; Northside Christian Fellowship - Religious based emergency services available to church members only; Harvest Outreach Center - Food subsidy to at-risk of homelessness; Common Grounds Feeding Center - Groceries, clothing & hot meals; 3 days/week; Faith Temple Comm Develop Center - Groceries given last Thursday of the month; Treasure Coast Food Bank - Groceries for homeless & persons at-risk of homelessness; Salvation Army - Groceries and clothing for homeless; Mustard Seed Ministries - Grocery, clothing, rent subsidy, electrical payments, and transportation allowances; Matthew's Café at Grace Way Village - Hot Meals on Sunday Nights; Church of God Prince of Peace - Groceries given 1st & 3rd Wed of the month; Apostle Faith Church of Deliverance - Groceries given 3rd Wed of the month; Hartman Road Church of Christ - Groceries given 2nd & 4th Wed of the month

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

Introduction

Special needs populations in Fort Pierce include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. According to area supportive service providers, affordable, decent housing, community facilities, transportation and food are all three very important needs of our special needs population.

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

The supportive housing needs of special needs populations in Fort Pierce vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the 'Baby Boomers' population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical, and developmental disabilities may also become a pressing issue as persons with disabilities who previously been taken care of parents lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities Programs do not operate a single emergency shelter bed. Children's Services Councils receive the bulk of the local governmental and tax based funding for programs and services, leaving most adults with disabilities without formalized programs to provide supportive services. Gulfstream Goodwill Industries operates in this consortium from its main office in West Palm Beach to provide employment training to the disabled. Health Departments and Community Services Departments of the three counties use volunteer physicians to provide acute care services under the We Care Program, leaving uninsured people in crisis to seek emergency room services or face long waiting periods.

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

Discharge planning programs at mental and physical health institutions are in place to determine if there is appropriate supportive housing in place for a person exiting the facility, or if such housing must be secured. Housing with supportive services or assignment to case management with an individual service plan ensures that persons exiting facilities receive as much support as is appropriate and available. Through community partnerships supportive services are provided to persons returning from institutions. In St. Lucie County, New Horizons of the Treasure Coast provides a 30 bed unit that provides emergency and acute care services for people experiencing a mental health crisis. The Unit's primary function is the evaluation, diagnosis and stabilization of mental illness and/or co-occurring substance abuse disorders. This is accomplished by providing a protective environment, medication, counseling

and discharge planning with the client's family and social support system. Services are available to all adult residents of Indian River, Martin, Okeechobee and St. Lucie Counties. Clients are accepted in compliance with the State of Florida and the Department of Children and Families' regulations.

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

The City of Fort Pierce provides housing rehabilitation and emergency repair programs through the State Housing Initiatives Partnership (SHIP) program that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside in their own homes. As a homeowner ages he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The City's programs work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and also more extensive rehabilitation needed to bring a home completely up to current building code. We also collaborate with Habitat for Humanity and World Changers to provide emergency home repairs to our veterans and most needy citizens. The City also partners with the Fort Pierce Utilities Authority to provide a weatherization program that can provide new water heaters, windows, a/c units, and other home improvements to make homes more energy efficient. The City also collaborates with the World Changers organization by providing paint and paint supplies, porta potties for a yearly event. World Changers painted 15 homes in Fort Pierce in 5 days during June of 2016. The City also provides our Paint our Town program, where we provide paint and paint supplies and are supportive service providers (nonprofits) recruit youth and young adults to paint owner-occupied homes located in some of our most depressed areas.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Fort Pierce provides grants to area public service organizations that work to address the supportive service needs of non-homeless special needs populations. Additionally, the City will provide State Housing Initiatives Partnership (SHIP) funds to provide owner-occupied housing rehabilitations to very low and low-income qualified citizens and down payment and closing cost assistance for low income citizens wishing to purchase a home. The City will also continue our collaborations and partnerships with the Fort Pierce Utilities Authority to provide a weatherization program to very low income-qualified citizens. We will also continue our partnership with the World Changers organization by providing paint and paint supplies to the organization that supplies volunteers to paint and make minor repairs to lower-income citizens homes every June. We will also continue our partnership with Habitat for Humanity as they rehabilitate homes belonging to our lower-income disabled veterans and lower-income citizens. We will also continue our "Paint Our Town" program where we provide paint, paint supplies and home repair materials for local nonprofits that paint and provide minor home rehabs

to our lower income citizens throughout the year. We expect these collaborations and partnerships will result in : SHIP Owner Occupied Home Rehabs - 10 per year; Downpayment and Closing Cost - 7 per year; Weatherization Program - 18 homes per year; World Changers - 16 homes per year; Paint Our Town - 16 homes per year; TOTAL - 67 homes per year.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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.

Excessive requirements that add to unnecessary costs to the building permit process have a negative impact on the affordable housing market. Once again, the Affordable Housing Advisory Committee was called upon to conduct a review and to make recommendations to eliminate excessive requirements that add costs. Their charge was to review current building codes and land development regulations with an eye towards the elimination of unnecessary costs that could negatively impact affordable housing construction. This Committee continues today and has full authority to make on-going recommendations for change directly to the City Manager and the City Commission.

Fees and charges - While impact fees are a necessary ingredient to the funding of local government's physical and infrastructure needs, they add significant costs to the creation of new affordable housing units. Persons creating new affordable housing units within the City of Fort Pierce are subject to the following City and County Impact Fees. **City of Fort Pierce** - Parks and Recreation Impact Fee; Government Buildings Impact Fee; Solid Waste Impact Fee; Stormwater Impact Fee; Transportation Impact Fee **St. Lucie County** – Road Impact Fee; School Impact Fee; Parks Impact Fee; Library Impact Fee; Public Building Impact Fee; Fire/EMS Impact Fee; Law Enforcement Impact Fee

Growth limits - No discernible growth limits currently negatively impact affordable housing.

Policies that affect the return on residential investments - No apparent public policy currently affects the return on residential investments.

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

Introduction

This section of the Consolidated Plan provides an overview of the economic conditions in Fort Pierce and the ability of the local work force to satisfy the needs of local businesses. According to the 2008-2012 ACS there were 23,399 (52.6%) employed persons in Fort Pierce. The unemployment rate in Fort Pierce as of April, 2016 was 9.6% compared to the U.S. as a whole, which was at 6.3%. The largest employers in Fort Pierce include the St. Lucie County School District, Indian River State College, Lawnwood Regional Medical Center and Wal-Mart Distribution Center. The next largest employers include small construction and manufacturing companies, the Fort Pierce Utilities Authority, the City of Fort Pierce and St. Lucie County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,051	383	11	3	-8
Arts, Entertainment, Accommodations	1,570	2,423	17	16	-1
Construction	661	569	7	4	-3
Education and Health Care Services	2,146	4,110	23	28	5
Finance, Insurance, and Real Estate	404	667	4	4	0
Information	97	237	1	2	1
Manufacturing	683	838	7	6	-1
Other Services	420	856	5	6	1
Professional, Scientific, Management Services	517	784	6	5	-1
Public Administration	0	0	0	0	0
Retail Trade	1,095	2,726	12	18	6
Transportation and Warehousing	173	687	2	5	3
Wholesale Trade	330	663	4	4	0
Total	9,147	14,943	--	--	--

Table 40 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	18,943
Civilian Employed Population 16 years and over	15,598
Unemployment Rate	17.66
Unemployment Rate for Ages 16-24	39.99
Unemployment Rate for Ages 25-65	11.05

Table 41 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	1,780
Farming, fisheries and forestry occupations	626
Service	3,015
Sales and office	3,580
Construction, extraction, maintenance and repair	2,198
Production, transportation and material moving	1,163

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,322	69%
30-59 Minutes	3,815	26%
60 or More Minutes	738	5%
Total	14,875	100%

Table 43 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,018	661	2,286
High school graduate (includes equivalency)	4,393	870	1,827
Some college or Associate's degree	3,660	607	1,066

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	1,772	152	406

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	244	796	574	1,292	984
9th to 12th grade, no diploma	999	730	660	1,921	947
High school graduate, GED, or alternative	1,458	2,067	1,654	3,369	1,813
Some college, no degree	1,169	912	1,216	1,730	1,263
Associate's degree	203	418	403	654	366
Bachelor's degree	139	390	444	738	678
Graduate or professional degree	0	140	164	454	501

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,159
High school graduate (includes equivalency)	21,082
Some college or Associate's degree	25,852
Bachelor's degree	31,803
Graduate or professional degree	46,979

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

The largest employers in Fort Pierce include the St. Lucie County School District, Indian River State College, Lawnwood Regional Medical Center and the Wal-Mart Distribution Center. The next largest employers include small construction and manufacturing companies, the Fort Pierce Utilities Authority, the City of Fort Pierce and St. Lucie County.

Describe the workforce and infrastructure needs of the business community:

According to the St. Lucie County Economic Development Strategic Plan 2015 – 2020, economic development is truly about enhancing our quality of life. It's about increasing per capita wages, training the workforce, enhancing infrastructure that in turn will protect and enhance the area's natural resources. Economic development encompasses not only image and positioning but also business expansion and retention; while addressing product development, infrastructure and tourism.”

Weaknesses in Economic Development include: Lack of Articulated Vision; Poor School Ratings; Lack of Shovel Ready Sites for Light Manufacturing and Lack of Class (A) office space; Workforce-availability and quality; High crime in Fort Pierce; Lack of Coordination between Governments on Permitting.

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

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

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

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

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

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

As part of an overall effort to develop an economic development strategy, the EDC has several efforts underway or that have recently been completed which include a Community Resource Profile, Target Industry Study, St. Lucie Corridor Initiative, Comprehensive Communications and Media Relations Plan, and an Economic Development Strategic Plan.

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

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

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

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

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

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

The City is partnering with Career Source Research Coast (formerly Workforce Solutions) and Indian River State College (IRSC) to provide tuition assistance for the unemployed and under employed to attend job training certification classes at IRSC. Additionally the City is partnering with the Senior Corps of Retired Executives (SCORE) to provide quarterly workshops for small business owners on topics related to marketing, insurance, taxes, etc. Small business owners that attend 2 workshops can apply for a grant up to \$3,000 to purchase things to increase their business' capacity and sustainability, like websites, signage, advertising, etc. The City is also partnering with Career Source Research Coast and Indian River State College to provide job training certifications in numerous marketable skills where Career Source covers the cost of tuition and books for the certification classes taught to the unemployed and underemployed in Fort Pierce at Indian River State College's Brown campus, located in a lower income historic neighborhood. The City is also partnering with Career Source to provide an annual job fair. The first job fair was held in January, 2016 and provided more than 50 local employers with job openings. The 2nd annual job fair will be held in January, 2017 at the Percy Peek Gymnasium, which is also located in a very low income depressed neighborhood in Fort Pierce.

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

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

The Treasure Coast Regional Planning Council prepares the CEDS for the planning region. The last CEDS is effective from 2012 through 2017. The agency is currently meeting to discuss updates to the plan for 2017.

Discussion

MA-50 Needs and Market Analysis Discussion

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

To be considered an area where households with multiple housing problems are concentrated, an area must be defined as follows. A census tract where at least one of four housing problems (housing cost Burden>30%, housing cost burden >50%, overcrowding and/or substandard housing) exists at a rate of at least 10% greater than rate for the City of Fort Pierce. The rate for Fort Pierce for households with 1 to 4 housing problems is 41.26%, so each tract that would be considered to have a concentration of multiple housing problems would have to have at least 45.39%. Tracts with four or more housing problems in Fort Pierce are - 38010 - 57.36%; 38020 - 50.38%; 38030 - 61.76%; and 38040 - 56.31%

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

The US Department of Housing and Urban Development (HUD) has generated a series of standards that can be used to determine if a Census Block Group has a minority concentration or a concentration of low income households. To determine if a low income concentration exists if 51 percent of the residents in the activity's service area are low and moderate income. Some communities, however, have no or very few areas in which 51 percent of the residents are low and moderate incomes. For these grantees, the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. For these grantees, the CDBG guidelines authorize an exception criterion in order for such grantees to be able to undertake area benefit activities. The following methodology is used to calculate a grantee's "exception" threshold:

All block groups within the grantee's jurisdiction in which people are residing are rank-ordered from the highest percentage of low- and moderate-income persons to lowest. The total number of block groups is divided by four. If the percentage of low- and moderate-income persons in the last block group in the top quartile is less than 51 percent, that percentage becomes the grantee's low- and moderate-income threshold for area benefit activities. NOTE: whenever the total number of block groups does not divide evenly by four, the block group that would be fractionally divided is included in the top quartile.

Fort Pierce North has the highest concentration of segregation, with the highest concentration of Black/Non-Hispanic residents.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) are driving the City of Fort Pierce's population growth, and the ability of the R/ECAPs to thrive is central to the City's economic success now and in the future.

Overall, high unemployment and low wages have plagued the R/ECAPs. Wide racial gaps in income, health, and opportunity – along with declining wages, a shrinking middle class, and high inequality – also place the City’s economic future at risk.

Equitable growth is critical for the City’s prosperity. By creating good jobs, connecting youth and vulnerable workers located in our R/ECAPs to training and career pathways, and increasing access to economic opportunities located throughout the area, the City of Fort Pierce and St. Lucie County leaders can put all residents on the path toward reaching their full potential, and secure a bright economic future for Fort Pierce.

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

The markets in the low to moderate neighborhoods reflect characteristics of the market elsewhere in Fort Pierce. Availability of affordable, decent housing is low. Prices for decent housing is high and many times not affordable.

Are there any community assets in these areas/neighborhoods?

There are several parks located in our lower income neighborhoods, as well as Lawnwood Medical Center, the Police Athletic League, the Brown campus for Indian River State College, a beautiful new community garden, the Percy Peek Gymnasium - a community center. The City is also undertaking a creative placemaking initiative in our lower income neighborhoods which has provided self-guided Highwayman Heritage Trail and the Zora Neale Hurston Dust Tracks Heritage Trail, celebrating these world-renown Fort Pierce residents through arts and cultural creative placemaking initiatives. The Creative Placemaking initiative will also include a mural project, which will entail soliciting assistance from the entire community to create and paint the murals.

Are there other strategic opportunities in any of these areas?

There are opportunities for investment in public facilities, job training and job placement opportunities, infrastructure improvements, arts and cultural projects and housing improvements in these areas. The tenure of the low income residents in this area and the number of cost burdened households, provide an opportunity for owner occupied rehabilitation in these areas, which the City will provide through our State Housing Initiatives Partnership (SHIP) program. The City is also collaborating with the Fort Pierce Utilities authority to identify avenues toward converting septic sewer systems belonging to lower-income residents to the public sewer system.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan sets the direction the City intends to take in the distribution of the Community Development Block Grant funding for the next five years. The priorities listed were determined through meetings, consultation with service providers and consideration of community and agency surveys that were conducted in the development of the Consolidated Plan. Some of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit). Other programs are directed toward low to moderate income areas within Fort Pierce (area benefit) or to our Community Redevelopment Area (CRA).

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City limits Low/Mod
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

The City of Fort Pierce will allocate CDBG resources citywide for activities that benefit to low-to-moderate households and low to moderate income areas of the City of Fort Pierce, as defined by the US Census.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Home Rehab / Down Payment Assist / Fair Housing
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	City limits Low/Mod
	Associated Goals	Home Rehab / Home Purchase Assist / Fair Housing
	Description	The City will allocate State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes, including lead based paint abatement, belonging to very low income, low income-qualified and the elderly, frail elderly and physically disabled. CDBG funding will be allocated to provide a weatherization program to low income-qualified owner-occupied households and to support home rehabilitation assistance for very low income residents through the World Changers, Habitat for Humanity and Paint Our Town programs; program will also include two Fair Housing workshops and up to four (4) First Time Homebuyer workshops.
	Basis for Relative Priority	Fund activities that expand the supply and improve the conditions of housing affordable to lower income households and owner occupied homes belonging to very low income-qualified citizens. Extend the useful life of existing affordable housing through weatherization, repair and rehabilitation programs. Fund activities that leverage other public and private resources, such as the State Housing Initiatives Partnership (SHIP) program, Habitat for Humanity, and the Fort Pierce Utilities Authority Weatherization Program.
2	Priority Need Name	Economic Opportunity
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development

	Geographic Areas Affected	City limits Low/Mod
	Associated Goals	Economic Opportunity
	Description	Provide funding to support economic development activities, job training and employment opportunities for low to moderate citizens, small businesses technical support, capacity and sustainability grants, marketing assistance for the growth of small tourism-related businesses and for commercial facade improvements within the City of Fort Pierce.
	Basis for Relative Priority	This need was given a high priority based on stakeholder input and employment/workforce characteristics of Fort Pierce.
3	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City limits Low/Mod
	Associated Goals	Public Facilities

	Description	Enhance and sustain the creation and/or operation of community gardens, neighborhood centers, parks, public facilities that bring people of diverse backgrounds together, serve as community focal points and /or provide residents with opportunities to develop skills that will lead to a stronger neighborhood, and that serve as facilities to provide homeless services.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, stakeholder consultation, and staff analysis
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City limits Low/Mod

	Associated Goals	Public Services
	Description	Provide grants to public supportive service agencies that provide programming and other services focused on youth development, services for very low income citizens, senior citizens, handicapped and the homeless.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, stakeholder consultation, and staff analysis.
5	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	City limits Low/Mod
	Associated Goals	Neighborhood Revitalization
	Description	Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City with a 'creative placemaking initiative' designed to stimulate economic investment, restore civic pride, decrease crime and decrease segregation in lower-income neighborhoods by creating an environment conducive for development and potentially a live/work artist community. Provide grants to community based development organizations as they promote neighborhood revitalization, economic development, heritage tourism, energy efficiency and hisoric preservation.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, stakeholder consultation, and staff analysis.
6	Priority Need Name	Code Enforcement
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
Geographic Areas Affected	City limits Low/Mod
Associated Goals	Code Enforcement
Description	Promote property maintenance and safety via Code Enforcement services to lower income communities.
Basis for Relative Priority	Priorities were established through an evaluation of community surveys, stakeholder consultation, and staff analysis.

Narrative (Optional)

Fund activities that expand the supply and improve the condition of affordable housing to lower income households through weatherization, repair and rehabilitation programs and downpayment and closing cost assistance and Fair Housing workshops. Fund activities that leverage other public and private resources, such as the State Housing Initiatives Partnership (SHIP) program and partnerships with Habitat for Humanity, World Changers and the Fort Pierce Utilities Authority to accomplish this. We will also provide assistance to public supportive service agencies that support youth, senior and community services; economic opportunities through commercial facade improvements, educational workshops for small business development; grants for small businesses; marketing/advertising and technical assistance to increase small tourism business' capacity and sustainability; Neighborhood Revitalization projects including creative placemaking initiatives for lower income neighborhoods to promote local arts and cultural heritage as a 'creative placemaking initiative' that will instill civic pride, de-segregate our historic minority neighborhoods and jump start economic investment, spur an increase in tourism which will create jobs; Improve Public Facilities, including parks, gymnasiums and emergency homeless shelters; improve lower income neighborhoods through Code Enforcement.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market characteristics include a high level of cost burden among many low income citizens existing in public/subsidized housing. While marketing characteristics indicate a need for tenant-based rental assistance, CDBG funds will not be used for this activity. Other sources of funding, as well as collaborations with investors will be considered to address the needs of renters.
TBRA for Non-Homeless Special Needs	Market characteristics include a high level of cost burden among many low income citizens existing in public/subsidized housing. While marketing characteristics indicate a need for tenant-based rental assistance, CDBG funds will not be used for this activity. Other sources of funding, as well as collaborations with investors will be considered to address the needs of renters.
New Unit Production	The extremely high costs associated with new unit production restricts the ability of the City of Fort Pierce to provide new housing for affordable housing. Low to moderate income households are being priced out of the market for both new and existing homes. Federal regulations restrict the use of CDBG funds for new construction; the City of Fort Pierce will use State Housing Initiatives Partnership (SHIP) funds to provide home rehabilitations to our very low and low income citizens, as funding is available.
Rehabilitation	Many Fort Pierce citizens live in derelict housing. Many home owners are very low income and through the years, the quality, energy efficiency of their homes have degraded to a point that they are in desperate need for assistance. The City will allocate State Housing Initiatives Partnership (SHIP) funds for the rehabilitation of income-qualified owner-occupied homes. We will also provide funding for our World Changers, Paint Our Town and Weatherization programs which will directly support home rehabilitation projects for our very low income citizens. We will also continue to collaborate with Habitat for Humanity to provide home rehabilitations for our very low income veterans.
Acquisition, including preservation	Aging housing stock, availability of foreclosed/abandoned properties and the cost of construction/rehabilitation will influence the City's implementation of an acquisition program.

Table 49 – Influence of Market Conditions

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

Introduction

This section of the Strategic Plan provides an overview of anticipated resources available for the 2016-2017 fiscal year. The funding and sources of funding are tentative and subject to change. It is anticipated that future years will have similar resources for CDBG and SHIP. No other funding resources are anticipated at this time.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	484,925	6,000	40,000	530,925	1,963,700	The City expects to receive \$484,925 for the 2016-2017 allocation. We also project to have \$6,000 in program income each year. We will have \$40,000 additional funds for 2016 PY remaining from previous years allocations for a total of \$530,925. All of these funds are encumbered for projects and/or administration. Total for remaining years, based on 2016 allocation and projected program income = \$1,963,700.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Housing Other	85,000	0	0	85,000	0	\$35,000 was contributed to the City's weatherization program from the City's General Fund for program year 2016-2017; \$50,000 was contributed from the City's General Fund to support the salary and fringe for a Code Compliance officer to provide code enforcement services to a lower income neighborhood for Program year 2016-2017.
Other	public - state	Admin and Planning Housing Other	231,000	0	0	231,000	1,200,000	The City will soon be selling mortgages created with Hurricane Housing Recovery Funds where all proceeds from the mortgage sale will be infused into the SHIP program. Approx \$231,000 will be available in PY2016 for 6 home owner-occupied home rehabs @ \$20K each (\$120,000) and 6 Downpayment and Closing Cost Assistance @ \$15K each (\$90,000) ; with approximate \$1.2 million available for remaining 4 years for owner-occupied home rehabs and down payment and closing cost assistance and 10% for administration for the program (\$21,000).

Table 50 - Anticipated Resources

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

There are no matching requirements for the CDBG program. The City leverages CDBG program funds with the State Housing Initiatives Partnership (SHIP) program for its home rehabilitation program by supporting the World Changers organization and the Paint Our Town program. We are hopeful that the CDBG contribution of \$20,000/year to the weatherization program which we hope will leverage an additional \$35,000 per year from the City's general fund and approximately \$75,000 per year from the Fort Pierce Utilities Authority; however, this is unknown at this time.

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

The City has a large inventory of publically owned land/property within its jurisdiction. Much of these properties were purchased/acquired through the Fort Pierce Redevelopment Agency, which oversees the City's CRA. The majority of these properties are now for sale. We are also meeting with the Fort Pierce Housing Authority to hopefully develop a plan to provide some of the land for affordable housing. We are also meeting with Allegany Franciscan Ministries in hopes of using some of the available land as a site for a large grocery store in our Lincoln Park neighborhood, a huge food desert which is inhabited by many of the City's poorest and most vulnerable citizens.

Discussion

Partnerships with the World Changers organization, Habitat for Humanity, the Florida Housing Finance Corporation and Fort Pierce Utilities Authority will provide additional funding over the next five years for home rehabilitations and home purchases.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FORT PIERCE		Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Because the City of Fort Pierce Urban Redevelopment Department is active in so many organizations, we are able to achieve a high level of communication and coordination with social service providers and referral agencies.

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

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

Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		X
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

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

Services targeted to homeless persons and persons with HIV and mainstream services, such as health, mental health, and employment services used by homeless persons are in short supply. Several small supportive service agencies work tirelessly to provide services. We do rely on St. Lucie County services for assistance with homeless veterans. Our small non profit supportive service organizations receive no support from the Continuum of Care for Indian River, St. Lucie and Martin Counties; which is the Treasure Coast Homeless Services Council located in Indian River County.

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

We struggle to maintain a consistent level of coordination between formal meetings. We refer 5 to 10 callers per week to organizations that have indicated that they may be able to provide funding to meet specialized needs. Unfortunately, funding for those organizations changes from day to day with the number of clients who need help. Therefore, it is difficult to maintain an up-to-date listing of which organization’s funding has not been exhausted and how the organization’s priorities may have changed.

A number of the social agencies that serve low and very-low income clients are active in a large, four-county area. They communicate and/or coordinate via a system called HMIS (Homeless Management Information System), which was implemented by the Treasure Coast Homeless Services Council. HMIS by its very nature is specific to a certain group of people. Meanwhile other management information systems try to target other groups of people; the “elderly” for example. No one system can successfully coordinate data reflecting all groups of people we need to serve. Also, the systems that are in place are only as good as the data that is input by humans; smaller agencies with fewer staff are hard pressed to continually update the system with information on clients that they have served or referred. Agencies and governmental entities continue to work on improvements.

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

Treasure Coast Homeless Services Council, (TCHSC) the Continuum of Care for St. Lucie, Indian River and Martin Counties, offers a strong institutional delivery system, however, there are huge gaps in their services, which are predominately geographic. The majority of homeless services, including housing, are available only in Indian River County, where TCHSC is located. We have contacted HUD regarding this and spoken to the TCHSC directly to no avail. There are only a few small nonprofits providing very limited services and an emergency shelter to the homeless in Fort Pierce, even though our homeless Point In Time Count numbers continue to increase. We are currently collaborating with the Housing Authority of Fort Pierce and area supportive service agencies to try to come up with a way to provide a transitional housing program as well as enlarging and rehabilitating our existing emergency shelter services. The State of Florida has mandated that a certain portion of State Housing Initiative Partnership (SHIP) program funds be used for special needs housing; the City is evaluating agencies that may have the capacity to implement these programs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Rehab / Home Purchase Assist / Fair Housing	2016	2020	Affordable Housing	City limits Low/Mod	Home Rehab / Down Payment Assist / Fair Housing	CDBG: \$200,000 General Fund: \$35,000 State Housing Initiatives Partnership (SHIP): \$1,431,000	Homeowner Housing Rehabilitated: 365 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Economic Opportunity	2016	2020	Non-Housing Community Development	City limits Low/Mod	Economic Opportunity	CDBG: \$605,000	Facade treatment/business building rehabilitation: 50 Business Jobs created/retained: 50 Jobs Businesses assisted: 300 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities	2016	2020	Homeless Non-Housing Community Development	City limits Low/Mod	Public Facilities	CDBG: \$204,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Homeless Person Overnight Shelter: 300 Persons Assisted
5	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Supportive Services	City limits Low/Mod	Public Services	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 16500 Persons Assisted Homeless Person Overnight Shelter: 0 Persons Assisted
7	Neighborhood Revitalization	2016	2020	Non-Housing Community Development	City limits Low/Mod	Neighborhood Revitalization	CDBG: \$650,000	Jobs created/retained: 100 Jobs Businesses assisted: 250 Businesses Assisted
8	Code Enforcement	2016	2020	Code Enforcement	City limits Low/Mod	Code Enforcement	General Fund: \$50,000	Housing Code Enforcement/Foreclosed Property Care: 250 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Home Rehab / Home Purchase Assist / Fair Housing
	Goal Description	Rehabilitate owner-occupied homes belonging to income-qualified Fort Pierce citizens using CDBG for Weatherization Program, World Changers Program and Paint Our Town Program; Use State Housing Initiatives Partnership (SHIP) program funds for home rehabilitations; Provide down payment and closing costs for home purchases through the SHIP program.; Provide Fair Housing Workshops and New Homebuyer Workshops
3	Goal Name	Economic Opportunity
	Goal Description	Provide funding to support economic development activities including job training, job fairs, coroborations that result in employment opportunities for low to moderate citizens, small businesses technical support, capacity and sustainability grants, marketing assistance for small tourism-related businesses and commercial facade grants within the City of Fort Pierce;
4	Goal Name	Public Facilities
	Goal Description	Enhance and sustain the creation and/or operation of community gardens, neighborhood centers, parks, public facilities that bring people of diverse backgrounds together, serve as community focal points and /or provide residents with opportunities to develop skills that will lead to a stronger neighborhood, and provide rehabilitation to public facilities that are used to provide homeless services.
5	Goal Name	Public Services
	Goal Description	Provide grants to public supportive service agencies, programming and other services focused on youth development, services for very low income citizens, senior citizens, handicapped and the homeless.

7	Goal Name	Neighborhood Revitalization
	Goal Description	Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City to stimulate economic investment, restore civic pride, decrease crime. Provide grants to community based development organizations as they promote neighborhood revitalization, economic development, heritage tourism, energy efficiency and historic preservation.
8	Goal Name	Code Enforcement
	Goal Description	As funding is available, the City will allocate CDBG funds for Code Enforcement salaries and fringe benefits for Code Officer in lower income neighborhood to inspect derelict structures, and promote clean neighborhoods, which will deter crime and increase safety.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

We estimate that through our SHIP owner-occupied housing rehab, first time homebuyer assistance programs and through our weatherization, World Changers and Paint Our Town program we will assist approximately 215 families with affordable housing.

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

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

The County's housing authorities are not covered by a Section 504 Voluntary Compliance Agreement however; the agencies have indicated a need for accessible units within their inventories.

Activities to Increase Resident Involvements

The Housing Authority of the City of Fort Pierce offers an array of family self sufficiency (FSS) and supportive service programs for clients receiving subsidized housing assistance. The family self-sufficiency program is aimed at families who have a desire to achieve economic independence and self-reliance. Clients living in public housing or who participate in the housing choice voucher program, qualify for the FSS program. While participating in the FSS program, participants work closely with the FSS Coordinator for a period up to five years. With the guidance of the FSS Coordinator, families identify and set goals that promote self-sufficiency. Self sufficiency activities include but not limited to: obtaining and maintaining suitable employment, participating in employment related services such as resume writing, seek suitable employment, and attend life skills courses. FSS participants also attend financial literacy classes where they learn and become familiar with key objectives such as establishing credit, budgeting, savings, and loans.

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

No

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

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.

Excessive requirements that add to unnecessary costs to the building permit process have a negative impact on the affordable housing market. Once again, the Affordable Housing Advisory Committee was called upon to conduct a review and to make recommendations to eliminate excessive requirements that add costs. Their charge was to review current building codes and land development regulations with an eye towards the elimination of unnecessary costs that could negatively impact affordable housing construction. This Committee continues today and has full authority to make on-going recommendations for change directly to the City Manager and the City Commission.

Fees and charges - While impact fees are a necessary ingredient to the funding of local government's physical and infrastructure needs, they add significant costs to the creation of new affordable housing units. Persons creating new affordable housing units within the City of Fort Pierce are subject to the following City and County Impact Fees. **City of Fort Pierce** - Parks and Recreation Impact Fee; Government Buildings Impact Fee; Solid Waste Impact Fee; Stormwater Impact Fee; Transportation Impact Fee **St. Lucie County** – Road Impact Fee; School Impact Fee; Parks Impact Fee; Library Impact Fee; Public Building Impact Fee; Fire/EMS Impact Fee; Law Enforcement Impact Fee

Growth limits - No discernible growth limits currently negatively impact affordable housing.

Policies that affect the return on residential investments - No apparent public policy currently affects the return on residential investments.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Fort Pierce will continue to research and review alternative methods to financing affordable housing or providing reduction in fees, where possible, utilize SHIP funds to provide counseling and financial assistance to first time income eligible homebuyers to purchase either existing or newly constructed homes, utilize CDBG and SHIP funds to provide financial assistance to income eligible city residents to rehabilitate owner-occupied dwellings; and implement the actions included in the Assessment of Fair Housing Report for 2016-2020 to remove or improve the barriers to both fair housing choice and affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Fort Pierce is currently partnering with the Fort Pierce Housing Authority and local supportive service organizations to establish, rehabilitate and maintain emergency shelter and transitional housing services, without the assistance of the TCHSC CoC. According to the Treasure Coast Homeless Services Council (TCHSC), CoC's Point in Time Count, the City of Fort Pierce experienced a 185% increase in homeless children from 2014-2015. Meetings with local supportive service agencies confirm that none of the agencies receive funding or programming assistance from the TCHSC. They also validate the City of Fort Pierce's dire need of supportive counseling services for our homeless children.

Recently, a mother of 5 children, 6 years of age and younger was terminated from her job at Wal-Mart when her manager discovered that her 6-year old son was in her car in the Wal-Mart parking lot baby-sitting his 4 siblings while the mother tried to work. They were homeless, living in their car. Also, recently, a 10-year old girl, found wandering the streets of Fort Pierce, stated that she and her mother were both homeless and was "fending for themselves."

We are hopeful to create a positive solution; however, due to the limited availability of funding and programming resources, positive results from our efforts remain to be seen.

Addressing the emergency and transitional housing needs of homeless persons

As stated above, the City will continue to provide CDBG funding for our emergency homeless services providers. This year, we will renovate the bathrooms of one provider since at this time, only one shower is working. We hope to be able to enlarge the kitchen facilities of another provider next year. We will continue our current collaborations with the Fort Pierce Housing Authority to develop a transitional housing facility that will help our numerous homeless families with children.

The City supports the efforts of our small homeless service providers here within the City of Fort Pierce. We collaborate with several providers regularly and are will provide CDBG funding to renovate for renovations to emergency shelters, as funding is available. All of the outreach to homeless persons is provided by our local homeless service providers, who do not receive any financial or technical support from the Treasure Coast Homeless Services Council (TCHSC), which is the Continuum of Care for St. Lucie, Martin and Indian River Counties. The City will continue to corroborate with the Housing Authority of Fort Pierce to come up with a workable transitional housing program that will help provide a stable housing environment to our numerous homeless families with children. We will also continue to support the Hibiscus Children's Center and other supportive service providers within the city limits that provide services to our homeless population.

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.

There is currently no transitional housing program in the City of Fort Pierce. City staff is currently collaborating with the Housing Authority of Fort Pierce whose intent is to rehabilitate one of their 4 and 5 bedroom complexes into a transitional housing complex complete with supportive services to shore up the individuals and families to help them keep from becoming homeless again. The Treasure Coast Homeless Services Council (TCHSC) is the CoC for Fort Pierce. They provide 12 homes outside the City of Fort Pierce for the chronically homeless. They provide no funding or technical resources for homeless services or support for homeless service providers within the City of Fort Pierce.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Public supportive service providers in Fort Pierce provide services including mortgage assistance, rental assistance, utilities assistance, foreclosure prevention, counseling/advocacy and legal assistance, as funding is available. Outreach and assessment for homeless residents is performed by two small nonprofits here in Fort Pierce. Other than the funds available through this process, permanent housing needs may be addressed through other resources identified elsewhere in this plan, and through other grant funding opportunities.

The Florida statutes set out state discharge guidelines and notes that the intent of the Legislature is to ensure that persons leaving care and custody are not discharged into homelessness. The Florida State Department of Corrections requires contracted halfway houses in order to secure full employment for clients and to discharge clients into transitional or permanent housing residence. New Horizons of the Treasure Coast provides some of those services.

Treasure Coast Homeless Services Council utilizes Emergency Solutions Grants, Challenge Grants and Supportive Services to Veterans grants to provide housing assistance to persons at or below 30% of area median income. However, as stated earlier in this Plan, the TCHSC provides no supportive services to the City of Fort Pierce or St. Lucie County; all services are provided in Indian River County.

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

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

The County's Public 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 EPI and investigated by an EPI nurse. The overall goal of the City of Fort Pierce is to reduce or eliminate lead-based paint hazards and prevent childhood lead poisoning. This will be accomplished through a coordinated effort of public and private sectors.

All housing proposed for rehabilitation under the City's 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 LBP 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 must be utilized before the repair can go forward. If lead paint is detected, abatement costs are an eligible expense for SHIP monies.

In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35.

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

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The leading cause of lead based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, and particularly in homes built before 1950. Pre 1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance among lower income households. This is an important factor since it is not the lead paint itself that causes the hazards, but rather the deterioration of the paint that releases lead contaminated dust and allows children to peel and eat lead contaminated flakes. The risk factors for lead poisoning include: Living in a home built before 1950; and Living in a recently remodeled home originally built before 1978.

In Fort Pierce, 12,228 or 67% of existing homes were built before 1980; meaning 67% of existing homes potentially contain lead based paint.

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

The City of Fort Pierce's housing program has integrated the components of 24 CFR Part 35 into its policies and procedures governing federally assisted housing programs directly administered by the City

and those that could be contracted with subrecipient organizations. Programs that are affected include housing rehabilitations and acquisition as specified within 24 CFR Part 35. The City's homebuyer assistance program and owner-occupied home rehabilitation program policies for homes constructed prior to 1978 includes a complete visual assessment of all painted surfaces to identify deteriorated paint, and will provide paint stabilization of deteriorated painted surfaces, and a clearance examination, as required. Lead based paint hazards information will be provided to all homebuyers assisted by these programs. The City will follow its Lead Based Paint Hazards Policies in the administration of the City's housing program to reduce and eradicate lead based housing units in the City. Additionally, lead based paint regulations will be included in all subrecipient agreements and compliance will be included in agency monitoring.

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

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

The City of Fort Pierce's goal is to reduce the number of poverty level families through economic development and affordable housing initiatives, and through supporting various supportive service programs. Recognizing the need to overcome poverty is one component of a complex set of issues. Beyond implementing economic development projects, supporting social service programs and affordable housing, families in poverty must be provided the opportunity to overcome personal and socioeconomic barriers to gain control of their lives.

In order to help individuals to rise above the poverty level and become self-sufficient, the City of Fort Pierce in conjunction with supportive service agencies, have designed and implemented various programs. The County has established an Economic Development Office. This office promotes and assists businesses in locating and expanding operations and facilities in the City. Additionally, partnerships with nonprofits providing job training/microenterprise assistance provide economic opportunities for low income individuals.

The weatherization program provided by the City of Fort Pierce enables lower income families to reduce their home utility costs, which enables families to utilize a larger part of their income for other necessities.

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

The City will continue to combat poverty by supporting incentives to attract, retain, and expand businesses; to advocate for improved employment, affordable housing and public transportation links; to collaborate with businesses, organizations, and colleges to provide job training, education, and placement services; to support public service activities including but not limited to childcare and emergency assistance and support for small businesses and continue our creative placemaking strategy which will increase economic development and create jobs as part of our strategy to prevent and alleviate poverty in Fort Pierce. The City will accomplish these goals by continuing to integrate antipoverty programs/services into its annual CDBG program.

The increasing costs of homeownership in Fort Pierce and the lack of safe, affordable rental housing continue to be major challenges for low-income families. Rental households face serious challenges with high cost, inadequate supply, and competition for limited housing stock. Access to transportation or to communities that are practically walkable also presents a difficulty. When there are significant CDBG or other resources within the low-income areas to execute anti-poverty strategies, these resources will act as catalysts to invite additional public and private investment of capital and services; increase the quantity and quality of affordable housing; and help low to moderate-income residents acquire needed information, knowledge and skills to improve their employment opportunities. Eliminating many of the

physical signs of poverty is a key element in the anti-poverty strategy. The housing, public housing and community revitalization initiatives work toward fulfilling this goal. The City will direct significant resources toward the creation of affordable housing and coordinating the efforts of local nonprofit and for-profit providers. Affordable housing is the foundation for achieving self-sufficiency.

SP-80 Monitoring – 91.230

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

The City continuously monitors to ensure programs are being carried out in accordance with all U.S. Department of Housing and Urban Development statutory and regulatory requirements and with the City Consolidated Plan and annual Action Plan.

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.

The City recently completed an on-site monitoring (May, 2015, Daytona Beach, Florida) visit of our policies and procedures. Following the monitoring visit, we received a letter from our HUD representative stating that there were no findings.

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

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

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

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

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

The City's Department of Urban Redevelopment is responsible for on-site monitoring. Staff also performs a monthly desk review and may conduct on-site monitoring visits, as needed, to ensure that sub recipients are compliant with federal regulations and statutory requirements, as well as the terms of their sub recipient agreement with the City. Additional monitoring takes place when individual Requests for Reimbursement from grantees are received. Prior to approval, staff verifies client eligibility with regard to the criteria outlined in their agreements before releasing payments.

Expected Resources

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

Introduction

This section of the Strategic Plan provides an overview of anticipated resources available for the 2016-2017 fiscal year. The funding and sources of funding are tentative and subject to change. It is anticipated that future years will have similar resources for CDBG and SHIP. No other funding resources are anticipated at this time.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	484,925	6,000	40,000	530,925	1,963,700	The City expects to receive \$484,925 for the 2016-2017 allocation. We also project to have \$6,000 in program income each year. We will have \$40,000 additional funds for 2016 PY remaining from previous years allocations for a total of \$530,925. All of these funds are encumbered for projects and/or administration. Total for remaining years, based on 2016 allocation and projected program income = \$1,963,700.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Housing Other	85,000	0	0	85,000	0	\$35,000 was contributed to the City's weatherization program from the City's General Fund for program year 2016-2017; \$50,000 was contributed from the City's General Fund to support the salary and fringe for a Code Compliance officer to provide code enforcement services to a lower income neighborhood for Program year 2016-2017.
Other	private	Housing	75,000	0	0	75,000	0	The Fort Pierce Utilities Authority (FPUA) has agreed to contribute \$75,000 during PY2016 for the Home Rehab / Weatherization Program.
Other	public - state	Admin and Planning Housing Other	231,000	0	0	231,000	1,200,000	The City will soon be selling mortgages created with Hurricane Housing Recovery Funds where all proceeds from the mortgage sale will be infused into the SHIP program. Approx \$231,000 will be available in PY2016 for 6 home owner-occupied home rehabs @ \$20K each (\$120,000) and 6 Downpayment and Closing Cost Assistance @ \$15K each (\$90,000) ; with approximate \$1.2 million available for remaining 4 years for owner-occupied home rehabs and down payment and closing cost assistance and 10% for administration for the program (\$21,000).

Table 54 - 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

There are no matching requirements for the CDBG program. The City leverages CDBG program funds with the State Housing Initiatives Partnership (SHIP) program for its home rehabilitation program by supporting the World Changers organization and the Paint Our Town program. We are hopeful that the CDBG contribution of \$20,000/year to the weatherization program which we hope will leverage an additional \$35,000 per year from the City's general fund and approximately \$75,000 per year from the Fort Pierce Utilities Authority; however, this is unknown at this time.

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

The City has a large inventory of publically owned land/property within its jurisdiction. Much of these properties were purchased/acquired through the Fort Pierce Redevelopment Agency, which oversees the City's CRA. The majority of these properties are now for sale. We are also meeting with the Fort Pierce Housing Authority to hopefully develop a plan to provide some of the land for affordable housing. We are also meeting with Allegany Franciscan Ministries in hopes of using some of the available land as a site for a large grocery store in our Lincoln Park neighborhood, a huge food desert which is inhabited by many of the City's poorest and most vulnerable citizens.

Discussion

Partnerships with the World Changers organization, Habitat for Humanity, the Florida Housing Finance Corporation and Fort Pierce Utilities Authority will provide additional funding over the next five years for home rehabilitations 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	Home Rehab / Home Purchase Assist / Fair Housing	2016	2020	Affordable Housing	City limits Low/Mod	Home Rehab / Down Payment Assist / Fair Housing	CDBG: \$40,000 General Fund: \$35,000	Homeowner Housing Rehabilitated: 73 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted
3	Economic Opportunity	2016	2020	Non-Housing Community Development	City limits Low/Mod	Economic Opportunity	CDBG: \$145,000	Facade treatment/business building rehabilitation: 10 Business Jobs created/retained: 10 Jobs Businesses assisted: 60 Businesses Assisted
4	Public Facilities	2016	2020	Homeless Non-Housing Community Development	City limits Low/Mod	Public Facilities	CDBG: \$48,940	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Homeless Person Overnight Shelter: 60 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Supportive Services	City limits Low/Mod	Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted
7	Neighborhood Revitalization	2016	2020	Non-Housing Community Development	City limits Low/Mod	Neighborhood Revitalization	CDBG: \$130,000	Jobs created/retained: 25 Jobs Businesses assisted: 50 Businesses Assisted
8	Code Enforcement	2016	2020	Code Enforcement	City limits Low/Mod	Code Enforcement	General Fund: \$50,000	Housing Code Enforcement/Foreclosed Property Care: 250 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Home Rehab / Home Purchase Assist / Fair Housing
	Goal Description	<u>Weatherization Assistance</u> - Provide a weatherization program for very low income homeowners aimed at improving the home's ability to withstand the elements, making it more energy efficient to decrease utility bills; <u>Owner-Occupied Housing Rehab</u> - Provide funding for the World Changers organization to paint homes belonging to very low income citizens; provide funding to purchase paint and paint supplies for area nonprofits to paint and provide minor home repairs to very low income citizens; provide home rehabilitations through the SHIP Program; Provide down payment and closing cost assistance for first time homebuyers.
3	Goal Name	Economic Opportunity
	Goal Description	Provide educational workshops and small grants to small businesses in lower income neighborhood; provide technical assistance and marketing/advertising for small micro enterprises; provide annual job fair in lower income neighborhood; provide job training and employment opportunities to residents living in lower income neighborhood; provide commercial facade grants for properties located in lower income deteriorated areas.
4	Goal Name	Public Facilities
	Goal Description	Purchase and install playground equipment at neighborhood park; Provide improvements to facilities open to the general public; Provide improvements to local emergency shelters for the homeless.
5	Goal Name	Public Services
	Goal Description	Provide grants to nonprofit organizations that serve low to moderate income citizens and the homeless in the City; provide Summer Jam basketball summer camp in Lincoln Park neighborhood; provide professional psychological counseling services for homeless children.
7	Goal Name	Neighborhood Revitalization
	Goal Description	Promote local art and cultural heritage with various projects designed to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City; provide grants to Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation

8	Goal Name	Code Enforcement
	Goal Description	Provide Salary and Fringe for Code Enforcement Officer to assist in the prevention of slum and blight, increase safety and deter crime in lower income neighborhoods.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

The City of Fort Pierce will achieve this primary objective through a program where at least 70% of funds will support activities that benefit low and moderate income persons.

Projects

#	Project Name
2	Public Services
3	Economic Development
4	Public Facilities
5	Home Rehab / Home Purchase Assist / Fair Housing
7	Neighborhood Revitalization
8	Code Enforcement

Table 56 – Project Information

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

Reasons for allocation priorities and any obstacles to addressing underserved needs

Improvement to Community Focal Points - Citizen Input; Staff Knowledge

Public Facilities - Staff Knowledge; Citizen Input; CIP

Home Rehabilitation Assistance - Staff Knowledge; Citizen Input

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

Fair Housing Education - Staff Knowledge; Citizen Input

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

Job Training/ Employment Opportunities - Citizen Input; Unemployment rates

Small Business Assistance - Staff Knowledge; Citizen Input

Non-Residential Historic Preservation - Staff knowledge; Citizen Input

Weatherization Assistance - Staff Knowledge; FPUA; Citizen Input

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

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

Commercial Façade Improvements - Citizen Input; Staff Knowledge

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Services
	Target Area	City limits Low/Mod
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$70,000
	Description	Provide funding for nonprofit organizations to serve low to moderate income citizens in the City and City-sponsored public service activities.
	Target Date	9/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	We estimate more than 3,500 individuals belonging to very low income, low income and homeless families will benefit from these proposed activities.
	Location Description	Within the City limits of Fort Pierce.
	Planned Activities	Provide funding for nonprofit organizations to serve low to moderate income citizens in the City and City-sponsored public service activities.
2	Project Name	Economic Development
	Target Area	City limits Low/Mod
	Goals Supported	Economic Opportunity
	Needs Addressed	Economic Opportunity
	Funding	CDBG: \$145,000
	Description	Collaborate with Service Corps of Retired Executives (SCORE) and Indian River State College (IRSC) and Career Source Research Coast to provide small business educational workshops and grants to small businesses to increase their capacity and sustainability. Provide marketing/advertising and technical assistance to small tourism-related businesses; Provide Annual Job Fair in lower income neighborhood to host up to 50 local employers with job openings; Provide Commercial Facade Grants for properties located in lower income underdeveloped areas.
	Target Date	9/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	This is an economic development activity; it will indirectly affect numerous families in Fort Pierce as it will create/sustain jobs and assist businesses which will lead to additional growth in our area's economic viability. Small Businesses Assisted - 60; Jobs Created/Retained - 10; Commercial Properties Improved - 10

	Location Description	Within the city limits of Fort Pierce.
	Planned Activities	Collaborate with Service Corps of Retired Executives (SCORE) and Indian River State College (IRSC) and Career Source Research Coast to provide small business educational workshops and grants to increase small business capacity and sustainability in lower income areas. Provide marketing/advertising and technical assistance to small tourism-related businesses; Provide Annual Job Fair in lower income neighborhood to host up to 50 local employers with job openings; Provide Commercial Facade Grants for properties located in lower income underdeveloped areas.
3	Project Name	Public Facilities
	Target Area	City limits Low/Mod
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$48,940
	Description	Purchase and install new playground equipment at a park located in lower income neighborhood; Provide improvements to facilities open to the general public; provide improvements to local shelters for the homeless.
	Target Date	9/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	We estimate more than 2,000 families will benefit from these proposed activities
	Location Description	2902 Avenue D; 25th Street; 1203 Orange Avenue - all in Fort Pierce, Florida
	Planned Activities	Purchase and install new playground equipment at a park located in lower income neighborhood; Provide improvements to facilities open to the general public; provide improvements to local shelters for the homeless.
4	Project Name	Home Rehab / Home Purchase Assist / Fair Housing
	Target Area	City limits Low/Mod
	Goals Supported	Home Rehab / Home Purchase Assist / Fair Housing
	Needs Addressed	Home Rehab / Down Payment Assist / Fair Housing
	Funding	CDBG: \$40,000 General Fund: \$35,000 State Housing Initiatives Partnership (SHIP): \$231,000

	Description	Purchase paint, paint supplies and other materials needed for the World Changers Organization to paint and repair homes of lower income citizens and subsequently reduce the deteriorated housing stock in the City's older neighborhoods; provide assistance to promote the World Changers projects; Provide paint, supplies and other materials for local nonprofits to paint and repair homes of lower income citizens; Partner with Fort Pierce Utilities Authority to provide weatherization assistance for very low income senior citizens to improve the home's ability to withstand the elements, and decrease energy usage which will lower utility bills; Provide owner-occupied housing rehabilitations through the SHIP program.
	Target Date	9/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	Home Rehab Assistance with SHIP, Weatherization Program, Paint Our Town and Habitat for Humanity - 73; Down Payment and Closing Cost Assistance with SHIP program - 6
	Location Description	Throughout the City limits of Fort Pierce.
	Planned Activities	Purchase paint, paint supplies and other materials needed for the World Changers Organization to paint and repair homes of lower income citizens and subsequently reduce the deteriorated housing stock in the City's older neighborhoods; provide assistance to promote the World Changers projects; Provide paint, supplies and other materials for local nonprofits to paint and repair homes of lower income citizens; Partner with Fort Pierce Utilities Authority to provide weatherization assistance for very low income senior citizens to improve the home's ability to withstand the elements, and decrease energy usage which will lower utility bills.
5	Project Name	Neighborhood Revitalization
	Target Area	City limits Low/Mod
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$130,000
	Description	Promote local art and cultural heritage 'creative placemaking' projects that recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City. Provide grants to Community Based Development Organizations to assist low to moderate income business owners by promoting revitalization, economic development, job creation, tourism, historic preservation and energy conservation.

	Target Date	9/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	We estimate this activity will assist 50 businesses and create and/or sustain 25 jobs.
	Location Description	These activities will be provided throughout the city limits of Fort Pierce, Florida.
	Planned Activities	Promote local art and cultural heritage Creative Placemaking projects that recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City. Provide funding to Community Based Development Organizations to assist low to moderate income business owners by promoting revitalization, economic development, job creation, tourism, historic preservation and energy conservation.
6	Project Name	Code Enforcement
	Target Area	City limits Low/Mod
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	General Fund: \$50,000
	Description	Provide salaries and fringe benefits for up to three (3) Code Enforcement officers who will target low/mod income areas to complement other efforts to address neighborhood decline and unsafe conditions. These Code Enforcement officers will aid in the prevention of slum and blight and in the promotion of safe, decent housing by inspecting more than 300 structures and /or parcels per year to ensure at least minimum compliance with local codes.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	We estimate up to 250 families in lower income neighborhoods will receive a benefit from this proposed activity.
	Location Description	This activity will take place in the lower-income neighborhoods within the city limits of Fort Pierce.
	Planned Activities	Code Enforcement activities will include property inspections to increase safety and rental property livability, removal of junk vehicles; recommending boarding up abandoned structures; etc.

AP-50 Geographic Distribution – 91.220(f)

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

Target areas and boundary limits are established for infrastructure improvements/ development and capital improvement programs that are located in areas of the City where no less than 51% of the population is very low and low income. CDBG housing activities will occur within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects will continue to be conducted only in areas that are more than 51% very low and low-income as determined by the Census Bureau.

The City of Fort Pierce will use at least 70% of its CDBG funds within the census block groups that have high concentrations of low-and moderate income (LMI) persons. These block groups represent the greatest need for housing rehabilitation, improvements to overall living environments, youth and senior services, economic development, job creation and public service projects.

Geographic Distribution

Target Area	Percentage of Funds
City limits Low/Mod	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The assignment of priority needs was made on the basis of input from housing and supportive service organizations, the community survey, staff, input at public hearings and City staff assessment of needs.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For program year 2016, the City of Fort Pierce will implement the following affordable housing goals to benefit extremely low, very low and low income residents, including homeless, non-homeless, and special-needs households to provide affordable housing by using funds made available for the specific activities including, public facilities, home rehabilitations, weatherization and assistance with down payment and closing costs first time homebuyers.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	60
Special-Needs	20
Total	180

Table 58 - 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	60
Acquisition of Existing Units	0
Total	60

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

The FPHA recently reapplied for the tax credits for this project. We will continue to partner with the Housing Authority during the 2016-2017 program year to identify revenue sources to create more affordable housing opportunities for extremely low, very low and low-income residents.

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

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

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

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

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

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

The PHA is not designated as troubled.

Discussion

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

Introduction

The Treasure Coast Homeless Services Council, Inc. (TCHSC) – provides the Continuum of Care for Indian River, St. Lucie, and Martin Counties. TCHSC receives Emergency Solutions Grant (ESG) funding from HUD through the Balance of State share for services to the homeless in St. Lucie County and Fort Pierce. There is not an Emergency Shelter or any homeless services funded, even in part, by the TCHSC within the City of Fort Pierce, even though the City of Fort Pierce’s Point-in-Time Count (performed by the TCHSC) showed a 185% increase in homeless children over a 12 month period 2014-2015.

The City’s Urban Redevelopment Manager contacted Ms. Lori Serino with HUD in August, 2015 who suggested the City send a letter to the director of the TCHSC requesting more information on the CoC’s usage of homeless program funds and to suggest that programs that were currently funded through the CoC that were not performing might be re-evaluated so that the City of Fort Pierce could potentially receive some of these funds to help address our homeless issues. We did send a letter stating these requests, which resulted in a meeting with the executive director of the TCHSC (CoC), who told us that all of the monies awarded to the TCHSC CoC for homeless services would remain in Indian River County (the location of the TCHSC CoC) and we were invited to direct our homeless to Indian River County for assistance. This was and still is an unrealistic solution to providing resources for our growing homeless population.

The City of Fort Pierce is currently partnering with the Fort Pierce Housing Authority and local supportive service organizations to try to establish and maintain emergency shelter and transitional housing services, without the assistance of the TCHSC CoC. We are hopeful to create a positive solution; however, due to the limited availability of funding resources, positive results from our efforts remain to be seen.

The City will allocate a portion of our CDBG funds to provide professional psychological services to homeless children.

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 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

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. When available.

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

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

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

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

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

The City of Fort Pierce is too small to be the lead agency for major social welfare programs. In order to insure that residents of the City of Fort Pierce are referred to partner agencies for services, the City

partners with counties on the Treasure Coast to sponsor the “Where to Turn” - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The network provides persons needing assistance a single point of contact for finding solutions to their problems. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County.

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

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

Discussion

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.

Excessive requirements that add to unnecessary costs to the building permit process have a negative impact on the affordable housing market. Once again, the Affordable Housing Advisory Committee was called upon to conduct a review and to make recommendations to eliminate excessive requirements that add costs. Their charge was to review current building codes and land development regulations with an eye towards the elimination of unnecessary costs that could negatively impact affordable housing construction. This Committee continues today and has full authority to make on-going recommendations for change directly to the City Manager and the City Commission. **Fees and charges** - While impact fees are a necessary ingredient to the funding of local government's physical and infrastructure needs, they add significant costs to the creation of new affordable housing units. Persons creating new affordable housing units within the City of Fort Pierce are subject to the following City and County Impact Fees. **City of Fort Pierce:** Parks and Recreation Impact Fee, Government Buildings Impact Fee; Solid Waste Impact Fee; Stormwater Impact Fee; Transportation Impact Fee. **St. Lucie County** – Road Impact Fee; School Impact Fee; Parks Impact Fee; Library Impact Fee; Public Building Impact Fee; Fire/EMS Impact Fee; Law Enforcement Impact Fee. **Growth limits** - No discernible growth limits currently negatively impact affordable housing. **Policies that affect the return on residential investments** - No apparent public policy currently affects the return on residential investments.

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

Housing Barriers - Over the next five years, 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. The City shall streamline its development review process to ensure detailed information is provided and materials are submitted at time of initial application; The examination of innovative ways to use SHIP funds to assist low to moderate-income households in paying for impact, permit fees, down payment and closing costs; The review of current land development regulations to ensure that code requirements are not excessive in providing affordable housing; The items listed above incentives are included in the City's Comprehensive Plan. The Department of Urban Redevelopment will continue to review regulatory barriers which may affect the cost of housing and will use the comprehensive planning process to make recommendations to the City's Building, Planning and Engineering Departments to present to the City Commission for future changes which will reduce the cost of housing, including such issues as reducing lot line requirements and targeting measures to re-house families affected by demolition in neighborhoods hardest hit by the hurricanes.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Fort Pierce will maintain and continue its efforts to remove obstacles to meeting the needs of the underserved, foster and maintain affordable housing, reduce the number of poverty-level families, develop institutional structure, grow small locally-owned businesses, and enhance coordination between public and private agencies.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

- 1) Introduce a resolution for City of Fort Pierce Commission for Inclusionary Housing, an affordable housing tool that links the production of affordable housing to the production of market-rate housing; requiring new residential developments to include a certain percentage of affordable housing units;
- 2) Continue providing weatherization program funding through CDBG and partnerships with Fort Pierce Utilities Authority and the Centro Campesino to lower income citizens to improve home capacity to protect against the elements and reduce utility bills for lower-income residents;
- 3) Continue using State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes belonging to lower-income citizens;
- 4) Provide SHIP funds for down-payment and closing cost assistance for lower-income

citizens; 5) Promote information at lending consortium meetings on affordable housing needs within the City of Fort Pierce; 6) Provide CDBG funds as 'cash match' for Fort Pierce Housing Authority to apply for tax credits to rehabilitate an old abandoned hospital into a living facility for lower-income senior citizens; 7) Continue to identify regional partners with similar affordable housing interests and potentially provide a fair housing center to provide ongoing education and enforcement programs; 8) Continue funding Code Enforcement services to assess, and enforce current codes for landlord maintenance of property; and 9) Continue to explore ways to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant.

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 is allocating CDBG funding to provide 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 “Where to Turn” - 211 Network - The City of Fort Pierce is too small to be the lead agency for major social welfare programs. The City partners with counties on the Treasure Coast to sponsor the “Where to Turn” - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County, regarding the following - Abuse/Neglect/Crime; basic needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services. **St. Lucie County Housing and Community Services Department** - Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are: transit coordination for special needs individuals, veteran’s services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital and nursing home funding, as well as, the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light’s Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid and nursing home assistance and to search for employment. **Economic Development and Anti-Poverty** - Fort Pierce's Anti-Poverty Strategy is focused on the most vulnerable group in the City - primarily the very low-income renter and home owner households with incomes between 0 and 30 percent of the median household income. The lowest income households are generally those threatened with homelessness. In all, this segment of the population has the highest incidence of poverty. These households will see the immediate benefit from a concentrated effort to increase economic opportunities for households in Fort Pierce. The Anti-Poverty Strategy is an economic development plan that increases the incomes and job opportunities for low-income households. Implementation of the anti-poverty efforts is a cooperative effort between St. Lucie County and Fort Pierce agencies, the Fort Pierce Housing Authority and the City of Fort Pierce's Department of Urban Redevelopment, administrator of the City’s CDBG program funds. **Key Players** - The economic and housing programs that will be instrumental in the Anti-Poverty Strategy include: CDBG, SHIP and the Fort Pierce Housing Authority.

Actions planned to develop institutional structure

The City of Fort Pierce works with the City of Port St. Lucie and St. Lucie County to coordinate our Housing Assistance Programs. Lending consortium meetings are held throughout the year and help keep everyone connected and focused on affordable housing issues. No gaps have been identified in the institutional structure.

The grants to Public Service Agencies were largely successful during the 2014-2015 year. Of the twelve agencies originally selected, eleven successfully completed their objectives and 4,500 low to moderate-income persons received benefits. One agency voluntarily withdrew their program after the selection process, but prior to entering into a sub-recipient agreement. Another agency failed to submit adequate documentation and did not receive funding. Funds were used to assist with providing food, senior care, adult education, and child-centered education and summer recreation programs for youth.

The City completed fourteen (14) owner-occupied home rehabilitations during 2015 using State Housing Initiatives Partnership (SHIP) funds. The homes all belonged to our very low income, the frail elderly and/or handicapped citizens. The City provided small business workshops and grants up to \$3,000 to businesses that attended at least 2 of the workshops, which were taught quarterly by the Service Corps of Retired Executives (SCORE) organization. More than 30 small businesses located in our minority neighborhoods have participated to date.

The City partnered with Career Source Research Coast (formerly Workforce Solutions) and held its first annual Job Fair in January, 2016. More than 50 employers participated. The event lasted from 10am-2pm. We expect our 2nd annual event to be even larger. The 2nd Annual Job Fair will be held in January, 2017.

The City completed our Highwaymen Heritage Trail, a self-guided trail to commemorate the “Original Highwaymen” – 26 African American artists from Fort Pierce, who, during the 1950s-60s peddled their Florida landscape paintings up and down U.S. Hwy. 1 because Jim Crow era South limited their entry into businesses, galleries, etc. Many of the artists still live in and around Fort Pierce and continue to paint today. The Trail ribbon cutting was followed by the 1st Annual Art Show and Family Friendly Festival. This is part of a ‘Creative Placemaking’ initiative designed to instill civic pride and promote economic development and the creation of jobs in our Lincoln Park neighborhood.

For the new departmental staff, this Plan represents an opportunity to utilize lessons learned and channel them into new Strategic Goals and Objectives for the next five years. Overall, the City will effectively use its CDBG dollars to sustain and increase the capacity of small businesses, and benefit low to moderate-income persons by strategically leveraging CDBG program funds with other public and private funding sources.

We are currently collaborating with Indian River State College, Career Source Research Coast, Allegany Franciscan Ministries, Hibiscus Children’s Center, World Changers, the Fort Pierce Utilities Authority,

Habitat for Humanity, the Solar Energy Loan Fund, the Fort Pierce Housing Authority and others to leverage the City's CDBG funds to create greater opportunities and resources for our citizens.

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

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

Discussion:

Program Specific Requirements

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

Introduction:

Projects planned with the CDBG funds expected to be available during the plan year are identified in the Projects Table. The City receives minimal program income from CDBG, based on small payments on a few of past home rehabilitations.

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.	80.00%

Discussion:

We estimate we will expend 80% of CDBG funds over each of the next 5 years of our 2016-2020 consolidated plan on activities that benefit persons of low and moderate income. The years covered are 2016-2017, which is this year's Action Plan; 2017-2018, 2018-2019, 2019-2020 and 2020-2021.

Attachments

Citizen Participation Comments

City of Fort Pierce – 2016-2020 Consolidated Plan - Citizen Participation Comments

The following comments were received through the Community Needs Assessment Survey, during public meetings and public hearings related to the creation of the 5-Year Consolidated Plan for 2016-2020 and the Annual Action Plan for program year 2016-2017.

- Employers that want to invest in our town.
- Improved parking and enforcement of 2 hour signs.
- My immediate neighborhood does not face significant issues.
- Outdoor/trash clean-up, Code Enforcement of outdoor storage, trash, parking in yards, # of residents per structure, illegal home conversion into duplexes, painting of structures.
- Sidewalks that go places, not just some here some there.
- Graffiti; Too much blight. Code enforcement is a MUST!
- Nobody who lives here cares.
- Too many kids that want to be in gangs are a real problem. Something for kids to do.
- jobs. jobs. jobs. jobs.
- We have a lot of history here to be proud of. We need to let everybody know.
- Police that care about our children.
- Slum lords that do not take care of rental property. People are living in very bad conditions.
- We need businesses to open to create more jobs.
- Please help our small businesses survive!
- Senior citizens need police protection.
- Neighborhood needs citizens to care about safety. Crime is out of control.
- People that live in the neighborhood should care more about where they live and take care of where they live.
- I am concerned with the lack of police protection in my neighborhood.
- Crime, gangs, jobs.
- Need to get sewer system for my entire neighborhood.
- YOUTH ACTIVITIES.
- Manufacturing jobs.
- We want our small businesses to succeed and our area to grow again.
- Gang violence / Anti-gang violence.
- Please put something in my community for the kids, so that we don't have to go to different districts to have fun!
- Dirt roads that should be paved and not filled with cheap millings and the community center needs its pool back.
- Improve our community centers.
- The new city LED lights do not light up the same area as the old ones. Buy better led lights with better reflector behind the light.
- The street signs need to be redone badly...you can hardly see them at night. Even during the day.
- Economic development.
- My neighborhood is great. It feels bad that people ask if Fort Pierce is safe to visit in the morning.

- Community revitalization to allow young families to be attracted to the area in order to buy and develop a long term community, rather than investors that rent to transient individuals.
- Chickens and pigs need to be addressed.
- Foreclosed homes.
- Cars zooming through, no sidewalks, empty/unkept homes.
- We need sanitary sewers installed ASAP. These homes are all on septic systems we need sanitary sewers. We are across from Lawnwood Park and the County building and we have septic systems. Streets are pot holed, signage requires updating, "children at play", and we need sidewalks.
- Increased traffic from too many trains.
- Slumlords and criminal activities in those properties.
- Create jobs and help with job training.
- We need more experienced officers in the police Department.
- Right now we do not have problems in our neighborhood.
- I love my neighborhood. It is close to county area (Sheraton Plaza) that needs much help and there is spillover.
- Stop gang violence.
- Better Pedestrian Awareness.
- Small businesses are struggling.
- More police patrols. Maybe on foot or bike.
- Economic Development will come when streets are not pot holed and crime is low. The City should work on improving the lives of all, not just segments.
- Recycling.
- Lower crime. Less housing assistance for people abusing the government assisted funds.



**City of Fort Pierce, Florida
Department of Urban Redevelopment**

Community Development Block Grant (CDBG) Program

CITIZEN PARTICIPATION PLAN

CITIZEN PARTICIPATION PLAN

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I. INTRODUCTION

Community Development Block Grant (CDBG) and Section 108 Loan Guarantee funds are provided to the City of Fort Pierce by the U.S. Department of Housing and Urban Development (HUD) for the development of viable communities characterized by decent, safe and sanitary housing, a suitable living environment, and expanding economic opportunities. These activities must benefit low and moderate-income persons (household income up to 80% of the median income adjusted for family size), eliminate slums and blighted conditions, or meet urgent community needs. Citizen involvement is actively sought as part of the CDBG and Section 108 Loan program, and is always an integral part of the decision making process. Efforts are made to increase City residents' awareness of events transpiring within their neighborhoods. The City of Fort Pierce has devised a Citizen Participation Plan for public involvement in the planning process.

II. FEDERAL MANDATE

The Housing and Community Development Act of 1974, as amended, with 24 CFR 570.301, 24 CFR 91.105, and CFR 570.704 establishes the following requirements for the City to meet in preparing its annual statement of community development objectives and projected use of funds.

A memorandum dated March 14, 2016, entitled "Incorporating 24 CFR Part 5, Affirmatively Furthering Fair Housing into 24 CFR 91.10 Consolidated Program Year, 24 CFR 91.105 Citizen Participation Plan for Local Governments and 24 CFR 91.115 Citizen Participation Plan for States promoted the Final Rule at 24 CFR Part 5 regarding a grantee's obligation to Affirmatively Further Fair Housing (AFFH). The new rule sets forth a meaningful and transparent process to identify and understand local and regional fair housing issues and to set goals for improving fair housing choice and access to opportunity.

Under the new rule, the Citizen Participation Plan requirements at 24 CFR 91.105 for local governments and 24 CFR 81.115 for states have been revised to accommodate the new AFFH, the analysis undertaken pursuant to 5.154 requiring consultation and community participation in the analysis of fair housing data, an assessment of fair housing issues and contributing factors and an indication of fair housing priorities and goals.

These requirements shall serve to permit public examination of the City's statement of objectives to further fair housing and the use of funds and efforts to enhance public accountability for these grant funds, and facilitate coordination of activities at different levels of government.

Accordingly, the City shall:

1. Furnish citizens information concerning:
 - a. The amount of funds available, including Section 108 Loan Guarantee program funds for proposed community development and housing activities;
 - b. The range of activities that may be undertaken, including the estimated amount proposed for activities that will benefit low and moderate income persons (household income up to 80% of the median income adjusted for family size); and
 - c. The plans of the City for minimizing displacement of persons resulting from activities funded under the CDBG and Section 108 Loan Guarantee programs and its plans to assist those persons actually displaced.
2. Publish a proposed statement of objectives and use of funds in such a manner to afford affected citizens an opportunity to examine its content and to submit comments on the proposed statement. In general, fifteen (15) days will be considered sufficient published notice.
3. Hold two or more public hearings at different stages of the program year to obtain

the public's views and provide to the public the City's responses to community development and housing needs;

4. Provide citizens with reasonable access to records regarding the past use of the City's CDBG and Section 108 Loan Guarantee funds;
5. Provide citizens with reasonable notice of, and opportunity to comment on any substantial proposed change in the use of funds from one activity to another;
6. Consider such citizen comments and views, and if deemed appropriate by the City, modify its proposed statement before being finalized; and
7. Make its final statement of objectives and use of funds available to the public. Any final statement may be amended from time to time in accordance with these same procedures.

Any participation activities outlined herein meet and exceed these federal mandates in keeping with the City's desire to have its Community Development program responsive to the needs of its residents.

III. DEFINITIONS

Analysis of Impediments to Fair Housing Choice Report - As a recipient of federal funding from the U.S. Department of Housing ("HUD"), the City of Fort Pierce is required to analyze the impediments to fair housing choice and then take steps to overcome the impediments it identifies. This Analysis of Impediments to Fair Housing Choice ("AI") is intended to satisfy this requirement and enable the City to more quickly overcome the barriers to full and equal access to safe, decent, affordable housing in economically vibrant, diverse communities throughout the City.

Annual Action Plan: This document allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG program. Development of the Five-Year Consolidated Plan and Annual Action Plan is the primary focus of citizens participating in the Citizen Participation Plan.

Area Median Income: HUD surveys major metropolitan areas annually to develop an index of area median income by household size. Most CDBG-funded activities and programs must benefit primarily low- and moderate-income households.

CAPER: The Consolidated Annual Performance Evaluation Report (CAPER) is the document used to evaluate the performance of programs including CDBG and Section 108 Loan Guarantees. It reports on the progress made on the five-year Consolidated Plan through the actions identified in the Annual Action Plan.

Citizen Participation Plan: This plan is prepared to facilitate and encourage public participation and involvement in the Consolidated Plan process and the City's CDBG program, especially by low- and moderate-income persons. The plan identifies the public participation requirements as identified by federal regulations (24 CFR Part 91).

Community Development Block Grant (CDBG) Program: The Community Development Block Grant (CDBG) Program is a Federal program created under the Housing and Community Development Act of 1974. This program provides grant funds to local and state governments to be used to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low and moderate-income residents. Grant funds are awarded to programs that offer improvements to public facilities and public services, including the acquisition, planning, and redevelopment of real property, and other hard cost. A small amount of grant funds is also available for program administration, operations, staffing, equipment, and other soft costs.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress in carrying out the Consolidated Plan and Annual Action Plan.

The report is prepared annually by the City in accordance with federal regulations (24 CFR Part 91). It is due to HUD no later than 90 days after the end of the City's fiscal year or September 28.

Consolidated Plan: This document serves as the City's application for CDBG funds and sets forth the priorities and strategies to address the needs of primarily low and moderate-income persons and areas in the City. It typically covers a three- or five-year time period. It is submitted to HUD in accordance with federal regulations (24 CFR Part 91). This document is required to receive HUD Community Planning and Development funds, and exists in forms that detail housing needs and strategies over three and five-year periods.

Consolidated Plan Documents: These include the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER), as well as any Substantial Amendment to the Consolidated Plan or Annual Action Plan.

Extremely Low-Income: Households with incomes less than 30 percent of the area median family income, adjusted for household size.

Low and Moderate-Income Households: These are households earning less than 80 percent of the area median income. They are broken down into the following income designations.

Low and Moderate-Income Neighborhood: In general, this is defined as a census tract(s) or block group(s) where a minimum of 51 percent of the residents have low or moderate incomes (i.e., not exceeding 80 percent of the area median income).

Low-Income: Households with incomes between 31 and 50 percent of the area median family income, adjusted for household size.

Moderate-Income: Households with incomes between 51 and 80 percent of the area median family income, adjusted for household size.

Program Year: The "program year" chosen by the City of Fort Pierce is October 1 through September 30.

Section 108 Loan Guarantee: The Section 108 Loan Guarantee program is the loan guarantee provision of the Community Development Block Grant Program (CDBG). Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. It allows local governments to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods.

IV. OPPORTUNITIES FOR PARTICIPATION

During the process of developing the annual statement of community development objectives and allocating the available funds to specific activities to carry out these objectives, formal citizens' involvement opportunities will be available. Public comment will be solicited at a series of public meetings, as well as in response to the City publication of its proposed objectives and use of funds.

Public Hearings: In order to provide citizens the opportunity to participate in the development of the Action Plan, Consolidated Plan, the Consolidated Annual Performance and Evaluation Report, the Citizen Participation Plan, the creation of the Analysis of Impediments to Fair Housing Report, and substantial amendments to these documents, public hearings will be conducted by the City Commission during the public hearing portion of regularly scheduled commission meetings. This will provide the opportunity of participation by low and moderate-income persons,

residents of slum and blighted neighborhoods, and handicapped citizens. All hearings will be held in a location that is accessible to persons with mobility impairments. If notified in a timely manner, the City, local supportive service organizations, and/or an interpreter will be on hand to provide assistance whenever a significant number of non-English speaking residents are expected to participate in a public hearing. In addition, all reasonable accommodation will be made for deaf interpreter services, if requested.

Two hearings before the City Commission, at different stages, will be held after publication of the plan's summary, detailing its proposed statement of objectives and use of funds. The first hearing will allow for public comments on the proposed use of funds, enable any affected party the opportunity to discuss community needs, objectives and proposed use of funds, review of program performance, and insure that the opportunity to comment on the proposed statement is afforded. The final public hearing will allow public comments following approval to submit to HUD.

All public hearings will be advertised in the non-legal section of a local newspaper of general circulation at least fifteen (15) days prior to such hearing indicating date, time, location, and topic to be discussed. Radio announcements, civic club announcements, and mail outs will also be utilized to properly notify and encourage participation from citizens, including businesses, developers, community organization, faith-based organizations, minorities, non-English speaking, persons with disabilities, and low and moderate income person who reside in slum or blighted areas or other areas of the hearings.

The City will provide post timely notices of public meetings in public areas and will provide timely access to information and records relating to the City's proposed and actual use of federal assistance, grant funds, loan funds, and program income. A fifteen (15) day advance prior notice of public hearings will be provided, with a thirty (30) day public comment period.

The City shall make available all documents relevant to the programs during normal working hours at City Hall, 100 N. U.S. Highway #1, in the Department of Urban Redevelopment, at no cost to the citizen. These documents will also be available at the St. Lucie County Public Library reference department. All documents will be made available in a form accessible to persons with disabilities upon request.

The City may also explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance as directed by the Urban Redevelopment Department. Unless otherwise noted in this document, all communication regarding the Citizen Participation Plan, the Consolidated Plan, Annual Action Plans, CAPER Reports and Analysis of Impediments to Fair Housing Report should be directed to:

Urban Redevelopment Department
City of Fort Pierce City Hall
100 North U.S. Hwy. 1
Fort Pierce, Florida 34950
772-467-3169

V. ADEQUATE INFORMATION

The Department of Urban Redevelopment will provide full disclosures and public access to CDBG and Section 108 Loan Guarantee program information. At the beginning of the planning process for each program year, the following information will be published in a local newspaper of general circulation:

1. The total amount of Community Development Block Grant and Section 108 Loan Guarantee funds available for the new program year.
2. The range of activities that may be undertaken, the types of activities previously done and types of eligible activities.
3. The process for development and final approval of projects or activities
4. All public hearings regarding the CDBG and Section 108 Loan Guarantee Program; and others.

Access to Records: Upon finalization by the City Commission of the statement of objectives and activities to be funded, the City shall make available all documents relevant to the programs during normal working hours, 8:00 AM – 5:00 PM, at the Fort Pierce City Hall, 100 N. U.S. Highway #1, in the Department of Urban Redevelopment, at no cost to the citizen.

The Department of Urban Redevelopment will provide full and timely disclosure of its program records and information consistent with applicable State law in formats to include persons with disabilities, upon request. Available documents include:

- All mailings and promotional information.
- Copies of all meeting minutes and public hearing notices.
- All key documents, including previous annual applications, letters of approval, grant agreements, citizen participation plan, annual performance reports, Analysis of Impediments to Fair Housing Choice report, Consolidation Plan, HUD project reports, project proposals, environmental review records, and others.
- Copies of all relevant HUD regulations.
- Project and activity files.

The Department of Urban Redevelopment will accept citizen responses, requests and/or complaints any time throughout the year, and will respond in writing to written complaints and/or grievances, within fifteen (15) working days, where practicable.

VI. ENVIRONMENTAL REVIEW AND RELEASE OF FUNDS NOTICES

The City conducts environmental assessments on all activities funded under the CDBG grant and Section 108 Loan Guarantee projects, prior to releasing these federal dollars and beginning the actual improvements. This environmental assessment is done to determine if there would be any significant negative impacts on the local environment that would result if the project is implemented. This review also is designed to assess each project's compliance with all applicable federal environmental laws.

The final step in this environmental review process is the publication of a legal notice stating the City's determination of the impact each project will have. This determination can either be a finding of no significant impact, (in which case, funds may be requested to be released from HUD), or a finding of significant impact, (in which case a full Environmental Impact Statement must be prepared). If the latter case is found, the Environmental Impact Statement must be completed prior to taking any further action on the project.

After one of these two findings has been made, and all additional requirements have been fulfilled, the Department of Urban Redevelopment will request the release of funds from the Department of Housing and Urban Development. An advertisement to this effect will be placed in the legal section of a newspaper of general circulation stating a fifteen (15) day waiting period for public review and comments.

During the waiting period, HUD will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following basis: (a) That the certification was not in fact executed by the chief executive officer or other officer of applicant approved by HUD; or (b) that applicant's environmental review record for the project indicates omission of a required decision, finding, or step applicable to the project in the environmental review process. Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58), and may be addressed to HUD at the Department of Housing and Urban Development, Atlanta Area Office, 645 Peachtree Street, Atlanta, Georgia, 30323. Objections to the release of funds on basis other than those stated above will not be considered by HUD. These two notices, finding of no significant impact, and request for release of funds, will run together whenever possible.

VII. ANNUAL PERFORMANCE AND GRANTEE REPORTS

The City prepares and publishes annual final statement reports on the progress of CDBG and Section 108 Loan Guarantee assisted activities in accordance with federal regulations. The Consolidated Annual Performance and Evaluation Report (CAPER) shall be completed within ninety (90) days of the end of each program year and made available to all interested persons prior to submission to HUD.

These performance reports provide information on the program's progress for all funded activities, status of fund expenditures, number of persons benefiting, the housing assistance provided, in relationship to the City's objectives. Citizen comments are solicited by the City for HUD on this report for a period of at least fifteen (15) days.

The Annual Action Plan will be made available for public review in the Department of Urban Redevelopment from 8:00 A.M. until 5:00 P.M., Monday through Friday. The Action Plan is due to HUD annually by August 15. This plan is reviewed during its inception by two separate public hearings to devise the actions that will be included in the plan. Citizens will be notified that these reports are available for review by means of advertisements in the non-legal section of a local newspaper, and public comments will be received by the Department of Urban Redevelopment.

VIII. 5-YEAR ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

The following describes the process and procedures related to the development of the Five-Year Analysis of Impediments (AI) to Fair Housing Choice Report.

1. Plan Development

The City shall follow the following procedures in the drafting and adoption of the 5-Year AI:

a. Plan Considerations

During the development of the 5-Year AI, the City will consult the following groups/agencies to solicit their input on fair housing issues in the City:

- Fair Housing Organizations
- Other local governments
- Advocacy groups for special needs households
- Affordable housing providers
- Banks and other financial institutions
- Educational institutions

A variety of mechanisms may be utilized to solicit input from these groups/agencies. These include telephone or personal interviews, surveys, and consultation workshops.

b. Plan Review and Comment

The draft AI shall be made available for public review for a 30-day period prior to City Commission consideration at a scheduled public hearing.

Written comments will be accepted during public review period by the Department of Urban Redevelopment.

A summary of the comments and the City's responses to the comments will be attached to the draft AI.

Copies including comments will be made available for citizen review.

c. Public Hearing

The City Commission shall conduct a public hearing to accept public comments on the draft AI as part of the approval of the 5-Year Consolidated Plan. After public comments are heard and considered by the City Commission, the City Commission shall approve or reject the AI.

Section IV, Opportunities for Participation, describes the process for publishing notice for and conducting public hearings.

d. Submittal to HUD

Upon adoption of the AI pursuant to HUD regulations, AI shall be incorporated into the 5-Year Consolidated Plan and submitted along with the Consolidated Plan to HUD for approval.

2. Plan Access and Comments

The approved AI will be kept on file by the City at the Department of Urban Redevelopment, and will be accessible online at:
<http://cityoffortpierce.com/399/Community-Development-Block-Grant-CDBG>.
The Plan will be made available to those requesting a copy by contacting:

City of Fort Pierce
Department of Urban Redevelopment
100 North U.S. Hwy. 1
Fort Pierce, Florida 34950
772-467-3183
Email: kmike@city-ftpierce.com

IX. PLAN AMENDMENTS

The level of citizens' participation activities will vary with the scope of the amendment. If the amendment involves a budget change exceeding thirty (30) percent of the annual program budget, and/or changes funding from one eligible activity to another that has not been previously approved by the City Commission, the City shall conduct a public hearing on the amendment and publish the proposed amendment in a local newspaper. The Department of Urban Redevelopment will respond in writing to citizen comments, requests and/or complaints within fifteen (15) working days where practicable. A summary of comments received will be attached to substantial amendments. A thirty (30) day comment period will be allowed before the amendment is implemented.

For any other amendments not mentioned in the above guidelines, the City Commission may take final action upon request or delegate authorization to the City Manager to amend the CDBG grant and/or Section 108 Loan Guarantee budget.

X. TECHNICAL ASSISTANCE

The Department of Urban Redevelopment staff provides support for all activities. Technical assistance related to participation in the CDBG and Section 108 Loan Guarantee program is available to any interested party during every step of the

process. Staff is ready to explain the CDBG and Section 108 Loan Guarantee programs in more detail, review project eligibility, assist with proposal development, and provide information on activities funded in the present or past years. This assistance is available Monday through Friday, 8:00 A.M. to 5:00 P.M., at the Department of Urban Redevelopment, second floor, City Hall. Staff can be reached by phone at 772-467-3183 during these hours.

XI. COMMUNITYWIDE COUNCIL (ADVISORY BOARD)

The City desires to encourage participation of its citizens, especially low and moderate-income residents, in developing and implementing Community Development programs.

Members: The Communitywide Council shall consist of seven (7) regular voting members and up to four (4) alternate members, to be appointed by the City Commission. The regular voting members will consist of four (4) persons of low or moderate income from the CDBG target area and will be residents of federally assisted housing, representatives of community organizations or otherwise eligible for participation in the CDBG program and three (3) members of the community at large. The alternate members shall consist of two persons from each group described above and shall have no voting powers, except to fill the seat of an absent regular voting member and vote in their stead, as required and as defined in City Resolution 10-54.

This will ensure continued involvement of citizens and citizen organizations throughout all stages of the program. All members shall be appointed to serve a two (2) year term. No member shall serve more than two (2) consecutive terms.

Meetings: Meetings of the Communitywide Council shall be held on the second (2nd) Wednesday of the month beginning at 6:00 p.m. in the second floor conference room at City Hall. Meetings shall be held monthly, at least six (6) times each fiscal year.

Responsibilities: The Communitywide Council responsibilities include the review of the City's Community Development Block Grant (CDBG) Program 5-Year Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Evaluation Report (CAPER), economic development business loan applications, non-profit organizations' grant applications requesting funding, and projects proposed by citizens for staff and City Commission consideration. Additionally, the Communitywide Council will be tasked with the review of citizen complaints with issues surrounding the various programs funded through the CDBG and SHIP programs and assist staff in dealing effectively with individual concerns.

Further, as the City addresses brownfield issues, the Council will provide public review and input on cleanup plans for a variety of projects. The Communitywide Council's areas of interest have been enlarged under the guidance of the new Department of Urban Redevelopment and the Department welcomes comments and suggestions from the public, through the Communitywide Council.

At the November 9, 2011 Communitywide Council meeting, the Council agreed to serve the City as the State Housing Initiatives Partnership (SHIP) Affordable Housing Action Committee (AHAC). The primary responsibility of the AHAC is to review and assist in the drafting of the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) by providing a venue for public review and comment during their regularly-scheduled meetings. The LHAP is updated once every three years and submitted to the State for review and approval.

XII. CITIZEN COMPLAINTS

Citizens who wish to register a complaint about any CDBG, SHIP or Section 108 Loan Guarantee program activity may do so by writing the Department of Urban Redevelopment, at the following address:

City of Fort Pierce
Department of Urban Redevelopment
100 N. U.S. Highway #1
Fort Pierce, FL 34950
(772) 467-3000

Every effort will be made to provide written responses to complaints within fifteen (15) days. If the information requested cannot be provided by this office, if the City's response is not adequate, or if persons wish to object to approval of an application, citizens may contact the HUD Jacksonville, Florida area office at the address below:

U. S. Department of Housing and Urban Development
Office of Community Planning and Development
Charles Bennett Federal Building
400 W. Bay Street, Suite 1015
Jacksonville, FL 32202
(904)-232-1777

HUD will consider objections made for the following reasons:

- The applicant's description of needs and objectives is plainly inconsistent with the available facts and data;
- The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant; or
- The application does not comply with the requirements or applicable law; or
- The application proposed activities which are otherwise ineligible.

Such objections should include both an identification of the requirements not met and the data upon which the persons rely. Although HUD will consider objections submitted at any time, such objections should be submitted within thirty (30) days of the publication of the notice that the application has been submitted to HUD. In order to insure that objections submitted will be considered during the review process, HUD will not approve an application until at least forty-five (45) days after receipt of an application.

XIII. CERTIFICATIONS

The City of Fort Pierce shall submit certifications to HUD each program year in accordance with the Housing and Community Development Act of 1974, as amended, and the Housing and Community Development (HCD) Act of 1987.

XIV. EFFECTIVITY

This amended Plan shall be effective **May 16, 2016**; all provisions concerning citizen involvement in implementing and assisting the program apply to activities that are ongoing as of this date, as well as to all future activities.

This Plan shall remain in effect until all Community Development Block Grant or Section 108 Loan Guarantee activities are completed, or until a new Citizens Participation Plan supersedes it.

RESOLUTION NO. 16-R21

A RESOLUTION ADOPTING THE AMENDED CITIZEN PARTICIPATION PLAN FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has been carrying out a Community Development Block Grant Program; and

WHEREAS, Federal funding for assistance in carrying out the Community Development Block Grant Program are provided under the provision of Title I of the Housing Community Activity of 1974, as amended; and

WHEREAS, said Federal funding are used to provide community improvements; and

WHEREAS, HUD regulations require Citizen Participation in the process and establish certain requirements for Citizen Participation Plans.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, duly assembled:

Section 1. The Citizen Participation Plan of the City of Fort Pierce, as amended and presented by the Department of Urban Redevelopment, is hereby adopted and the conditions and provisions of said Citizen Participation Plan shall apply to all activities carried out under the City's Community Development Block Grant Program.

Section 2. This Resolution shall be effective upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 16th day of May, 2016.



LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:


LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:


JAMES M. MESSER
CITY ATTORNEY

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

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**Ciudad de Fort Pierce, Florida
Departamento de Redesarrollo Urbano**

Programa de Desarrollo Comunitario (CDBG)

**PLAN DE PARTICIPACIÓN
CIUDADANA**

May 16, 2016

PLAN DE PARTICIPACIÓN CIUDADANA

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I. INTRODUCCIÓN

Los fondos de garantía 108 Préstamo Community Development Block Grant (CDBG) y la sección se proporcionan a la ciudad de Fort Pierce por el Departamento de Vivienda y Desarrollo Urbano (HUD) para el desarrollo de comunidades viables que se caracteriza por una vivienda digna , segura e higiénica , una adecuada condiciones de vida, y la ampliación de las oportunidades económicas . Estas actividades deben beneficiar a personas de bajos y moderados ingresos (ingreso familiar de hasta el 80 % del ingreso medio ajustado por el tamaño de la familia) , eliminar los barrios bajos y las condiciones de deterioro , o para satisfacer necesidades urgentes de la comunidad . La participación ciudadana es buscado activamente como parte del programa de CDBG y Préstamo Sección 108, y es siempre una parte integral del proceso de toma de decisiones. Se realizan esfuerzos para aumentar la conciencia de los acontecimientos que transcurren dentro de sus barrios residentes de la ciudad ' . La ciudad de Fort Pierce ha diseñado un Plan de participación ciudadana para la participación pública en el proceso de planificación.

II. MANDATO FEDERA

La Ley de Vivienda y Desarrollo Comunitario de 1974 , según enmendada, con el 24 CFR 570.301 , 24 CFR 91.105 y 570.704 CFR establece los siguientes requisitos para que la ciudad se reúnen en la preparación de su declaración anual de objetivos de desarrollo de la comunidad y proyecta el uso de los fondos.

Una exposición de fecha 14 de marzo de 2016, titulado "La incorporación de 24 CFR Parte 5, afirmativamente la vivienda justa en 24 CFR 91.10 consolidado Programa de Año, 24 CFR 91.105 Plan de Participación Ciudadana para los gobiernos locales y 24 CFR 91.115 Plan de Participación Ciudadana para los Estados promovieron la Norma definitiva en 24 CFR Parte 5 con respecto a la obligación del concesionario de afirmativamente la equidad de vivienda (AFFH). La nueva norma establece un proceso significativo y transparente para identificar y entender los problemas de equidad de vivienda locales y regionales y establecer metas para mejorar la elección de vivienda justa y el acceso a las oportunidades. Bajo la nueva norma, los requisitos del Plan de Participación Ciudadana en 24 CFR 91.105 para los gobiernos locales y 24 CFR 81.115 para los estados se han revisado para dar cabida a la nueva AFFH, el análisis realizado de conformidad con 5.154 que requiere la consulta y la participación de la comunidad en el análisis de los datos de la vivienda justa , una evaluación de las cuestiones de equidad de vivienda y los factores contribuyentes y una indicación de las prioridades de equidad de vivienda y metas.

Estos requisitos deberán servir para permitir el examen público de la exposición de los objetivos de la Ciudad para la vivienda justa y el uso de los fondos y los esfuerzos para mejorar la rendición de cuentas públicas para estos fondos de la subvención, y facilitar la coordinación de las actividades en los diferentes niveles de gobierno.

De acuerdo con ello, la Ciudad deberá:

1. Proporcionar información sobre los ciudadanos:
 - a) La cantidad de fondos disponibles, incluyendo la Sección 108 fondos de los programas de garantía de créditos a las actividades de vivienda y desarrollo comunitario propuesto;
 - b) La gama de actividades que pueden llevarse a cabo , incluido el importe estimado que se propone para las actividades que beneficiarán a personas de bajos y moderados ingresos (ingreso familiar de hasta el 80 % del ingreso medio ajustado por el tamaño de la familia); y
 - c) Los planos de la ciudad para reducir al mínimo el desplazamiento de las personas que resultan de las actividades financiadas en el marco del CDBG y programas de garantía de préstamos de la Sección 108 y sus planes para ayudar a las personas desplazadas en realidad.
2. Publicar una propuesta de declaración de objetivos y uso de los fondos de tal manera de pagar los ciudadanos afectados la oportunidad de examinar su contenido y presentar observaciones sobre la declaración propuesta. En general, los quince (15) días se consideran suficientes anuncio publicado.
3. Mantenga dos o más audiencias públicas en las diferentes etapas del año del programa para obtener las opiniones del público y proporcionar a las respuestas de la Ciudad públicos a las necesidades de vivienda y desarrollo de la comunidad;
4. Proporcionar a los ciudadanos un acceso razonable a los registros en relación con el pasado uso de CDBG de la Ciudad y de la Sección 108 fondos de garantía de préstamos;
5. ofrecer a los ciudadanos un aviso razonable de, y la oportunidad de comentar sobre cualquier propuesta de cambio sustancial en el uso de los fondos de una actividad a otra;
6. Considere estos comentarios de los ciudadanos y puntos de vista, y si se considera apropiado por la Ciudad, modificar su declaración propuesta antes de su finalización; y
7. Hacer su declaración final de los objetivos y el uso de los fondos disponibles para el público. Cualquier declaración final podrá ser modificado de vez en cuando de acuerdo con estos mismos procedimientos.

Cualquier actividad de participaciones aquí descritas cumplen y superan estos mandatos federales de acuerdo con el deseo de que la Ciudad tenga su programa de desarrollo de la comunidad que responde a las necesidades de sus residentes.

III. DEFINICIONES

Análisis de Impedimentos a la Feria de Elección de Vivienda Informe -

Como recipiente de fondos federales del Departamento de Vivienda ("HUD") de Estados Unidos, la ciudad de Fort Pierce se requiere para analizar los impedimentos a la vivienda justa y luego tomar medidas para superar los obstáculos que identifica. Este análisis de los impedimentos para Feria de Elección de Vivienda ("AI") tiene por objeto satisfacer este requisito y permitirá a la Ciudad de superar con mayor rapidez las barreras para el acceso pleno y equitativo a una vivienda segura, decente y asequible en diversas comunidades económicamente vibrante, en toda la ciudad.

Plan de Acción Anual: Este documento asigna fondos de un año (el derecho y los ingresos del programa) a los proyectos y actividades específicas para el programa CDBG. Desarrollo del Plan de Acción del Plan Consolidado Anual y cinco años es el enfoque principal de los ciudadanos que participan en el Plan de Participación Ciudadana.

Ingresos medios del área: Encuestas HUD principales áreas metropolitanas anualmente para el desarrollo de un índice del ingreso medio por el tamaño del hogar. La mayoría de las actividades y programas financiados por CDBG deben beneficiar principalmente a los hogares de bajos y moderados ingresos.

CAPER: El Informe Anual Consolidado de Evaluación del Desempeño (CAPER) es el documento que se utiliza para evaluar el desempeño de los programas incluidos CDBG y la Sección 108 garantías de préstamos. En ella se informa sobre los progresos realizados en el Plan de Consolidación de cinco años a través de las acciones identificadas en el plan de acción anual.

Plan de Participación Ciudadana: Este plan se prepara para facilitar y fomentar la participación del público y la participación en el proceso del Plan Consolidado y el programa CDBG de la ciudad, especialmente por parte de personas de ingresos bajos y moderados. El plan identifica los requisitos de participación pública identificados por las regulaciones federales (24 CFR Parte 91).

Desarrollo De la Comunidad (CDBG) : El Programa de Desarrollo Comunitario (CDBG) es un programa federal creado en virtud de la Ley de Vivienda y Desarrollo Comunitario de 1974. Este programa ofrece fondos de la subvención a los gobiernos locales y estatales que se utilizará para desarrollar comunidades urbanas viables al proporcionar una vivienda digna con una vida apropiado medio ambiente y ampliar las oportunidades económicas para ayudar a los residentes de bajos y moderados ingresos. Fondos de la subvención se conceden a los programas que ofrecen mejoras en las instalaciones y los servicios públicos, incluyendo la adquisición, planificación y remodelación de bienes inmuebles, y otros costos duro. Una pequeña cantidad de fondos de la subvención también está disponible para la administración del programa, operaciones, personal, equipo y otros costos indirectos.

Informe Anual Consolidado de Evaluación del Desempeño (CAPER): En este documento se informa sobre los avances en la ejecución del plan consolidado y el plan de acción anual. El informe se ha preparado anualmente por la ciudad, de acuerdo con las regulaciones federales (24 CFR Parte 91). Es debido a HUD no más tarde de 90 días después del final del año fiscal de la Ciudad o el 28 de septiembre.

Plan de Consolidación: Este documento sirve como aplicación de la Ciudad para los fondos CDBG y establece las prioridades y estrategias para hacer frente a las necesidades de las personas, principalmente de bajos y moderados ingresos y las zonas de la ciudad. Por lo general cubre un período de tres o cinco años. Se presenta a HUD, de acuerdo con las regulaciones federales (24 CFR Parte 91). Este documento es necesario para recibir HUD Planificación de la Comunidad y los fondos de desarrollo, y existe en formas que las necesidades y estrategias de vivienda detalle más de tres y cinco años de períodos.

Documentos del Plan consolidados : Estos incluyen el plan consolidado, el Plan de Acción Anual y el rendimiento anuales consolidadas e Informe de Evaluación (CAPER), así como cualquier modificación sustancial al Plan Consolidado o plan de acción anual.

Extremadamente bajos ingresos: Los hogares con ingresos de menos de 30 por ciento del ingreso familiar promedio del área, ajustado por el tamaño del hogar.

Los hogares de bajos y moderados ingresos: Estas son las familias que ganan menos del 80 por ciento del ingreso promedio del área. Ellos se dividen en las siguientes designaciones de ingresos.

Baja y moderada de Barrios: En general, esto se define como una zona (s) del censo o grupo (s) de bloques, donde un mínimo de 51 por ciento de los residentes tienen ingresos bajos o moderados (es decir, que no superen el 80 por ciento del área ingreso medio).

Bajos Ingresos: Los hogares con ingresos entre el 31 y el 50 por ciento del ingreso familiar promedio del área, ajustado por el tamaño del hogar.

Año del Programa: El " año del programa " elegido por la Ciudad de Fort Pierce es de 1 de octubre hasta el 30 de septiembre.

Sección 108 de garantía de préstamos: El programa de garantía de préstamos de la Sección 108 es la provisión de garantía de préstamos del Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG). Sección 108 proporciona a las comunidades con una fuente de financiación para el desarrollo económico, la rehabilitación de viviendas, instalaciones públicas y proyectos de desarrollo físico a gran escala. Permite a los gobiernos locales para transformar una pequeña parte de sus fondos CDBG en préstamos garantizados por el gobierno federal lo suficientemente grandes como para dedicarse a proyectos de revitalización físicos y económicos que pueden renovar barrios enteros.

IV. LAS OPORTUNIDADES DE PARTICIPACIÓN

Durante el proceso de elaboración de la declaración anual de objetivos de desarrollo de la comunidad y la asignación de los fondos disponibles para actividades específicas para llevar a cabo estos objetivos, las oportunidades de participación de los ciudadanos formales estarán disponibles. Los comentarios del público se solicitará a una serie de reuniones públicas, así como en respuesta a la publicación de la ciudad de sus objetivos y el uso de los fondos propuestos.

Las audiencias públicas: Con el fin de ofrecer a los ciudadanos la oportunidad de participar en el desarrollo del plan de acción, plan consolidado, el rendimiento anuales consolidadas e informe de evaluación, el Plan de participación ciudadana, la creación del Sistema de Análisis de Impedimentos a la Feria Informe de Vivienda, y las modificaciones sustanciales de estos documentos, audiencias públicas se llevarán a cabo por la Comisión de la Ciudad durante la fase de audiencia pública de reuniones de las comisiones regulares . Esto proporcionará la oportunidad de participación de las personas de bajos y moderados ingresos, los residentes de los barrios marginales y barrios afectados por la enfermedad, y los ciudadanos con discapacidad. Todas las audiencias se llevarán a cabo en un lugar que sea accesible para las personas con problemas de movilidad. Si es notificado de manera oportuna, la ciudad, las organizaciones de servicios de apoyo locales, y / o un intérprete estará a su disposición para proporcionar asistencia cuando se espera que un número significativo de residentes que no hablan inglés a participar en una audiencia pública. Además, se hará de ajustes razonables para los servicios de intérprete para sordos, si así lo solicita.

Dos audiencias ante la Comisión de la Ciudad, en diferentes etapas, se llevará a cabo después de la publicación del resumen del plan, que detalla su propuesta de declaración de los objetivos y el uso de los fondos. La primera audiencia permitirá a los comentarios públicos sobre el uso de fondos propuesta, permitirá la oportunidad de cualquiera de las partes afectadas para discutir las necesidades de la comunidad, los objetivos y el uso propuesto de los fondos, la revisión de los resultados del programa, y asegurar que la oportunidad de comentar la declaración que se propone es que ofrece. La audiencia pública final permitirá a los comentarios del público después de la aprobación que le presente HUD. Todas las audiencias públicas se publican en la sección no legal de un periódico local de circulación general por lo menos quince (15) días antes de dicha audiencia indicando la fecha, hora, lugar, y el tema a tratar. anuncios de radio, anuncios del club cívicos y envíos por correo también se utilizarán para notificar y fomentar la participación de los ciudadanos, incluidas las empresas, desarrolladores, organización de la comunidad, organizaciones basadas en la fe, las minorías, que no hablan Inglés, personas con discapacidad, y baja y adecuadamente moderada persona de ingresos que residen en barrios marginales o zonas deterioradas u otras áreas de las audiencias.

La Ciudad proveerá enviar avisos oportunos de reuniones públicas en las zonas comunes y proporcionará un acceso oportuno a la información y registros

relacionados con el uso propuesto y real de la Ciudad de ayuda federal, otorgar fondos, fondos de préstamos y los ingresos del programa . Se proporcionará un quince (15) días de anticipación previo aviso de audiencias públicas, con un período de comentarios públicos de treinta (30) días.

La Ciudad deberá poner a disposición de todos los documentos pertinentes a los programas durante las horas normales de trabajo en el Ayuntamiento, 100 N. Highway EE.UU. nº 1, en el departamento de desarrollo urbano, sin costo alguno para el ciudadano. Estos documentos también estarán disponibles en el departamento de referencia de la Biblioteca Pública del Condado St. Lucie. Todos los documentos serán puestos a disposición en una forma accesible para las personas con discapacidad que lo soliciten.

La Ciudad también puede explorar las técnicas de participación pública alternativas y formas cuantitativas para medir los esfuerzos que fomenten la participación ciudadana en una visión compartida para el cambio en las comunidades y barrios, y la revisión de los resultados del programa según lo indicado por el Departamento de desarrollo urbano. A menos que se indique lo contrario en este documento, todas las comunicaciones en relación con el Plan de Participación Ciudadana, el plan consolidado, planes de acción anuales, Informes CAPER y Análisis de Impedimentos a la Feria Informe La vivienda debe estar encaminada a:

Urban Redevelopment Department
City of Fort Pierce City Hall
100 North U.S. Hwy. 1
Fort Pierce, Florida 34950
772-467-3169

V. INFORMACIÓN ADECUADA

El Departamento de Redesarrollo Urbano proporcionará revelaciones completas y el acceso público a CDBG y la Sección 108 de información del programa de garantía de préstamos. Al comienzo del proceso de planificación para cada año del programa, la siguiente información se publicará en un periódico local de circulación general:

1. La cantidad total de Community Development Block Grant y los fondos de garantía de préstamos de la Sección 108 para el nuevo año del programa.
2. La gama de actividades que puedan llevarse a cabo, los tipos de actividades realizadas con anterioridad y los tipos de actividades elegibles.
3. El proceso para el desarrollo y la aprobación final de los proyectos o actividades
4. Todas las audiencias públicas con respecto a la Sección de CDBG y Programa de Garantía de Préstamos 108; y otros.

Acceso a los registros: Tras la finalización de la Comisión Municipal de la declaración de los objetivos y actividades a ser financiadas, el Ayuntamiento

pondrá a disposición de todos los documentos pertinentes a los programas durante las horas normales de trabajo, de 8:00 am - 5:00 pm, en el Fort Pierce City Hall, 100 NUS la carretera # 1, en el departamento de desarrollo urbano, sin costo alguno para el ciudadano.

El Departamento de Redesarrollo Urbano proporcionará información completa y oportuna de sus registros e información consistente con la ley del Estado aplicable en formatos de programas para incluir a las personas con discapacidades, previa solicitud. Los documentos disponibles incluyen:

- Todos los envíos e información promocional.
- Copias de todas las actas de las reuniones y las comunicaciones audiencia pública
- Todos los documentos clave, incluyendo las aplicaciones anteriores anuales, cartas de aprobación, los acuerdos de subvención, plan de participación ciudadana, Informes anuales de desempeño, el análisis de los impedimentos para informe de Feria de Elección de Vivienda, Plan de Consolidación, informes de proyectos de HUD, las propuestas de proyectos, registros de revisión ambiental, y otros .
- Copias de todas las regulaciones pertinentes de HUD.

Los archivos de proyecto y actividad.

El Departamento de Redesarrollo Urbano aceptará respuestas de los ciudadanos, solicitudes y/ o reclamaciones en cualquier momento durante todo el año, y responderá por escrito a las quejas y / o reclamaciones por escrito, dentro de los quince (15) días hábiles, cuando sea posible.

VI. REVISIÓN AMBIENTAL Y LIBERACIÓN DE AVISO FONDOS:

La ciudad lleva a cabo evaluaciones ambientales en todas las actividades financiadas en virtud de la subvención de CDBG y la Sección 108 proyectos de garantía de préstamos , antes de la liberación de estos fondos federales y comenzando las mejoras reales. Esta evaluación ambiental se realiza para determinar si habría ningún impacto negativo significativo en el medio ambiente local que resultaría si se ejecuta el proyecto. Esta opinión también está diseñado para evaluar el cumplimiento de cada proyecto con todas las leyes ambientales federales aplicables.

El último paso en este proceso de revisión ambiental es la publicación de un aviso legal enuncia la determinación del impacto de cada proyecto tendrá de la Ciudad. Esta determinación puede ser un hallazgo de impacto no significativo, (en cuyo caso, se pueden solicitar fondos para ser liberado de HUD), o una declaración de impacto significativo, (en cuyo caso se debe preparar una Declaración de Impacto Ambiental completo). Si se encuentra el último caso, la declaración de impacto ambiental debe ser completado antes de tomar ninguna otra medida en el proyecto.

Después de uno de estos dos hallazgos se han hecho y se han cumplido todos los requisitos adicionales, el Departamento de Redesarrollo Urbano solicitará la liberación de fondos del Departamento de Vivienda y Desarrollo Urbano. Un anuncio a tal efecto se colocará en la sección legal de un periódico de circulación general que indica un período de espera de quince (15) días para su revisión y comentarios del público.

Durante el período de espera , el HUD aceptará objeción a la aprobación de la liberación de los fondos y la aceptación de la certificación sólo si se encuentra en una de las siguientes bases: (a) Que la certificación no era, de hecho, ejecutado por la oficina ejecutiva en jefe u otro funcionario del solicitante aprobado por HUD; o (b) el archivo de revisión ambiental de dicho solicitante por el proyecto indica omisión de una decisión requerida, la búsqueda, o la etapa aplicable al proyecto en el proceso de revisión ambiental. Las objeciones deben ser preparados y presentados de conformidad con el procedimiento requerido (24 CFR Parte 58), y pueden dirigirse a HUD al Departamento de Vivienda y Desarrollo Urbano, Oficina del Área de Atlanta, 645 Peachtree Street , Atlanta, Georgia, 30323. Las objeciones a la liberación de fondos en base distinta de las indicadas anteriormente no será considerado por el HUD. Estos dos avisos, hallazgo de impacto no significativo, y la solicitud de liberación de fondos, correrán juntos siempre que sea posible.

VII. RENDIMIENTO ANUAL Y INFORMES CONCESIONARIOS:

La Ciudad se prepara y publica informes de los estados finales anuales sobre el progreso de CDBG y actividades asistidas Sección 108 de garantía de préstamos, de acuerdo con las regulaciones federales. El Informe Anual del Desempeño y Evaluación consolidada (CAPER) deberá completarse dentro de los noventa (90) días siguientes al final de cada año del programa y estará disponible para todas las personas interesadas antes de su presentación a HUD.

Estos informes de rendimiento proporcionan información sobre el progreso del programa de todas las actividades financiadas, el estado de gastos del fondo, el número de personas que se benefician, la ayuda para la vivienda han facilitado, en relación a los objetivos de la Ciudad. Comentarios de los ciudadanos son solicitadas por el Ayuntamiento para HUD en este informe para un período de al menos quince (15) días.

El plan de acción anual estará disponible para revisión pública en el Departamento de Redesarrollo Urbano de 8 a.m. hasta 17:00, de lunes a viernes. El plan de acción se debe a HUD anualmente antes del 15 de agosto de este plan es revisado durante sus inicios por dos audiencias públicas separadas para idear las acciones que serán incluidas en el plan. Ciudadanos serán notificados de que estos informes están disponibles para su revisión por medio de anuncios en la sección no legal de un periódico local, y los comentarios del público serán recibidas por el Departamento de remodelación urbana.

El plan de acción anual estará disponible para revisión pública en el Departamento de Redesarrollo Urbano de 8 a.m. hasta 17:00 , de lunes a viernes . El plan de acción se debe a HUD anualmente antes del 15 de agosto de este plan es revisado durante sus inicios por dos audiencias públicas separadas para idear las acciones que serán incluidas en el plan. Ciudadanos serán notificados de que estos informes están disponibles para su revisión por medio de anuncios en la sección no legal de un periódico local , y los comentarios del público serán recibidas por el Departamento de remodelación urbana .

VIII. 5 AÑOS DE ANÁLISIS DE LOS IMPEDIMENTOS A LA ELECCIÓN DE VIVIENDA JUSTA (AI):

A continuación se describe el proceso y los procedimientos relacionados con el desarrollo del Análisis de Cinco Años de Impedimentos (AI) para la Feria de

Elección de Vivienda Informe.

1. Plan de Desarrollo

La Ciudad deberá seguir los siguientes procedimientos en la elaboración y adopción de la AI-5 Año:

A. Consideraciones del plan

Durante el desarrollo de la IA de 5 años, el Ayuntamiento va a consultar a los siguientes grupos / agencias para solicitar su opinión sobre temas de equidad de vivienda en la ciudad:

- Las organizaciones de equidad de vivienda
- Otros gobiernos locales
- Los grupos de defensa de los hogares con necesidades
 - especiales
 - Los proveedores de vivienda asequible
 - Los bancos y otras instituciones financieras
- Instituciones educacionales

Una variedad de mecanismos puede ser utilizado para solicitar la opinión de estos grupos / agencias. Estos incluyen telefónicas o personales entrevistas, encuestas y talleres de consulta.

B. Plan de Revisión y Comentarios

El proyecto de AI se pondrá a disposición para su revisión pública por un período de 30 días antes de la Ciudad consideración de la Comisión en una audiencia pública programada.

Los comentarios escritos serán aceptados durante el período de revisión pública por el Departamento de remodelación urbana. Un resumen de los comentarios y las respuestas de la ciudad a los comentarios se adjuntará al proyecto de AI. Estarán disponibles para su revisión ciudadana copias incluyendo comentarios.

C. Audiencia pública

La Comisión de la Ciudad llevará a cabo una audiencia pública para recibir comentarios públicos sobre el proyecto de IA como parte de la aprobación del plan consolidado de 5 años. Después de los comentarios del público son escuchadas y consideradas por la Comisión de la Ciudad, la Comisión Municipal deberá aprobar o rechazar la AI.

Sección IV, espacios de participación, se describe el proceso para la publicación de notificación y celebración de audiencias públicas.

D. Presentación a HUD

Tras la adopción de la IA de conformidad con las regulaciones de HUD, AI se incorporará en el plan consolidado de 5 años y presentado junto con el plan consolidado a HUD para su aprobación.

E. Plan de Acceso y Comentarios

La IA aprobada será guardada en el archivo por la Ciudad en el departamento de desarrollo urbano, y estará disponible en Internet en:
<http://cityoffortpierce.com/399/Community-Development-Block-Grant-CDBG>.
El Plan será puesto a disposición de las personas que solicitan una copia poniéndose en contacto con:

City of Fort Pierce
Department of Urban Redevelopment
100 North U.S. Hwy. 1
Fort Pierce, Florida 34950
772-467-3183
Email: kmike@city-ftpierce.com

IX. LAS MODIFICACIONES DEL PLAN

El nivel de las actividades de participación de los ciudadanos variará con el alcance de la modificación. Si la modificación implique un cambio de presupuesto superior a treinta (30) por ciento del presupuesto anual del programa, y / o cambios en la financiación de una actividad elegible a otro que no ha sido previamente aprobados por la Comisión de la Ciudad, la Ciudad llevará a cabo una audiencia pública sobre la modificación y publicación de la modificación propuesta en un periódico local. El Departamento de Redesarrollo Urbano responderá por escrito a los comentarios de los ciudadanos, solicitudes y / o reclamaciones dentro de los quince (15) días hábiles cuando sea posible. Un resumen de las observaciones recibidas se adjuntará a modificaciones sustanciales. Se permitirá un período de treinta comentario (30) días antes de que se aplique la modificación.

Para cualquier otra modificación que no se mencionan en las directrices anteriores, la Comisión Municipal puede tomar acción final a petición o delegado autorización al Administrador de la Ciudad de modificación de la subvención de CDBG y / o la Sección 108 del presupuesto de garantía de préstamos.

X. ASISTENCIA TÉCNICA

El personal del Departamento de reconstrucción urbano proporciona apoyo a todas las actividades. La asistencia técnica relacionada con la participación en el programa de CDBG y de garantía de préstamos de la Sección 108 está disponible para cualquier persona interesada en cada paso del proceso. El personal está preparado para explicar los programas de garantía de préstamo de la Sección 108 de CDBG y con más detalle, la revisión del proyecto de elegibilidad, ayudar con el desarrollo de propuestas, y proporcionar información sobre las actividades financiadas en los años actuales o pasados. Esta ayuda está disponible de lunes a viernes, 8 a.m. a 17:00, en el Departamento de Redesarrollo Urbano, el segundo piso de la Alcaldía. El personal puede contactar por teléfono al 772-467-3183 durante estas horas.

XI. CONSEJO NIVEL COMUNITARIO (CONSEJO ASESOR):

La Ciudad desea fomentar la participación de sus ciudadanos, especialmente a los residentes de bajos y moderados ingresos, para desarrollar e implementar programas de desarrollo comunitario. Los ciudadanos se verán involucrados en una función de asesoramiento en la definición de las cuestiones de política y el desarrollo de estrategias para determinar tanto los objetivos de desarrollo de la comunidad a largo plazo y corto.

Miembros: El Consejo nivel comunitario estará compuesto por siete miembros (7) de votación regular y hasta cuatro (4) miembros suplentes, que serán designados por la Comisión de la Ciudad. Los miembros votantes regulares se componen de cuatro (4) personas de ingresos bajos o moderados de la zona objetivo de CDBG y serán residentes de viviendas con asistencia federal, representantes de organizaciones de la comunidad o de otra manera elegible para participar en el programa de CDBG y tres (3) miembros de la comunidad en general. Los suplentes estarán compuestos por dos personas de cada grupo descrito anteriormente y no tendrán ninguna facultad de voto, excepto para ocupar el puesto de un miembro de la votación ordinaria ausente y votar en su lugar, según sea necesario y como se define en la Resolución 10-54 de la ciudad.

Esto asegurará continua participación de los ciudadanos y las organizaciones de ciudadanos en todas las etapas del programa.

Todos los miembros serán nombrados para servir un término de dos (2) años. Ningún miembro podrá servir más de dos (2) períodos consecutivos.

Reuniones: Las reuniones del Consejo se celebrarán a nivel comunitario en el segundo (2) miércoles del mes a las 6:00 p.m. en el segundo piso de la sala de conferencias en el Ayuntamiento. Las reuniones se llevan a cabo mensualmente, al menos seis (6) veces cada año fiscal.

Responsabilidades: Las responsabilidades del Consejo nivel comunitario incluyen la revisión del Plan de Desarrollo de la Comunidad de la Ciudad de Block Grant (CDBG) de 5 años consolidado, plan de acción anual, consolidado Informe de Evaluación del Desempeño Anual (CAPER), las solicitudes de préstamos de negocios de desarrollo económico, las solicitudes de subvención de las organizaciones sin ánimo de lucro solicitando financiación, y proyectos propuestos por los ciudadanos para el personal y la consideración de la Comisión de la ciudad. Además, el Consejo de nivel comunitario se encargará de la revisión de las quejas de los ciudadanos con los temas relacionados con los diversos programas de vivienda de la ciudad y ayudar al personal a tratar eficazmente con las preocupaciones individuales.

Además, como la Ciudad se ocupa de cuestiones industriales abandonadas, el Consejo proporcionará opinión pública y la entrada en los planes de limpieza para una variedad de proyectos. Áreas del Consejo nivel comunitario de interés se han agrandado bajo la dirección del nuevo Departamento de Redesarrollo Urbano y el Departamento da la bienvenida a los comentarios y sugerencias del público, a través del Consejo nivel comunitario.

En la reunión de noviembre 9, 2011 Consejo nivel comunitario, el Consejo acordó servir a la Ciudad como el Estado de Vivienda iniciativas de asociación (SHIP) asequible Comité de Acción de Vivienda (AHAC). La responsabilidad principal de la AHAC es revisar y ayudar en la redacción de la Vivienda iniciativas de asociación (SHIP) Plan de Asistencia Local de Vivienda (LHAP), proporcionando un lugar para

su revisión y comentarios del público durante sus reuniones programadas con regularidad. El LHAP se actualiza una vez cada tres años y presentarse al Estado para su revisión y aprobación.

XII. QUEJAS DE LOS CIUDADANOS

Los ciudadanos que deseen registrar una queja sobre cualquier actividad del programa de Garantía de Préstamos 108 CDBG y la Sección podrán hacerlo dirigiéndose al departamento de desarrollo urbano, en la siguiente dirección:

City of Fort Pierce
Department of Urban Redevelopment
100 N. U.S. Highway #1
Fort Pierce, FL 34950
(772) 467-3169

Se hará todo lo posible para proporcionar respuestas escritas a las quejas dentro de los quince (15) días. Si la información solicitada no puede ser proporcionado por esta oficina, si la respuesta de la ciudad no es la adecuada, o si las personas desean presentar una objeción a la aprobación de una solicitud, los ciudadanos pueden comunicarse con la oficina del área de HUD Jacksonville, Florida, en la siguiente dirección:

U. S. Department of Housing and Urban Development
Office of Community Planning and Development
Charles Bennett Federal Building
400 W. Bay Street, Suite 1015
Jacksonville, FL 32202
(904) 232-1777

HUD considerará objeciones hechas por las siguientes razones:

- La descripción del solicitante de las necesidades y objetivos es claramente incompatible con los hechos y los datos disponibles;
- Las actividades a realizar son claramente inadecuado para satisfacer las necesidades y objetivos identificados por el solicitante; o
- La solicitud no cumple con los requisitos o las leyes aplicables; o
- La aplicación actividades que no sean elegibles propuesto.

Tales objeciones deben incluir tanto una identificación de los requisitos no se encontraron y los datos en que se basan las personas. Aunque HUD considerará objeciones presentadas en cualquier momento, tales objeciones deben presentarse dentro de los treinta (30) días siguientes a la publicación del anuncio de que la solicitud se ha presentado a HUD. Con el fin de asegurar que las objeciones presentadas se tendrán en cuenta durante el proceso de revisión, HUD no aprobarán una aplicación hasta al menos cuarenta y cinco (45) días siguientes a la recepción de la solicitud.

XIII. CERTIFICACIONES

The City of Fort Pierce shall submit certifications to HUD each program year in accordance with the Housing and Community Development Act of 1974, as amended, and the Housing and Community Development (HCD) Act of 1987.

XIV. EFFECTIVIDAD

Este plan modificado será efectiva May 16, 2016 todas las disposiciones relativas a la participación ciudadana en la implementación y asistir al programa se aplican a las actividades que están en curso a partir de esta fecha, así como a todas las actividades futuras.

Este Plan permanecerá en vigor hasta que todos Desarrollo Subvención comunitaria o están completado las actividades de la Sección 108 de garantía de préstamos, o hasta que un Plan de Participación nuevos ciudadanos que reemplaza.

Grantee SF-424's and Certification(s)

GMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<p>* 2. Type of Application:</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<p>* If Revision, select appropriate letter(s):</p> <input type="text"/>		
<p>* Other (Specify):</p> <input type="text"/>		
<p>* 3. Date Received:</p> <input type="text"/>		<p>4. Applicant Identifier:</p> <input type="text"/>
<p>5a. Federal Entity Identifier:</p> <input type="text"/>		<p>5b. Federal Award Identifier:</p> <input type="text"/>
<p>State Use Only:</p>		
<p>6. Date Received by State:</p> <input type="text"/>		<p>7. State Application Identifier:</p> <input type="text"/>
<p>B. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: City of Fort Pierce</p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p> <p>596000322</p>		<p>* c. Organizational DUNS:</p> <p>122714744</p>
<p>d. Address:</p>		
<p>* Street1: 100 North U.S. Hwy. 1</p>		
<p>Street2:</p> <input type="text"/>		
<p>* City: Fort Pierce</p>		
<p>County/Parish:</p> <input type="text"/>		
<p>* State: FL: Florida</p>		
<p>Province:</p> <input type="text"/>		
<p>* Country: USA: UNITED STATES</p>		
<p>* Zip / Postal Code: 34950</p>		
<p>e. Organizational Unit:</p>		
<p>Department Name:</p> <p>Planning</p>		<p>Division Name:</p> <p>Urban Redevelopment</p>
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Prefix: Mrs.</p>		<p>* First Name: Libby</p>
<p>Middle Name:</p> <input type="text"/>		
<p>* Last Name: Woodruff</p>		
<p>Suffix:</p> <input type="text"/>		
<p>Title: Manager, Urban Redevelopment Department</p>		
<p>Organizational Affiliation:</p> <p>Employee</p>		
<p>* Telephone Number: 772-467-3169</p>		<p>Fax Number: 772-466-5808</p>
<p>* Email: ewoodruff@city-ftpirce.com</p>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>C: City or Township Government.</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>Department of Housing and Urban Development.</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14.218</p> <p>CFDA Title:</p> <p>2016 CDBG Action Plan</p>	
<p>* 12. Funding Opportunity Number:</p> <p>14-218</p> <p>* Title:</p> <p>Community Development Block Grant - Entitlement City</p>	
<p>13. Competition Identification Number:</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>Add Attachment Delete Attachment View Attachment</p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>2016 CDBG Action Plan</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments Delete Attachments View Attachments</p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="FL-016"/>	* b. Program/Project: <input type="text" value="FL-016"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="10/1/16"/>	* b. End Date: <input type="text" value="9/30/17"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="484925.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="6000"/>
* g. TOTAL	<input type="text" value="# 490,925"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Linda"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Hudson"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor, City of Fort Pierce"/>	
* Telephone Number: <input type="text" value="772-467-3000"/>	Fax Number: <input type="text" value="772-466-5808"/>
* Email: <input type="text" value="lhudson@city.ftpierce.com"/>	
* Signature of Authorized Representative: <input type="text" value="Linda Hudson"/>	* Date Signed: <input type="text" value="9/11/16"/>

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

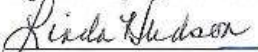
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official


Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2016 , 2017 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Linda Hudson 8/1/16
Signature/Authorized Official Date

Mayor Commissioner
Title

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Community Needs Assessment Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Urban Redevelopment Department, City of Fort Pierce</p>
	<p>Provide a brief summary of the data set.</p> <p>The data set included 14 questions on the Community Needs Assessment Survey, provided the opportunity for citizens to provide their input on the City's needs pertaining to Housing, Community Services, Economic Development, Services for the Homeless, Public Improvements, Community Facilities, Non Homeless Special Needs, and Neighborhood Improvements.</p>
	<p>What was the purpose for developing this data set?</p> <p>The data set was developed to help City staff better assess the needs of Fort Pierce, per input garnered from citizens, business owners and public service providers of the City.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Data was collected between April, 2016 and July 1, 2016.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The Fort Pierce Community Needs Assessment Survey (CNAS) and Assessment of Fair Housing Survey (Fair Housing Survey) were made available to the public in two (2) formats – for businesses/supportive service organizations and for citizens - in English and in Spanish. The surveys were distributed utilizing the computer-based tool, SurveyMonkey.com and in hardcopy. The first survey focused on individual citizens and was made available on the City’s website for a period of four (4) months.</p> <p>Advertisements were published in a local daily news circulation to notify City residents of the survey's availability, in English and in Spanish. Notifications in English and Spanish of the availability of the surveys were also included as an insert in the April, 2016 Fort Pierce Utilities Authority utility bill and it was published in the Hispanics in Action on the Treasure Coast online newsletter, in the Lincoln Park Main Street community newsletter and in the LaVoz Spanish newspaper, and on the City’s TV station. Responses to the survey were calculated and analyzed upon receipt. Hard copies were distributed via U.S. mail, upon request. The surveys were distributed via email to an extensive and comprehensive list of locally-based businesses and community agencies for their input. Also, Fort Pierce City Hall and through a number of the supportive service agencies that distributed copies of the surveys to their individual clients for further input. City staff held six community meetings to promote the survey and the creation of the 5-Year Consolidated Plan, 2016 Action Plan and Assessment of Fair Housing Report for 2016-2020.</p>

	<p>Describe the total population from which the sample was taken.</p> <p>The entire City of Fort Pierce population was targeted with the availability of the Community Needs and Fair Housing surveys.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Primarily, residents located in our lower income minority neighborhoods participated in the survey; as this is where the majority of our community meetings and workshops were held to promote the survey.</p> <p>Overall 315 completed surveys were received.</p>
2	<p>Data Source Name</p> <p>U.S. Census</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census data sets including 2010 U.S. Census, American Fact Finder; American Community Survey</p>
	<p>Provide a brief summary of the data set.</p> <p>Data sets available through the U.S. Census for Fort Pierce and St. Lucie County from the 2010 US Census and 2014 American Fact Finder and 2014 American Community Survey</p>
	<p>What was the purpose for developing this data set?</p> <p>These data sets were beneficial in the determination of the overall needs of the City of Fort Pierce.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This data is considered comprehensive and can be analyzed at one geographic area (blocks and tracts), among certain individual populations, or at the City of Fort Pierce as a whole and all populations.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2010 US Census - this data covers from 2001-2009; American Fact Finder - 2014; American Quick Facts - 2014</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is complete; per the U.S. Census.</p>
	3
	<p>List the name of the organization or individual who originated the data set.</p> <p>The City of Fort Pierce Department of Urban Redevelopment originated the data set.</p>

<p>Provide a brief summary of the data set.</p> <p>The data set included 39 questions on the Fair Housing Survey that provided the opportunity for citizens, businesses and nonprofits to provide their input on the City's needs pertaining to Fair Housing issues, including race, number of people in household, own or rent, age of home, use of public transportation, yearly income, highest education, condition of home, questions related to types of possible discrimination received by citizen, refinancing, predatory lending, senior housing, assisted living facilities, disability status, and reverse mortgages.</p>
<p>What was the purpose for developing this data set?</p> <p>This data set was created to assist the City in determining the level and status of housing discrimination within the City of Fort Pierce as well as living conditions, poverty levels, etc.</p>
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>This survey was available from April, 2016 through July 1, 2016.</p>
<p>Briefly describe the methodology for the data collection.</p> <p>The Fort Pierce Community Needs Assessment Survey (CNAS) and Assessment of Fair Housing Survey (Fair Housing Survey) were made available to the public in two (2) formats – for businesses/supportive service organizations and for citizens - in English and in Spanish. The surveys were distributed utilizing the computer-based tool, SurveyMonkey.com and in hardcopy. The first survey focused on individual citizens and was made available on the City’s website for a period of four (4) months.</p> <p>Advertisements were published in a local daily news circulation to notify City residents of the survey's availability, in English and in Spanish. Notifications in English and Spanish of the availability of the surveys were also included as an insert in the April, 2016 Fort Pierce Utilities Authority utility bill and it was published in the Hispanics in Action on the Treasure Coast online newsletter, in the Lincoln Park Main Street community newsletter and in the LaVoz Spanish newspaper, and on the City’s TV station. Responses to the survey were calculated and analyzed upon receipt. Hard copies were distributed via U.S. mail, upon request. The surveys were distributed via email to an extensive and comprehensive list of locally-based businesses and community agencies for their input. Also, Fort Pierce City Hall and through a number of the supportive service agencies that distributed copies of the surveys to their individual clients for further input. City staff held six community meetings to promote the survey and the creation of the 5-Year Consolidated Plan, 2016 Action Plan and Assessment of Fair Housing Report for 2016-2020.</p>
<p>Describe the total population from which the sample was taken.</p> <p>The survey was available for all citizens throughout the City of Fort Pierce.</p>
<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Respondents to the survey were predominantly from the lower income minority neighborhoods in Fort Pierce. A total of 315 Community needs and Fair Housing completed surveys were received.</p>