

**Attachment**

**Cover Sheet**



**CITY OF PORT ST. LUCIE**

**CDBG ANNUAL PERFORMANCE REPORT**

**COVER SHEET**

**FISCAL YEAR 10/1/19 – 9/30/20**

This Annual Performance Report is being submitted by the City of Port St. Lucie for the Community Development Block Grant (CDBG) grant number (B-19-MC-12-0038) and covers the period from October 1, 2019 through September 30, 2020.

The City of Port St. Lucie's Neighborhood Services department prepared this report. If you should have any questions or require further information regarding this report please contact Carmen A. Capezzuto at 772-871-5148.

## 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.

Projects listed in the 2019 Action Plan are either completed or currently underway. We expended a total of \$307,947 for homeowner repair/rehabilitation, \$367,068 for parks improvements, \$264,638 for sidewalk and crosswalk improvements along Grand Drive and Seybold Waterway, \$12,734 for Economic Development and \$261,534 for Utility liftstation improvements proposed in the plan. Therefore, we have made significant progress toward meeting our goals and objectives. CDBG funding was also utilized to help improve living conditions by correcting health & safety issues and code violations for our low/mod income residents.

### 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
Acquisition/Rehabilitation of Single Family Homes	Affordable Housing	NSP: \$ / SHIP: \$	Homeowner Housing Added	Household Housing Unit	10	4	40.00%			
Acquisition/Rehabilitation of Single Family Homes	Affordable Housing	NSP: \$ / SHIP: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	2	8.00%			
Economic Development	Economic Development	CDBG: \$	Jobs created/retained	Jobs	20	3	15.00%			

Economic Development	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	4	40.00%	10	3	30.00%
Infrastructure Improvement	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	11730	586.50%			
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	15720	628.80%	3315	3315	100.00%
Rehabilitation of Owner Occupied Housing Units	Affordable Housing	CDBG: \$539732	Homeowner Housing Rehabilitated	Household Housing Unit	15	13	86.67%	12	8	66.67%

**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.**

High priority was given to affordable housing activities, infrastructure improvements as well as public facility improvements which have all been given high priority based on public input and stakeholder consultation. CDBG funding was utilized in all three categories of high priority activities which benefit the low/moderate income areas of the City. Our planned Economic Development activity began in January 2019 and our goal was to provide economic development assistance to local area businesses using CDBG and matching funds from an area bank. Upon review of the

Business Accelerator Program, four companies qualified for funding under CDBG low/moderate income guidelines and nine companies received assistance from bank funds. The program resumed in October 2019 with 24 new business applicants. Due to the recent pandemic the classes scheduled for Spring 2020 was rescheduled for the Fall 2020.

## 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)

	<b>CDBG</b>
White	4
Black or African American	4
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>8</b>
Hispanic	1
Not Hispanic	7

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

### Narrative

The racial and ethnic composition of families assisted in 2019 with CDBG repair/rehabilitation funding is as follows: White families 4; Black or African American families 4;. This total includes 6 elderly households, 1 Hispanic household and 1 female head of household. The Neighborhood Services Department tracks information about the households and who benefits from the infrastructure improvements completed in the low/mod areas of the city. This includes family size and disability status. This information is also available in the SHIP Annual Report. We do not have any areas in the City where the minority population exceeds 25%, therefore, our activities benefit all low to moderate income households regardless of race or ethnicity.

## 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	1,118,415	1,167,665
Other	public - federal	1,529,192	784,451

Table 3 - Resources Made Available

### Narrative

From the 2019-2020 CDBG funding, \$55,119 was expended for park improvement projects, and \$199,178 was expended for liftstation improvements and \$297,762 was expended for culvert improvements in low/mod area. \$31,095 was expended for two sidewalk projects with the remaining funding coming from program income and \$12,734 was expended for Microenterprise activities. Additional funding is encumbered for the projects specified in the Action Plan; all projects have been completed or are underway. Under the Neighborhood Stabilization Program (NSP) funding was expended on the construction of 6 affordable single family homes.

### 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

There are fifteen census tract block groups within the City where over 46.81% of the residents (Port St. Lucie's Exception Criteria) had incomes below the area's Median Family Income maximums. The City does not reserve funding for any particular area, but these census tracts/block groups are the locations where the City conducts CDBG activities on an area-wide basis when opportunities and funding are available. All CDBG activities were planned to benefit residents within one of these census tract areas.

**CDBG Prior Year Funding:** The City allocated \$514,276 for Park improvement projects that took place in census tracts 382010/2 & 3818.02. \$82,788 for Crosswalk Improvements at a highly used pedestrian crossing between two medical facilities located in census tract 381802/2. \$80,000 for the construction of sidewalk, curb ramps, and crosswalks along Floresta Drive located in census tract 381503/2, \$25,000 for Economic Development and \$199,902 for Housing Assistance programs that utilized CDBG Funding and provide benefits to low/moderate/middle income households citywide.

**CDBG Funding:** The City allocated \$320,000 for culvert improvements and \$300,000 for liftstation improvements proposed in the plan which includes low/mod income census tracts 3821.13/1 and

3816.03/2. \$60,000 for Park improvement projects that took place in census tracts 3820.09/ 3 and 3818.02/1. \$25,000 for Economic Development and \$189,732 for Housing Assistance programs also utilized CDBG Funding and provide benefits to low/moderate/middle income households citywide.

NSP 1 and NSP 3 funding is restricted to targeted areas which include the following census tracts: 3815.03, 3818.01, 3818.02, 3820.01, 3820.02, 3820.03, 3820.04, 3820.05, and 3821.05.

## 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.**

Funds for Community Development projects are leveraged with the City's funds and other Federal and State grants whenever possible, especially if a match is required. By utilizing the remaining NSP funding the City is building six affordable single family homes on City owned lots within the nine designated census tracts. Also, our Economic Development activity funding was matched by an area bank allowing for additional Microenterprise businesses to receive assistance.



## 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	34	33
Number of Special-Needs households to be provided affordable housing units	4	8
<b>Total</b>	<b>38</b>	<b>41</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	6	0
Number of households supported through Rehab of Existing Units	32	41
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>38</b>	<b>41</b>

Table 6 – Number of Households Supported

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

The production of new housing units are currently underway with completion of 6 new affordable homes by January 2021 utilizing our remaining Neighborhood Stabilization (NSP) funding. Our repair/rehab projects are carried with both the CDBG and SHIP funding and we were able to offer repair/rehabilitation assistance 22 existing units and water/sewer hookup assistance to 11 households utilizing CDBG and SHIP funding. The repair/rehabilitation for an additional 19 homes was also completed during the 2019 grant year which includes 8 special needs households.

**Discuss how these outcomes will impact future annual action plans.**

Future Action Plans will involve prioritizing projects that are the most important to low income households. Action Plans will ensure that these projects are funded as soon as possible.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	2	0
Low-income	4	0
Moderate-income	2	0
<b>Total</b>	<b>8</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

During the 2019-2020 program year; 8 low/moderate income clients received repair/rehabilitation assistance and water/sewer connection assistance from our CDBG funding. Of these clients, there were: 2 ELI, 4 Low and 2 Moderate income households. Thru our SHIP funding; 16 low/moderate income clients received repair/rehabilitation assistance, of these 8 households were also special needs. An additional 9 households received water/sewer connection assistance thru the SHIP program as well.

## **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) 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 direct financial assistance to homeless and near-homeless families. These funds are paid directly to landlords and utility companies, not to applicants. The Council owns and operates 13 units of NSP affordable rental housing units in St. Lucie County for individuals and families who are at or below 30% of the area median income, with rents ranging from \$700-\$900 per month. During 2019, 19 adults with 22 children lived in these units.

TCHSC's HMIS (Homeless Management Information System), tracks all services provided by participating end users to persons and households throughout the Treasure Coast. It tracks critical information about needs and services but it can also track the reason why services which were requested were not provided. The HMIS provides a greater understanding of all households seeking assistance and what services are accessed. It reduces duplication among agencies and allows for participation in coordinated entry and coordinated service delivery. During 2019, HMIS contributing agencies documented \$2,753,134 in services they provided to prevent and end homelessness. These services were provided to a total of 7,989 unduplicated individuals. There are 8 participating agencies in St. Lucie County (SLC) which serve the City of Port St. Lucie: Angels of Hope Outreach, Children's Home Society, Mustard Seed Ministries, New Horizons, Salvation Army of SLC, SLC Community Services, TCHSC Resource Center, and United Against Poverty. HMIS documented the value of services in St. Lucie County in 2019 to be \$818,442.

One of the benefits of the Coordinated Entry system is that households can obtain appropriate referrals to multiple agencies with one phone call. The top four services provided by the CoC members during 2019 were housing related, utilities, mental health and food. Other services include clothing, furniture, household goods, education/training, and gas/bus fares, etc.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

TCHSC coordinates all grant funding applications for homeless prevention and rapid rehousing through

the State Office on Homelessness and HUD. In partnership with Indian River, St. Lucie and Martin Counties, TCHSC received \$1,573,128 in HUD funding to house chronically homeless individuals in 2019. During 2019, the TCHSC was awarded an additional \$199,353 in ESG and \$133,579.49 in Challenge Grant funds because of its ability to quickly assist clients in need and manage funds efficiently. With these extra funds TCHSC assisted 204 families and 646 Individuals in families. In 2019, St. Lucie County received \$409,968 in grant funding to provide permanent supportive housing, case management, and supportive services to 65 families.

In 2019, 2,141 households were screened with the Coordinated Entry System. Of the 2,141 prescreened 885 (or 41% of the tri-county area serviced) were in SLC. Of the 885 in SLC 566 were screened for Homeless Prevention and the remaining 319 were screened for Re-housing.

In 2019, SLC Veterans served by SSVF (Supportive Services for Veteran Families) and SLC Community Services were 43. Of these 43 served, 24 were provided rapid rehousing assistance and 19 were provided homeless prevention assistance.

**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 Neighborhood Services Department provides referrals to the all of the TCHSC partner agencies, the housing authority or to low cost apartments in the area when necessary.

**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 Neighborhood Services Department is a member of the Treasure Coast Homeless Services Council and the Council of Social Agencies (C.O.S.A.). These agencies provide referral services for individuals and families needing assistance throughout the county, including assistance for the homeless. In addition,

the Police Department serves as a member of the "One-Stop" program, which uses the above information for client referrals countywide.

St. Lucie County counts the number of sheltered and unsheltered homeless persons at a given point in time each year during the last ten days of January. The results of this survey for January 2020 are added as an attachment to the CAPER report.

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

**Actions taken to address the needs of public housing**

The Public Housing Authority is located outside of Port St Lucie City limits.

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

Not applicable

**Actions taken to provide assistance to troubled PHAs**

There are no troubled PHA's located in the City of Port St Lucie or St. Lucie County.

## **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 of Port St. Lucie, as a recipient of State Housing Initiatives Partnership (SHIP) funding, is required every three years to form an Affordable Housing Advisory Committee (AHAC) to review and assess public policies that serve as barriers to affordable housing and to report on that assessment. In September 2018 the AHAC was reestablished to prepare a report on affordable housing incentives for submission to Florida Housing Finance Corporation.

Due to a change in Florida State legislation (Omnibus Housing Bill HB 1339) in the summer of 2020 the City will now be convening the AHAC every year beginning in 2021. The City is due to produce our next LHAP (Local Housing Action Plan) by Dec. 2021.

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

**Housing Needs:** The City's SHIP Housing Assistance Program received \$367,353 in funding for the state fiscal year 2019-2020. We also received \$129,651 in NSP and CDBG program income returned when assisted houses were sold or refinanced. Twenty percent of the SHIP funding allocations must be reserved for special needs clients, with emphasis on developmentally disabled individuals. Housing prices have climbed to the point that fewer households can afford to purchase. The City has recently contracted to build six single family residences in the targeted Neighborhood Stabilization Program (NSP) census tracts which will expedite the expenditure of the remaining NSP grant funds.

**Community Development Needs.** Water quality continues to be an area of concern as the City continues to grow in population size. As such, funding is being allocated to provide water/sewer connection grants to low/moderate income residents to mitigate the negative environmental effects of the aging septic systems on or near the St. Lucie River which is an important natural resource in our community. Water/Sewer connections are funded with CDBG and SHIP funds as grants to low/moderate

income households within the City limits.

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

All homes that come through the repair/rehab program are inspected and if the home is built prior to 1978 paint samples are tested for lead at a licensed laboratory. If the presence of lead is found in the home, steps to abate the lead will be taken if feasible.

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

Our anti-poverty strategy consists of a concentrated effort to increase economic opportunities for citizens of Port St. Lucie, particularly those in low and moderate-income households. Housing and economic programs that have been helpful to this strategy include CDBG and SHIP funding. SHIP and CDBG funding was used to provide repair/rehabilitation assistance to 33 low/moderate income households. Additionally, local funds and other grant funds are being used for some of the infrastructure improvements. The use of funding for housing has helped to create job opportunities (construction work) for area residents.

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

The City of Port St. Lucie enrolls in training events, when available, to increase knowledge of staff members regarding funding needs and programs available to meet those needs. Lending consortium meetings are held quarterly to keep lender groups connected and focused on affordable housing issues within the county.

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

The City continues to coordinate with the St. Lucie County Community Services Department and social service agencies, such as COSA (Council of Social Agencies), and SAFER St Lucie to enhance coordination between public and private housing and social service agencies.

**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 updated its Analysis of Impediments to Fair Housing Choice in March 2017, and the Analysis of



Impediments data tables were updated. This analysis found several issues that may restrict housing choice, among them lack of education/communication regarding housing; lack of centralized reporting and mortgage/rent issues. The City takes certain actions each year to reduce these impediments and bring fair housing to the forefront. These actions are listed as follows:

1. Continue to enforce its fair housing policies
  
2. Proclaim one month of each year (usually April) fair housing month and promote fair housing practices via numerous forms of media. Work with other public and private organizations to improve educational activities such as training seminars, symposiums and housing events that expand the understanding of legislation associated with Fair Housing. Information regarding housing and services for persons with disabilities will be included.
  
3. Continue to print and distribute (in English/Spanish) fair housing brochures in the City's facilities.
  
4. Collaborate with community and professional organizations to promote a fair housing educational program.

## **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**

Our CDBG activities did not require monitoring of sub-recipients. When they do, we ask for written reports and make on-site visits to ensure compliance with CDBG requirements. Otherwise, the City ensures that it follows its Action Plan, allocating funds, and reallocating when necessary, according to its provisions. We review performance measurements as each project is completed and report progress quarterly in the IDIS system.

The City monitored its infrastructure projects as indicated above. We continued to meet our timeliness requirements for CDBG. Housing programs were monitored throughout the year to ensure compliance with income set asides, etc. The Annual Report for SHIP funding was completed in September 2019.

We compare projects completed with projects proposed under the Action Plan in order to evaluate our CDBG progress on infrastructure projects. We compare the Annual Goals and Objectives with actual amounts expended and units completed. This information was included in our Action Plan for 2018 and contains numerical goals for resources used during the program year. Direct results and actual benefits from the program are listed within each area of this narrative report.

We have helped improve property values and eliminated significant health and safety deficiencies for families as a result of housing rehabilitation. In looking back at the programs and activities that took place last year, the City stayed on target with the goals and objectives listed in the Consolidated Plan. In the Housing Program, we utilized our funding in the areas where demand was highest. As in previous years the highest need was for homeowner repair/rehabilitation. We have completed repairs or

rehabilitated 33 homes during the fiscal year. Another 12 repair/rehab home projects are currently underway.

**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 availability of the Annual Performance report narrative and all IDIS reports was advertised in a local newspaper and the actual report was made available for review for 14 days. A public hearing was held on November 23, 2020, and **there were \_\_NO\_\_ comments received as a result of the public hearing.**

Additionally, we engage in regular community outreach all year long about our programs and projects via our Communications Department, specialized Neighborhood Improvement and Community Engagement (NICE) Office and all social media channels. Newspaper advertisements are placed regularly according to Federal Regulations.

**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.**

The City of Port St Lucie is responsive to changes in the physical environment that may have a negative impact on its citizens. Steps are taken to mitigate or improve the negative changes as soon as possible.

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

The City of Port St Lucie does not have any open Brownfield Economic Development Initiative grants.

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