



2024 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.

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 Infrastructure	Non-Housing Community Development	CDBG: \$93,989	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted		0	0.00%	2	1	50.00%
1B Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
2A Housing Rehabilitation	Affordable Housing	CDBG: \$170,000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0.00%	6	4	66.66%
2B Affordable Housing Opportunity	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0	0.00%	0	0	0.00%

3A Provide Supportive Services for Special Needs	Non-Housing Community Development	CDBG: \$99,380	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	5	5	100.00%
3B Provide Vital Services for LMI Households	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
3B Provide Vital Services for LMI Households	Non-Housing Community Development	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0.00%	0	0	0.00%
4A Provide for Small Business Assistance	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	0	0.00%	0	0	0.00%
4A Provide for Small Business Assistance	Non-Housing Community Development	CDBG: \$60,000	Businesses assisted	Businesses Assisted	0	0	0.00%	8	4	50.00%

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.

During Program Year 2024–2025, the City made significant progress in carrying out activities identified in the Consolidated Plan and Annual Action Plan.

Several key initiatives have been implemented:

- **Public Facilities:** The City advanced improvements with the Recreation Center project, expanding access to community spaces and recreation for low- and moderate-income residents. Additional funds were allocated to provide the emergency preemptive system to assist first responders.
- **Public Services:** CDBG supported Summer Jam 2.0, youth enrichment projects, local job fair activities, community enrichment for seniors experiencing food insufficiency, and Rapid Rehousing assistance for vulnerable households.
- **Economic Development:** The Micro-Business initiative assisted five small business activities with support and technical resources. In addition, the City partnered with Career Resource on the 10th Annual Job Fair and held the Lincoln Park Expo, connecting residents to workforce opportunities and community resources.
- **Housing:** The City undertook Residential Rehabilitation projects assisting four households, supporting the preservation of affordable housing stock. The city anticipates the completion of two additional residential rehabilitation projects to complete planned activities.
- **Program Administration:** The City utilized all funds to manage the coordination and oversight of program activities.

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	277
Black or African American	429
Asian	0
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	0
Total	710
Hispanic	59
Not Hispanic	651

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	529,209	260,714

Table 3 - Resources Made Available

Narrative

During PY 2024–2025, the City utilized Community Development Block Grant (CDBG) funds to support a diverse set of activities aligned with the Consolidated Plan.

Funds were allocated across the following priority areas:

- **Public Facilities:** Improvements at the Recreation Center to expand access to safe and accessible community spaces for residents within census tracts. The purchase of the emergency preemptive system will increase the responsiveness of the city’s emergency response teams; contributing to crime prevention and life saving activities to unserved census tracts.
- **Public Services:** CDBG Public Service Grants provided youth enrichment through Summer Jam 2.0, the Village Coalition youth program, the 10th annual employment fair, as well as Rapid Rehousing assistance to stabilize vulnerable households.
- **Economic Development:** The Micro-Business Initiative supported five small businesses, while the Lincoln Park Expo connected residents to technical assistance, jobs and workforce resources.
- **Housing: Residential Rehabilitation projects** helped preserve affordable housing stock completing four (4) of the six (6) income-qualified households. With the final two (2) houses slated for completion by November 2025.
- **Program Administration:** The City utilized all funds to manage the coordination and oversight of program activities.

These investments reflect the City’s continued emphasis on housing stability, community enrichment, and economic opportunity.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Limit - 3801 Census Tract		15.48%	Program participants utilized services to prevent homelessness through rapid rehousing. In addition to supporting a program designed to improve food security, promote wellness, and reduce isolation among elderly residents while fostering community involvement.

City Limit - 3802 Census Tract		1.75%	<p>CDBG funds were used to support youth programming designed to provide safe, structured, and enriching activities for children and teens from low- and moderate-income households.</p> <p>Activities included after-school tutoring, mentoring, recreational programs, cultural enrichment, and life skills development.</p> <p>The program aimed to promote positive youth development, reduce risky behaviors, and improve educational and social outcomes.</p>
City Limit - 3803 Census Tract		6.75%	<p>CDBG funds were used to rehabilitate a single-family home occupied by a low- and moderate-income household.</p> <p>Rehabilitation activities included repairs to address health and safety hazards, correct code deficiencies, and improve overall housing conditions.</p> <p>Improvements may include roofing, plumbing, electrical, structural repairs, accessibility modifications, and energy efficiency upgrades.</p>
City Limit - 3804 Census Tract		71.25%	<p>The City of Fort Pierce, through its Community Development Block Grant (CDBG) Public Services Program partnered with local employers, workforce agencies, and community organizations to host an annual Job Fair promoting employment opportunities and economic self-sufficiency for low- to moderate-income residents.</p>
City Limit - 3805 Census Tract		4.07%	<p>CDBG funds were used to support youth programming designed to provide safe, structured, and enriching activities for children and teens from low- and moderate-income households.</p> <p>Activities included after-school tutoring, mentoring, recreational programs, cultural enrichment, and life skills development.</p> <p>The program aimed to promote positive youth development, reduce risky behaviors, and improve educational and social outcomes.</p>
City Limit - 3806 Census Tract			

City Limit - 3807 Census Tract			
City Limit - 3809.01 Census Tract		0.70%	CDBG funds were used to provide grants to eligible small business to support operating costs, equipment, and improvements. The program prioritized businesses owned by or employing low- and moderate-income persons to promote economic stability.
City Limit - 3809.02 Census Tract			
City Limit - 3813.01 Census Tract			
City Limit - 3814.02 Census Tract			
City Limit - 3814.03 Census Tract			

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG funds were primarily targeted to neighborhoods with concentrations of low- and moderate-income households, including the Lincoln Park area and surrounding census tracts. Investments such as the Recreation Center project, Lincoln Park Expo, and Job Fair were intentionally sited to maximize community access and benefit.

The City remained consistent with its strategy of directing resources to census tracts 3801, 3802, and 3803, among others, which contain the highest levels of community need.

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.

CDBG activities leveraged additional resources, both financial and in-kind, to expand the impact of federal funds. Community partners contributed staff time, outreach support, and programming for events such as the Job Fair and Lincoln Park Expo. Local organizations also supported the City's youth programming through partnerships, enhancing the reach of Summer Jam 2.0 and other public service initiatives.

In addition, business participation in the Micro-Business program brought private-sector investment that complemented CDBG assistance. These partnerships demonstrate how federal resources can attract broader community involvement and extend the reach of funded activities.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	2	2
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	6	4
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

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

The City made measurable progress toward affordable housing goals through Residential Rehabilitation and Rapid Rehousing activities. However, final outcomes are expected to vary from projections. Rehabilitation projects experienced construction and permitting delays, resulting in fewer completions within the current program year. Rapid Rehousing demand remained steady, but the limited availability of affordable rental units constrained the number of households served. These challenges highlight the ongoing difficulty of balancing planned goals with real-time market conditions.

Discuss how these outcomes will impact future annual action plans.

Future Annual Action Plans will reflect these lessons learned by emphasizing more flexible timelines for rehabilitation projects and considering increased allocation toward housing stability programs. The City anticipates continued demand for Rapid Rehousing and rehabilitation, and will assess whether adjustments to project delivery methods or funding levels are needed to better align with community needs and market capacity.

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	0	0
Low-income	710	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

Based on program design, Residential Rehabilitation primarily serves low- and moderate-income households, while Rapid Rehousing is targeted to extremely low- and low-income households at risk of or experiencing homelessness.

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 City partnered with local service providers to engage individuals experiencing homelessness, especially those unsheltered, and connect them to Rapid Rehousing assistance and supportive services. Outreach was coordinated at community events such as the Lincoln Park Expo and 10th Annual Job Fair, where resource providers offered direct referrals for housing, health, and social services.

Addressing the emergency shelter and transitional housing needs of homeless persons

While CDBG funds are not used directly for shelter operations, the City worked with nonprofit partners to link households in crisis to available emergency shelter and transitional housing. Rapid Rehousing funds provided immediate stabilization support by covering short-term rental assistance and case management, helping households transition more quickly from shelter settings to permanent housing.

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

CDBG-funded activities focused on prevention by addressing needs before homelessness occurs. Rapid Rehousing supported extremely low- and low-income households at imminent risk of housing loss. In addition, public service activities such as youth programs and workforce initiatives provided stabilizing resources for families, reducing the likelihood of homelessness among those vulnerable due to unemployment, health, or social challenges. Referrals were also made to agencies serving individuals discharged from institutions such as hospitals and correctional facilities to ensure continuity of care and reduce housing instability.

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 supported transition efforts through Rapid Rehousing, which directly assisted households in moving into permanent rental housing. Case management services and coordination with employment programs — including connections made at the Job Fair — helped households build the stability necessary for independent living. These interventions aim to shorten the time individuals and families experience homelessness and reduce the risk of returning to homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The City of Fort Pierce does not own or operate public housing. The Fort Pierce Housing Authority (FPHA) is the primary entity responsible for managing public housing units and administering Housing Choice Vouchers within the jurisdiction.

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

While the City did not undertake CDBG-funded projects directly targeted to public housing during the program year, collaboration with FPHA continued through information sharing and referrals to support resident needs. CDBG-funded programs such as the 10th Annual Job Fair, Lincoln Park Expo, and youth services indirectly benefitted public housing residents by providing access to employment opportunities, small business resources, and community programming.

Actions taken to provide assistance to troubled PHAs

The City will continue to coordinate with FPHA to identify opportunities where CDBG activities can complement public housing goals, particularly in the areas of workforce development, neighborhood revitalization, and housing stability.

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)

The City continued to support affordable housing access through Residential Rehabilitation projects and coordination with local developers and nonprofit partners. While the City does not directly control land use or zoning, staff worked to streamline review and permitting for rehabilitation activities, helping to reduce administrative barriers. Future planning efforts will continue to identify opportunities where City policies can better support housing affordability.

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

CDBG resources were directed toward underserved households through Rapid Rehousing assistance, youth programming, and public services. These activities addressed gaps in services for extremely low-income households, at-risk families, and youth in disadvantaged neighborhoods. By hosting outreach events such as the Lincoln Park Expo and 10th Annual Job Fair, the City expanded access to resources for communities that have historically faced barriers to opportunity.

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

All CDBG-funded housing activities, including Residential Rehabilitation, were carried out in compliance with HUD's Lead-Safe Housing Rule. The City ensured that properties constructed before 1978 were assessed for potential hazards, and abatement/mitigation measures were incorporated into rehabilitation work as necessary.

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

Economic development and workforce initiatives were key strategies to address poverty. The Micro-Business Initiative supported five small businesses, fostering entrepreneurship and local job creation. The Job Fair and Lincoln Park Expo connected residents with employers, training providers, and community services to increase access to employment and income-generating opportunities. Public service activities further supported youth and families, promoting long-term pathways out of poverty.

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

The City strengthened internal capacity within the Grants Administration Division by maintaining consistent monitoring practices and coordinating with subrecipients to ensure program compliance. Staff also worked to improve interdepartmental communication and align housing and community development priorities across City divisions.

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

The City continued its collaboration with the Fort Pierce Housing Authority, nonprofits, and service providers to align resources and maximize community impact. Through events such as the Job Fair and Expo, the City created platforms for public and private agencies to directly engage with residents and one another. These partnerships facilitated referrals for housing, social services, and workforce development.

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

In alignment with its Analysis of Impediments, the City promoted fair housing awareness through community engagement and ensured that all CDBG-funded programs adhered to HUD's nondiscrimination and fair housing requirements. Outreach activities emphasized access for low- and moderate-income households and historically underserved populations.

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 of Fort Pierce Grants Administration Division maintained consistent monitoring practices to ensure that all CDBG-funded activities complied with federal regulations and supported the goals of the Consolidated Plan. Monitoring included desk reviews of subrecipient reports, on-site inspections of project activities, and regular communication with implementing partners. Staff verified eligibility, beneficiary data, and financial documentation to confirm compliance with HUD's requirements under 24 CFR Part 570.

Long-term compliance was reinforced through written agreements, progress tracking, and follow-up reviews to address any identified findings or concerns. The City also incorporated minority and women-owned business enterprise (MBE/WBE) outreach into procurement and contracting processes, encouraging participation in CDBG-funded projects.

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 followed its adopted Citizen Participation Plan (CPP) by providing the public with multiple opportunities to engage in the planning and reporting process. Public notices were published in advance of hearings and comment periods, and outreach was conducted through the City's website, community events, and partner organizations.

For the CAPER, citizens will be given reasonable notice of the draft report's availability at City Hall and online, along with at least a 15-day public comment period. A public hearing will be held prior to submission to HUD, ensuring residents have the opportunity to provide feedback on the City's performance and use of CDBG funds. All comments received will be documented and included in the final CAPER submitted to HUD.

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.

During PY 2024–2025, the City did not make significant changes to its CDBG program objectives. Activities remained consistent with the priorities outlined in the Consolidated Plan, including affordable housing preservation, economic development, public facilities, and public services.

Some adjustments in project timelines occurred due to construction delays in Residential Rehabilitation and facility improvement activities. These adjustments did not alter program objectives but may shift the completion of some accomplishments into the following program year. The City will use this experience to evaluate project timelines more conservatively in future Annual Action Plans and to build additional flexibility into scheduling.

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

The City of Fort Pierce does not have any open BEDI grants at this time.

[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	HOPW A	HTF
Total Number of Activities	0	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	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
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.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					

Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

During PY 2024–2025, the City of Fort Pierce made efforts to promote employment, training, and business opportunities for low- and moderate-income residents consistent with Section 3 requirements. While no direct labor hours were reported for CDBG-funded construction activities during the year, the City advanced several qualitative efforts that supported workforce development and small business participation:

- **Job Fairs and Community Events:** The 10th Annual Job Fair and the Lincoln Park Expo connected residents with employers, training providers, and service organizations. These events provided resume support, interview preparation, job referrals, and direct access to employment opportunities.
- **Technical Assistance for Small Businesses:** Through the Micro-Business Initiative, five small businesses received guidance and support to strengthen operations, compete for opportunities, and contribute to the local economy.
- **Supportive Services:** Residents were connected to programs that offered career readiness, youth development, and community-based supportive services, helping reduce barriers to employment for low-income families.
- **Minority and Women-Owned Business Outreach:** Procurement opportunities related to CDBG projects included outreach to encourage bids from minority and women-owned firms.

These activities demonstrate the City’s commitment to advancing the goals of Section 3 by fostering inclusive economic opportunities, even in years when direct construction labor hours are limited.