



2023 Consolidated Annual Performance and Evaluation Report (CAPER)

DRAFT

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

CR-05 - Goals and Outcomes

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

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

The City of Fort Pierce is an entitlement city, which receives an annual allocation of Community Development Block Grant (CDBG) program funds from the United States Department of Housing and Urban Development (HUD). In FY 2023, the city received an allocation of \$564,875 in CDBG funds in February 2024. Funding from past years were utilized to fund activities in 2023, this report will provide a detailed account of how the City of Fort Pierce distributed those funds across the 2023-2024 program year. CDBG funds helped to address the urgent needs facing the city and its residents through housing, community, and economic development objectives as outlined by HUD. These objectives include, but are not limited to affordable housing, the development and preservation of historic sites, restoration of public facilities and infrastructure improvements, public services, neighborhood revitalization efforts, in addition to services for low- to moderate income (LMI) households and the special needs population.

The city's Grants Administration Division is responsible for administering CDBG funds in Fort Pierce. The Division completed several activities based on the strategies outlined in the 2023-2024 Annual Action Plan (AAP). With the revamping of programmatic activities post COVID-19, the staff successfully addressed the needs of the community. Please see those project activities listed below.

Public Service Projects – The city expended a total **\$88,598** on **2** public service projects for LMI citizens. These projects have been completed as of September 30, 2024. These Public Service Projects provided assistance to the Boys and Girls Club – St. Lucie County, Village Coalition Youth Activities Program, Juneteenth Cultural Program, and our Rapid Rehousing Program. Twenty-Eight (28) homeless families were supported in finding homes and shelter, alleviating the plight of homelessness through the Rapid Rehousing program in the City of Fort Pierce.

Housing Programs – The city expended **\$19,080** for the Residential Rehabilitation Program, of which **\$780,920** is encumbered to complete those outstanding rehab projects. The city experienced delays in completing those projects due to supply chain issues and challenges with contractors. Our residential rehabilitation projects will be completed outside of the current program year. A total of 18 households were assisted.

Economic Development – The city expended \$30,985 for micro-enterprise businesses through marketing and advertising, building capacity and sustainability for the continued growth of these micro-businesses. The continued support of CBDO’s promote the economic development, job and opportunity creation, tourism, historic preservation, and energy efficiency improvements.

Public Facilities – The city expended \$55,368.00 for improvements to public facilities and improvements to playgrounds located in lower income neighborhoods.

Neighborhood Revitalization – The city expended \$34,270 to highlight, promote, and assist the culturally diverse community throughout the City of Fort Pierce.

Program Administration – The city expended \$110,530 to promote CDBG activities to the residents of the City of Fort Pierce, through program management, professional development of staff and fair housing workshops.

The city recognized the need for workforce development assistance within the community. Partnering with CareerSource, small businesses, and the Boys and Girls Club of St. Lucie County to provide training for youth and underserved residents within the community. These activities served a total of 553 LMI individuals and families.

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

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

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|------------------------------|-----------------------|-----------------|--|------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| 1A Expand and Improve Public | Non-Housing Community | CDBG: \$ | Public Facility or Infrastructure Activities | Persons Assisted | 10000 | 3000 | 30.00% | 14000 | 0 | 0% |

| | | | | | | | | | | |
|--|---|-------------------|---|----------------------------------|-------|------|--------|-------|------|--------|
| Infrastruct ure | Developme nt | | other than Low/Moder ate Income Housing Benefit | | | | | | | |
| 1B Improve Access to Public Facilities | Non- Housing Community Developme nt | CDBG: \$55,368 | Public Facility or Infrastructu re Activities other than Low/Moder ate Income Housing Benefit | Persons Assisted | 10000 | 3000 | 30.00% | 10000 | 5000 | 50.00% |
| 2A Housing Rehabilitati on | Affordable Housing | CDBG: \$19,080 | Homeowne r Housing Rehabilitat ed | Househo ld Housing Unit | 75 | 13 | 17.00% | 30 | 10 | 30% |
| 2B Affordable Housing Opportunit y | Affordable Housing | CDBG: \$ | Homeowne r Housing Added | Househo ld Housing Unit | 10 | 0 | 0.00% | 40 | 0 | 0.00% |
| 3A Provide Supportive Services | Non- Housing Community | CDBG: \$ | Public service activities | Persons Assisted | 10000 | 0 | 0.00% | 1500 | 0 | 0.00% |

| | | | | | | | | | | |
|--|-----------------------------------|----------------|--|---------------------|-------|----|--------|------|----|--------|
| for Special Needs | Development | | other than Low/Moderate Income Housing Benefit | | | | | | | |
| 3B Provide Vital Services for LMI Households | Non-Housing Community Development | CDBG: \$76,210 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 10000 | 0 | 0.00% | 1500 | 90 | 57.00% |
| 4A Provide for Small Business Assistance | Non-Housing Community Development | CDBG: \$10,037 | Jobs created/retained | Jobs | 100 | 0 | 0.00% | 100 | 50 | 50.00% |
| 4A Provide for Small Business Assistance | Non-Housing Community Development | CDBG: \$20,949 | Businesses assisted | Businesses Assisted | 250 | 65 | 26.00% | 100 | 52 | 52.00% |

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

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

The City of Fort Pierce has identified the following priorities to address the need for affordable housing and residential rehabilitation, neighborhood revitalization through public improvements, and services, in addition to economic development programs to assist LMI and special needs populations as its highest priority. As the City of Fort Pierce emerges from the COVID-19 pandemic, increased housing costs, and drastic changes to the global economy; the city’s CDBG program made significant progress in addressing the needs of the community through the activities reported in this plan. Below is a list of priorities as identified in the city’s Consolidated Plan and a summary of activities in PY 2023.

Home Rehabilitation / Home Purchase Assistance / Fair Housing: Priority High

There were 11 VLI and LI homeowner households assisted with 2 households completed and 16 households encumbered with housing rehabilitation activities which included weatherization improvements used to decrease energy costs and increase protection from inclement storms. The city continues to identify new eligible households for participation in our World Changers and Paint Our Town Programs. These CDBG sponsored programs can be found on the City of Fort Pierce’s website where applications are accepted and processed year-round.

Economic Opportunity: Priority High

CDBG funds were allocated to funding for the technical assistance of 52 small businesses through micro-enterprise. Funding served to promote, market, and advertise these small businesses throughout the Fort Pierce Community. In addition to providing educational workshops to these small businesses.

Public Facilities: Priority High

Local parks were enhanced through the use of CDBG funds to improve neighborhood parks and playground facilities, creating safe spaces for residents to exercise, recreate, generally enjoy the outdoor spaces provided by the city.

Public Services: Priority High

In PY 2023, the city assisted LMI persons with rapid rehousing services due to an increase in unhoused individuals and families in the community, in addition to Public Service Agency grants utilized to assist youth services and employment training. These activities assisted approximately 1000 LMI persons in the city.

Neighborhood Revitalization: Priority High

Neighborhood Revitalization activities supported local art and cultural heritage projects recognizing and celebrating cultures throughout the city. The city participated in the annual Juneteenth cultural program, the 7th annual highwaymen art festival, in addition to providing funding to Fort Pierce and Lincoln Park main streets. All of these activities that create and provide economic opportunities for small businesses and the residents of Fort Pierce.

CR-10 - Racial and Ethnic composition of families assisted

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

| | CDBG |
|---------------------------|-------------|
| White | 3 |
| Black or African American | 38 |
| Asian | 0 |

| | |
|---|-----------|
| American Indian or American Native | 0 |
| Native Hawaiian or Other Pacific Islander | 0 |
| Hispanic | 1 |
| Not Hispanic | 1 |
| Total | 43 |

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

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG | public - federal | 564,875 | 338,832 |

Table 3 - Resources Made Available

Narrative

CDBG Funds

The city received \$564,875 in CDBG funds for activities in PY 2023 expending \$338,832 in CDBG funds and encumbered \$226,043. The delay in the expenditure of funds were due to challenges with contractors and supply-chain issues, the designated rehabs were not completed in PY 2023. We are in the process of completing those residential rehabilitation projects, providing those necessary supplies and repairs to Fort Pierce residents. As it pertains to our homeless population, the Grants Division surpassed our ability to assist this population. Due to the 15% cap to the Public Services category, we were unable to assist more of our unhoused applicants. The Grants Division will continue to strategically allocate those CDBG funds in the upcoming 2024 program year; while maintaining community partnerships and leveraging relationships with new pathways to provide assistance. The city continuously strives to initiate, promote and complete activities listed in the Consolidated Plan to assist LMI Fort Pierce residents we have improved and will continue to closely track expenditures.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| | | | |

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

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

Leveraging

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

The City of Fort Pierce has leveraged federal funds to receive annual state funding through the State Housing Initiative Partnership Program (SHIP). SHIP program funds were primarily utilized to serve LMI households in the city, creating accessible opportunities for affordable homeownership in addition to providing alternative types of housing assistance.

Due to lingering public concerns for health and safety protocols post-Covid-19, the city reopened discussions with the Fort Pierce Utilities Authority to implement and provided CDBG funding annually for Weatherization program strategies. The city partners with the Fort Pierce Utilities Authority who in program year 2023 leveraged funding of approximately \$50,000 assisting 30 homes for the Weatherization program. Through their efforts the Fort Pierce Utilities Authority insulated and fortified existing structures lowering energy costs and protecting homes from inclement weather through these weatherization initiatives. Additional information regarding weatherization can be found on the link below.

[Weatherization Education Outreach Program \(WEOP\) - Fort Pierce Utilities Authority \(fpu.com\)](https://www.fpu.com/Weatherization-Education-Outreach-Program)

CDBG funds are also used to leverage funds associated with the rehabilitation of historic facilities located in very low-income areas in Fort Pierce transforming these sites and facilities into center(s) for arts and cultural heritage. These facilities are accessible to the public for the purpose to promote civic pride, deter crime, encourage economic investment, development and to stimulate job creation initiatives.

Publicly owned land or properties located in the jurisdiction are made available to address the needs identified in consolidated plan.

The city is currently collaborating with local stakeholders to create a Land Trust in Fort Pierce and is working with developers in an effort to develop affordable rental properties and affordable homes for sale to Fort Pierce citizens.

CR-20 - Affordable Housing 91.520(b)

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

| | One-Year Goal | Actual |
|--|----------------------|---------------|
| Number of Homeless households to be provided affordable housing units | 0 | 23 |
| Number of non-homeless households to be provided affordable housing units | 40 | 11 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 1 |
| Total | 40 | 35 |

Table 5 – Number of Households

| | One-Year Goal | Actual |
|--|----------------------|---------------|
| Number of households supported through Rental Assistance | 48 | 34 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 30 | 10 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 78 | 44 |

Table 6 – Number of Households Supported

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

The city initiated residential rehabilitation assistance for 18 households and completed 2 of those rehabs within the program year, due to unforeseen circumstances those additional 8 households were moved to 2024 for completion, the additional 10 households were assisted through the Residential Rehabilitation Program, World Changers, and Paint Our Town programs. The City continues to fund the World Changers and Paint Our Town programs in the Annual Action Plan (AAP). Partnership and activities with the Fort Pierce Utilities Authority - Weatherization program will resume for the 2024 program year.

Discuss how these outcomes will impact future annual action plans.

Homeowner rehabilitation remains one of the city’s largest priorities, our reignited partnership with FPUA and our recent ordinance introducing innovative “tiny homes” initiatives for Fort Pierce residents. The City of Fort Pierce intends to support as many Low-Moderate income residents as possible with the funding provided. The City continues to allocate funds toward the residential rehabilitation program, in addition to providing minor rehabilitation services to our residents (elderly, disable, and Veterans). While working with community partners and service providers to identify opportunities to support LMI households in need of support. The City of Fort Pierce strives to alleviate the challenges of homelessness, slum and blight, in addition to providing affordable repairs needed to maintain the homes our citizens.

To meet and exceed future annual action plans outcomes established in the plan, the city continues to identify new strategies to engage with eligible households for the Paint Our Town and World Changers Programs. Information on the Paint Our Town Program can be found on the city’s website and can be accessed in several ways, including by phone, email to the Grants Administration department, and on the city’s website.

[Paint Our Town Program | Fort Pierce, FL - Official Website \(choosefortpierce.com\)](http://choosefortpierce.com)

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

| Number of Households Served | CDBG Actual | HOME Actual |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income | 9 | 0 |
| Low-income | 18 | 0 |
| Moderate-income | 7 | 0 |
| Total | 34 | 0 |

Table 7 – Number of Households Served

Narrative

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

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

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

The Treasure Coast Homeless Services Council, Inc. (TCHSC) is the lead agency for the CoC FL-509, which provides resources and assistance for persons experiencing homelessness in the region. The mission of the TCHSC is to prevent and end homelessness on the Treasure Coast, in the event that homelessness occurs the TCHSC strives to ensure that this challenge is brief and non-recurring. The CoC conducts an annual Point-in-Time (PIT) count, in accordance to HUD's requirements. The TCHSC publishes the homeless numbers for St. Lucie County on their website, which includes an assessment of their individual needs. This information is submitted with annual grant applications such as this Consolidated Plan and subsequent Annual Action Plans to address our homeless issues.

[Complete Homeless Assistance Services in Vero Beach, FL \(tchelpspot.org\)](http://tchelpspot.org)

The CoC uses the Coordinated Entry system for all individuals seeking housing assistance, and this process prioritizes the most vulnerable households for assistance. There are several locations across the CoC area that participates in the Coordinated Entry process including the TCHSC Housing Resource Center. Additionally, the TCHSC also administers the Homeless Management Information System (HMIS). The CoC uses Client track, an internal software system, where members in the CoC are encouraged to utilize the HMIS as it helps to reduce the duplication of services while measuring the effectiveness of the CoC to meet the needs of the homeless. Through the use of these services, it is the goal of the city to assist these individuals and families to mitigate the challenges faced by our homelessness residents.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are a very few emergency shelters located within the City of Fort Pierce. To alleviate this, the city has implemented the Rapid Rehousing program through SHIP and CDBG funding. This program assists individuals and families that are homeless or being evicted with rental assistance for first and last month's rents, in addition to security deposits for those in need of finding a home. The city has partnered with the Treasure

Coast Homeless Services Council and the Fort Pierce Housing Authority to prevent residents from becoming homeless or to identify those that are homeless.

The City of Fort Pierce has partnered with the Treasure Coast Homeless Services Council and other community social service agencies to facilitate the Rapid Rehousing Program. Through a semi-coordinated entry (by utilizing the agencies) homeless individuals or those living in emergency shelters and transitional shelters were connected with the city's Rapid Rehousing Program.

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

The City of Fort Pierce has begun partnering with the Treasure Coast Homeless Services Council, Mustard Seed, In the Image of Christ, and the Council of Social Agencies (COSA) of St. Lucie County to facilitate the Rapid Rehousing Program. Through a semi-coordinated entry (by utilizing the agencies) homeless individuals or those living in emergency shelters and transitional shelters were connected with the city's Rapid Rehousing Program.

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 is located within the boundaries of the three county Continuum of Care sites, and continues to work to establish relationships with the Treasure Coast Homeless Services Council, Inc (CoC lead) to access their knowledge, resources, and services for assisting our homeless population, especially for chronically homeless individuals and families, in addition to our veteran population, their families, and homeless youth. The CoC uses the Coordinated Entry system for all individuals seeking housing assistance, this process prioritizes the most vulnerable households for assistance. There are several locations across the Treasure Coast (CoC) area that participate in the Coordinated Entry process including the TCHSC Housing Resource Center.

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

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

Actions taken to address the needs of public housing

The Fort Pierce Housing Authority (FPHA) is the local housing authority in the city. It is the mission of the housing authority to provide quality and affordable housing options within the community without discrimination; while preserving the community’s best interest; purposefully with the vision and core values of working to eliminate the negative influence of poverty, promoting partnerships that provide links to services that enable self-sufficiency development through education, employment, addressing homelessness, and providing housing options to families with carrying levels of income to achieve an optimal living standard, operating in a fiscally responsible manner and maintaining organizational integrity. The city will continue our collaborations with the FPHA and area supportive service providers to develop transitional housing programs for our growing number of homeless families in the City of Fort Pierce.

[Fort Pierce Housing Authority, FL | Official Website \(hacfp.org\)](http://hacfp.org)

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

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

FPHA provides a Family Self-Sufficiency Program for both its Section 8 Housing Choice Voucher and Public Housing Programs. This program is designed to mentor families and link them to services, training, education, and childcare to help them eliminate the need for welfare. The city will continue to partner with the FPHA to promote our down payment and closing cost assistance program. The purchase assistance program through the SHIP program educates individuals with the requirements for the purchase of a home.

Actions taken to provide assistance to troubled PHAs

N/A

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

There is a severe shortage in the affordable housing stock which increases the pressure on the city's housing market. One of the biggest challenges in the city is the huge disparity between housing costs and the residents with low and moderate-incomes, these barriers continue to widen the chasm that separates Fort Pierce residents from the reality of homeownership. These factors make it almost impossible to support the needs of a community that seeks to purchase affordable housing. This challenge continues to be a major priority for the city. The City of Fort Pierce will continue to develop and implement policies fostering the development of new affordable housing units. Additionally, the city and its municipal partners will also continue to support the efforts of local housing providers who carry out strategies to retain and create affordable housing options throughout the region. The City of Fort Pierce has developed an Affordable Housing Advisory Committee to recommend strategies to create more affordable housing within the city limits.

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

As mentioned above, one of the obstacles in meeting the needs of LMI households in Fort Pierce is the great need for affordable housing in the city. There is also a lack of adequate funds to address this issue, the city has taken these actions to address affordable housing in Fort Pierce by creating the Affordable Housing Advisory Committee, the Community Wide Council that assist in the funding of Small Business grants and Public Service Agency grants, both of these committee's utilizes strategies to stimulate growth within Fort Pierce, with the creation of strategic partnerships with developers to assist with housing shortages, funding of small businesses and non-profit public service agency grants.

The city continues to explore the development of policies that help to foster the development of new affordable housing units. The city will also maintain affordable housing and work to increase the amount of affordable housing throughout the city, including examining ways to increase barrier free and ADA compliant housing stock. Additionally, the city will also continue to support the efforts of local non-profit housing providers

who carry out strategies to retain and create affordable housing options throughout the region. One of the ways the city maintains affordable housing is through the rehabilitation programs, which helps to upgrade the conditions of existing housing.

As stated earlier, the city is currently collaborating with local entities to establish a Land Trust and is in communication with developers regarding the construction of affordable housing - both for homeownership and for rentals - within the land trust. We continue these discussions and are committed to establishing financial solutions to appropriately address affordable housing in Fort Pierce.

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

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

The City of Fort Pierce reduces the incidence of lead-based paint hazards by utilizing the guidelines set by the U.S. Department of Housing and Urban Development. Lead-based examinations are performed on homes built prior to 1978, and is addressed on a house-by-house basis. The city is well aware of the hazards and serious health issues caused by lead-based paint and addresses any occurrence with the immediate attention it requires. The city encourages residents and property owners to test for and abate lead paint. All housing proposed for rehabilitation under the City's CDBG and SHIP programs are screened based on the year built to determine possible LBP hazard prior to usage of program funds. Owners are 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 suspected area with a swab or take a sample to be processed through the County Health Department. Should a repair be determined, the area of the potential hazard is not disturbed, any surface contaminated by lead is sealed, and abatement procedures are utilized before the repair can continue. 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 of the processes and procedures upon encountering lead-based paint in their home, the notification also informs the homeowner that paint used during the rehabilitation does not contain 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 the home was built prior to 1978, the city will conduct abatement measures, per state and federal guidelines. Funding through the State Housing Initiatives Partnership (SHIP) program were also used to remediate lead-based paint issues, as needed.

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

The City of Fort Pierce is committed to reducing the number of households with incomes below the poverty level by supporting programs to motivate and assist families by moving toward self-sufficiency. The activities described in this CAPER report are directly applied towards the reduction in the number of poverty-level families.

The city continues to provide grants for programs to address human service needs in the community. These services and programs include youth services, food and nutrition services, employment training programs, and many others. These programs and services help to build a foundation upon which individuals and families can find pathways to self-sufficiency. As a means of reducing the number of persons with incomes below the poverty line, the city will continue to coordinate efforts with other public and private organizations providing additional economic development and job training programs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Fort Pierce managed the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan program. The goals and objectives of the Strategic Plan could not have been developed without the valuable input of Fort Pierce residents. Implementation of CDBG funds was overseen by the Department of Finance - Grants Administration Division. The area non-profits coordinated and assisted with in the implementation of approved projects, centered on delivering public improvements, economic development initiatives, neighborhood revitalization and better community facilities. The City of Fort Pierce - City Commissioners approved projects and programs that met the goals of the city. As the program continues to mature, within the course of the most recent five-year planning period, the city has worked to expand the departments, committees, and non-profit agencies involved in the institutional delivery system for the CDBG program.

The city also hosted workshops available to the public and local service providers with the sole purpose of disseminating information to expand the knowledge of its citizens as it pertains to the benefits and opportunities offered by the CDBG program as well as its eligible activities and uses of funds. These sessions are part of outreach efforts to answer the common concerns and questions surrounding federally funded programs. Information shared in these sessions include CDBG program basics and other program related requirements as it pertains fair housing.

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

Actions taken to enhance coordination between public and private housing and social service agencies include: encouraging agencies and applicants to work together, applying for funding supplied by CDBG to leverage resources; ensure that requests align with the consolidated plan's goals, the utilization of city provided CDBG funds to eligible projects for housing and social services. Continuous engagement with the city, area nonprofits, and the Fort Pierce Housing Authority to address issues stemming from poverty and homelessness. Offer referrals to organizations directly benefiting from leadership programs, workshops, services, and collaboration with aligning organizations.

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

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

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

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

Impediment #2 – Shortage of Affordable / Decent Housing Opportunities

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

Impediment #4 – Fair and Equal Lending Disparities

Impediment #5 – Housing Market Segregation

The Fair Housing Assessment is currently being updated.

CR-40 - Monitoring 91.220 and 91.230

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

The City continuously implements monitoring strategies to ensure program activities are being appropriately used and are administered in accordance with all statutory and regulatory requirements provided by HUD. Monitoring covers HUD funded and SHIP funded programs. It also includes monitoring to ensure documents and data submitted are correct and complete. The city also conducts onsite monitoring of sub-recipients, as needed, to ensure compliance with all applicable statutory and regulatory requirements. The City monitors expenditures on a monthly basis to ensure the timeliness expense of CDBG entitlement funds.

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

Project monitoring activities are comprised of desk reviews and/or on-site visits during which management procedures, establishment of goals and achievement outcomes, 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 included, but are not limited to, monthly reports and receipts, proof of payment for expenditures, the execution of sub recipient/project sponsored agreements, requests for reimbursements, monthly, quarterly and annual reports, audits, certificates 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 activities or projects are projected to be completed within budget. This information is utilized to complete the appropriate checklist and provide the sub recipient/project sponsor with tentative conclusions during the exit interview.

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

MBE/WBE & Section 3

The city continues to enhance engagement local businesses, contracting with woman/female -owned businesses and minority-owned businesses. Further, as applicable the city will comply with Section 3 of the U.S. Housing and Urban Development Act of 1968 (12 U.S.C 1701u) and regulations at 24 CFR Part 75. Each year as part of the Annual Action Plan (AAP) submission, the city certifies it will comply with Section 3.

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

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

The City of Fort Pierce follows it's HUD approved Citizen Participation Plan (CPP) which guides the city in the citizen participation process of the Consolidated Plan, the annual action plans, any substantial amendments to these plans and the CAPER as per 24 CFR 91.105. The following is a summary of efforts that City has undertaken to allow for citizen participation in the development of the 2022 Annual Action Plan (AAP).

The City of Fort Pierce adheres closely to its Citizen Participation Plan on providing reasonable notice and opportunities for citizens to comment on performance reports. This Consolidated Annual Performance Report (CAPER) it's availability and announcement for Public Comment Period

and Public Hearing is advertised in a local paper and made available on the City's website searchable as draft CAPER is available for a period of 15-days, a public hearing is held during the City Commission meeting to address and discuss the draft of the CAPER.

[Community Development Block Grant \(CDBG\) | Fort Pierce, FL - Official Website \(cityoffortpierce.com\)](https://www.cityoffortpierce.com)

CR-45 - CDBG 91.520(c)

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

Based on the program year 2022-2023, the changing economy has made it clear that the residents require affordable housing initiatives. As a result of inflation, rising housing, food, and cost of living expenses. The city continues to work in partnership with developers to build opportunities for transitional housing, affordable housing, in addition to working with the Fort Pierce Housing Authority find and create more housing opportunities for residents. The city continues to build on its partnership with the Continuum of Care to establish a more robust and coordinated entry system for homeless individuals and families, especially those who are experiencing domestic violence and require special needs services.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

| Total Labor Hours | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------|-------------|-------------|------------|--------------|------------|
| Total Number of Activities | 13 | 0 | 0 | 0 | 0 |
| Total Labor Hours | | | | | |
| Total Section 3 Worker Hours | | | | | |
| Total Targeted Section 3 Worker Hours | | | | | |

Table 8 – Total Labor Hours

| Qualitative Efforts - Number of Activities by Program | CDBG | HOME | ESG | HOPWA | HTF |
|--|-------------|-------------|------------|--------------|------------|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers | 0 | | | | |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | 0 | | | | |
| Direct, on-the job training (including apprenticeships). | 0 | | | | |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. | 0 | | | | |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). | 0 | | | | |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | 0 | | | | |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. | 0 | | | | |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. | 0 | | | | |

| | | | | | |
|---|---|--|--|--|--|
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. | 0 | | | | |
| Held one or more job fairs. | 0 | | | | |
| Provided or connected residents with supportive services that can provide direct services or referrals. | 0 | | | | |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. | 0 | | | | |
| Assisted residents with finding child care. | 0 | | | | |
| Assisted residents to apply for, or attend community college or a four-year educational institution. | 0 | | | | |
| Assisted residents to apply for, or attend vocational/technical training. | 0 | | | | |
| Assisted residents to obtain financial literacy training and/or coaching. | 0 | | | | |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. | 0 | | | | |
| Provided or connected residents with training on computer use or online technologies. | 0 | | | | |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. | 0 | | | | |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. | 0 | | | | |
| Other. | | | | | |

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

