

**PORT ST. LUCIE CITY COUNCIL
Agenda Item Request**

COUNCIL ITEM 9H
DATE 12/10/12

MEETING: CITY COUNCIL Regular X Special _____

DATE: December 10, 2012 _____
Public Hearing x Ordinance __ Resolution __ Motion X

ITEM: 2011/2012 Community Development Block Grant (CDBG) Annual Performance Reports.

RECOMMENDED ACTION: Open the public hearing for comments on the CDBG Annual Performance Reports; approve the Annual Performance Reports for submittal to HUD.

EXHIBITS: Memo and attached Executive Summary of CDBG Annual Performance Reports

SUMMARY EXPLANATION/BACKGROUND INFORMATION: Each year CDBG entitlement communities are required to prepare Performance Reports comparing proposed accomplishments to actual. The Annual Performance reports include a List of Activities by Program Year, Activity Summary, Summary of Consolidated Plan Projects, Summary of Housing Activities, Summary of Accomplishments, and CDBG Financial Summary Report. There is also a narrative that explains all projects in detail. These reports assess the performance of the City in relation to meeting overall five-year priorities of the Consolidated Plan and the one-year action plan.

The City of Port St. Lucie received \$629,758 in Community Development Block Grant (CDBG) funds for the grant period of October 1, 2011 through September 30, 2012. Of the \$629,758 allocation, twenty percent, or \$125,949 was allocated for administration and \$503,809 in project funding was allocated as follows:

- Repair/Rehab low/moderate income homeowner single-family homes ...\$60,795
- ADA Improvements for Lennard Road\$110,000
- Replacement of Lift Station #SP24\$150,000
- Ravenswood Sidewalk and ADA
provements.....\$ 12,000
- Upgrade Drainage System at Rainier Lakes\$150,000
- Upgrade Electrical Service at Civic Center\$ 21,000

The repair/rehab funding was combined with the balance of prior year funding and has been expended or encumbered for 11 households; 6 homes have been completed; repairs on 5 homes are underway. The Lennard Road improvements were accomplished with other funds and the CDBG funding was reallocated (in compliance with the Action Plan) to another infrastructure project, Lyngate Culverts. The Ravenswood sidewalk project has been completed. All other projects are underway.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?
Director available to answer questions.

SUBMITTING DEPARTMENT: Community Services

DATE: 11/21/12

RECEIVED

NOV 21 2012

Assistant City Manager's Office

Memo

To: JEFFREY BREMER, ASSISTANT CITY MANAGER

From: PATRICIA SELMER, DIRECTOR, COMMUNITY SERVICES

Date: NOVEMBER 21, 2012

Re: CDBG ANNUAL PERFORMANCE REPORTS

Each year we are required by the Department of Housing and Urban Development to prepare Annual Performance Reports detailing our CDBG (Community Development Block Grant) and housing expenditures for the past year compared to what was projected. The Reports include the following: List of Activities by Program Year; Activity Summary; Summary of Consolidated Plan Projects; Summary of Housing Activities; Summary of Accomplishments; and CDBG Financial Summary Report. These reports show all CDBG activities undertaken this past year, the amounts allocated and expended, and the balances available for each project. The final report is the Annual Performance Report Narrative. The narrative summarizes all CDBG activities planned, compared to actions taken and includes the housing strategies funded through the SHIP (State Housing Initiatives Partnership), CDBG, and NSP (Neighborhood Stabilization Program) programs. The narrative report provides an opportunity to assess the performance of the City in relation to meeting overall five-year priorities of the Consolidated Plan and the one-year Action Plan.

The CDBG Annual Performance Reports will be **available for public review and comment from November 26, 2012 through December 14, 2012** in the Community Services office and on the City's web site. I am requesting that the CDBG Annual Report be the subject of a **Public Hearing on December 10, 2012** during the regularly scheduled Council Meeting. This will allow members of the public to review the report prior to the public hearing, should they so choose, and then comment at the hearing. I am attaching a full copy of the narrative and the CDBG Financial Summary Report. Copies of other reports are available in the Community Services office or can be requested in electronic form.

If you have any questions or require additional information please let me know.

NOV 29 2012

City Manager's Office

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 2011 Action Plan were either completed or are currently underway. We expended a total of \$178,048.68 for infrastructure projects proposed in the plan and have encumbered the remaining \$451,709.32. Therefore, we have either achieved our goals or made progress towards meeting those goals and objectives. We did find additional funds to cover one of the original infrastructure projects (Lennard Road sidewalks), but we had approved of alternative projects in our Action Plan and were able to start a new project in the same area (Lyngate culverts). Additional funds from CDBG Disaster funding administered through Florida Department of Community Affairs were allocated for two drainage improvement projects in low income areas. The Hogpen Slough project received an allocation of \$603,812. The project is underway, with a final completion date of 3/9/13. The D9 canal will receive \$1,874,491 and is in the design stage. NSP project funds and CDBG funding were both utilized last year to help make up for the shortfall in SHIP funding normally used for repair rehab and/or home purchase.

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	Funding Source	Goal Outcome Indicator/Expected Outcome(Program Year)/ Actual Outcome (accomplishments recorded in IDIS)/Unit of Measure/Percent Complete
Affordable Housing for Low to Moderate Households	Affordable Housing	CDBG: \$60,795 SHIP: \$200,000 Neighborhood Stabilization Program (NSP): \$4,000,000	Homeowner Housing Added: 23 (expected) 21 (actual) Household Housing Unit - 100.0% (percent complete) Homeowner Housing Rehabilitated: 15 (expected) 18 (actual) Household Housing Unit - 100.0% (percent complete) Direct Financial Assistance to Homebuyers: 55 (expected) 33 (actual) Households Assisted - 100.0% (percent complete)
Community	Non-Housing	CDBG: \$443,000	Other: 4 (expected) 1 (actual) Other - 100.0%

Goal	Category	Funding Source	Goal Outcome Indicator/Expected Outcome(Program Year)/ Actual Outcome (accomplishments recorded in IDIS)/Unit of Measure/Percent Complete
Development Facilities	Community Development	CDBG Disaster: \$3,000,000	(percent complete)

Table 1 - Accomplishments – Program Year

Goal	Category	Funding Source	Goal Outcome Indicator/Expected Outcome(Program Year)/ Actual Outcome (accomplishments recorded in IDIS)/Unit of Measure/Percent Complete
Affordable Housing for Low to Moderate Households	Affordable Housing	CDBG: \$60,795 SHIP: \$200,000 Neighborhood Stabilization Program (NSP): \$4,000,000	Homeowner Housing Rehabilitated: 23 (expected) 21 (actual) Household Housing Unit - 100.0% (percent complete)
Community Development Facilities	Non-Housing Community Development	CDBG: \$443,000 CDBG Disaster: \$3,000,000	Other: 4 (expected) 1 (actual) Other - 100.0% (percent complete)

Table 2 - Accomplishments – 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.

One of the top objectives identified in the Action Plan was to create a suitable living environment for citizens by improving accessibility to a number of community development facilities. The City allocated funding to the following projects in 2011: ADA retrofits, improvement of lift station, new sidewalks, upgraded drainage and upgraded electrical service. All projects were located in and serve low income neighborhoods. One of the projects involving ADA Retrofits at Lennard Road was accomplished with other funds, so the City substituted a culvert project on Lyngate Drive, in another low income area. One of the sidewalk projects (Ravenswood) was completed during the fiscal year. All other projects are underway.

The second objective was to provide decent housing by revitalizing older housing. The City allocated a portion of the 2011/2012 CDBG funding to repair/rehab existing housing. A small amount of program income was also available from the SHIP program to be used for these projects. Repair/rehab included payment of water and/or sewer hookups, hazard mitigation and special needs retrofitting for **disabled** household members. NSP funding was also available to purchase foreclosed homes from lenders, repair them, and sell to low to middle income homebuyers. Direct homeowner assistance was available to pay for gap financing. The City did not complete all of the repairs and/or sales of houses purchased with NSP funding; some repairs are still underway. All projects proposed under the Annual

Action Plan, however, are either completed or underway.

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	HOME	HOPWA
White	5	0	0
Black or African American	1	0	0
Asian	0	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Hispanic	1	0	0
Not Hispanic	5	0	0
Total	6	0	0

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Racial and ethnic composition of families assisted with CDBG funding is provided above. The Community Services Department tracks racial and ethnic status of families assisted with SHIP and NSP funding as well. We also track other information about the households assisted, including family size and disability status. This information is available in the SHIP Annual Report and in NSP's reporting system (DRGR). 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.

a. CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year 2011-2012
CDBG	CDBG	\$629,758	\$178,048.68
Other	CDBG Disaster Funding	\$3,000,000	0
Other	Neighborhood Stabilization Program (NSP)	\$4,000,000	\$1,406,481
Other	State Housing Initiatives Partnership (SHIP)	\$200,000	\$370,656

Table 4 – Resources Made Available

Narrative

CDBG funds of \$178,048 were expended but the balance is encumbered for the projects specified in the Action Plan. These projects are underway. Disaster funding is being handled through the County and all projects have been approved and are either in the design stage or underway. NSP funds from both programs have been used to purchase 21 houses from foreclosing lenders, rehab 18, and sell 33 with homebuyer assistance in the form of a deferred mortgage.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
None			

Table 5 – Identify the geographic distribution and location of investments

Narrative

There are eleven census tract block groups within the City where over 45.2% of the residents (Port St. Lucie’s Exception Criteria) had incomes below the region’s low-income 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. The following CDBG activities are planned to benefit residents in one of those areas:

CDBG Funding: Replacement of existing deteriorated metal culverts under Lyngate Drive with reinforced concrete culverts. Census Tract 2001 Block groups 3 (45.2% low/moderate).

CDBG Funding: Reconstruct failing lift station #SP-24 in Census Tract 18.02 block group 3 (70.4% low/moderate).

CDBG Funding: Construct sidewalk and ADA improvements from Prima Vista to north side of library

driveway. Census Tract 20.05, block group 1 (54.1% low/moderate).

CDBG Funding: Upgrade failing drainage system. Census Tract 18.02, block group 3 (70.4% low/moderate).

CDBG Funding: Upgrade electrical service to Civic Center serving low/moderate income citizens located in Census Tract 18.02 block group 1, but serving households in adjacent block groups 2 and 3 (49.5% and 70.4% low/moderate income respectively).

CDBG Disaster Funding: Upgrade drainage and mitigate flooding for H-16 Canal (Hogpen Slough) north of Walton Road, and east of US#1, CT 1603, Block Group 3 with 70.3% low/moderate income.

CDBG Disaster Funding: Upgrade drainage and mitigate flooding for D-9 canal just south of Prima Vista and west of Airoso, CT 2005, Block Group 1 with 54.1% low/moderate income.

Housing programs, which will utilize CDBG Funding, and homeless services provided by the Treasure Coast Homeless Services Council, provide benefits to low/moderate/middle income households citywide.

NSP1 funding is restricted to targeted areas of the city where the need for purchase, rehab and resell foreclosed properties to owner-occupants is the most acute. These targeted areas include the following Year 2000 census tracts: 15.03, 16.03, 18.01, 18.02, 20.01, 20.02, 20.03, 20.04, 20.05, 21.05.

NSP3 funding is restricted to one census tract which is 20.05.

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 where possible. Housing activities are leveraged, when available, with Florida Power & Light (FPL) rebates. NSP funding is leveraged with private lender first mortgage financing, bond financing when available, and required homeowner contribution.

THE CITY OF PORT ST LUCIE DOES NOT RECEIVE HOME FUNDING. TABLES 6 THROUGH 11, THEREFORE, HAVE BEEN REMOVED FROM THE REPORT.

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	55	33
Number of special-needs households to be provided affordable housing units	0	0
Total	55	33

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	9	2
Number of households supported through the acquisition of existing units	25	21
Total	34	23

Table 7 – Number of Households Supported

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

The City of Port St. Lucie has used a large portion of its CDBG funding for infrastructure, a top priority, for many years. The City has planned many of its CDBG projects to mitigate flooding and add sidewalks; these projects were always located in low income areas that needed these improvements to create a suitable living environment for the local residents. CDBG disaster funding has also provided major assistance in some of these same areas. We are still working with disaster funding for drainage projects in the eastern area of the City.

As we have pointed out, the state SHIP funds have been suspended; we now have to expend our CDBG funding on repair/rehab if we want to accomplish our goal of providing decent affordable housing. The NSP program has begun to fill the gap for homeownership assistance. Of the 170+ single-family foreclosed homes we purchased with NSP funding over 130 have been repaired and 118 have been sold or have contracts for sale. We have, therefore, been able to accomplish portions of our goals in the areas where we needed the most assistance. Other goals have been delayed as we lost critical

funding and pooled other funding sources to try to fill the gap.

Discuss how these outcomes will impact future annual action plans.

It appears that the City's resources will continue to be meager compared to its needs for community development and housing. Disaster funds have been used to fund large projects that were needed to lessen the effects of disasters on a neighborhood, but those funds will be exhausted soon and there will still be more projects that develop due to aging infrastructure. The NSP program has helped to fill the gap for home purchase assistance, but the City has had to utilize CDBG funding in order to fill the repair/rehab gap for existing homeowners. Future Action Plans will involve prioritizing projects to ensure that those that are most important to low income households 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.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	2	0
Moderate-income	4	0
Total	6	0

Table 8 – Number of Persons Served

Narrative Information

The information above shows households assisted with CDBG repair/rehab during FY 2011-2012. Other funding was expended or encumbered for infrastructure projects and has or will furnish one facility per project when completed.

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

Services for the homeless in St. Lucie County are provided by the Treasure Coast Homeless Services Council, Inc. which is located in Indian River County and serves a three-county area as the Continuum of Care. The City coordinates with the Council in its efforts to provide homelessness prevention and rehousing services in the City of Port St. Lucie and in St. Lucie County.

The Treasure Coast Homeless Services Council's Clienttrack, a Homeless Management Information System, indicates the following information for the City of Port St. Lucie for the months from October 1, 2011 through September 30, 2012: a total of 83 households from Port St. Lucie received assistance for rental and/or utility payments to prevent eviction and restore utilities to housing; 7 additional households received assistance and 4 were successful in obtaining mortgage modifications while 3 others agreed to short sales. Two additional City of Port St. Lucie families are in the process of receiving this assistance at this time. 13 families with 28 children participated in the Transitional Housing Program of the Homeless Family Center in Vero Beach. To date, 6 adults with 8 children were assisted with housing relocation into affordable rentals. Additional assistance in the form of 12 rental payments went directly to pay rents of behalf of the residents of Sammy's Landing for a total of \$6,540 for the period ending September 30, 2012.

Addressing the emergency shelter and transitional housing needs of homeless persons

St. Lucie County residents received more than \$22,123 in direct financial assistance to prevent evictions and utility shut-off during this period. Other State and Federal funding provided professional staffing to the Homeless Family Center Emergency and Transitional Housing Programs which continues to provide both family shelter and transitional housing to clients from St. Lucie County, including Port St. Lucie. In 2011-2012. 45% of the resident population of the Homeless Family Center was from St. Lucie County.

Forty (40) St. Lucie County residents, including 4 families from Port St. Lucie, are active participants in the Shelter Plus Care Program which provides long term supportive housing to individuals and families with a disability. Last year, the rental payment assistance provided on behalf of this population was \$138,899.00, through Shelter Plus Care Grant funds. This population received at least an equal amount of services from community services providers.

Forty percent (40%) of the Federal HUD funding for Homeless Management Information Systems available to the Treasure Coast Homeless Services Council supports the system capacity for St. Lucie County for client data management and tracking. This system is capable of tracking client services by specific zip code and assist staff in making appropriate referrals.

The Treasure Coast Homeless Services Council, Inc. has utilized and additional \$525,000 in program income from the Neighborhood Stabilization during 2012 to purchase and rehabilitate 3 additional duplex foreclosed properties in addition to the 14 houses provided during the past year. These duplex properties will also be rented as affordable housing to low income families, some of whom will be permanently disabled. All properties will continue to be deed restricted to assure affordability over 15 years.

The Treasure Coast Homeless Services Council, Inc. continues to provide subsidized rental support to Sammy's Landing, an affordable housing project of the City of Port St. Lucie. 5 families were assisted during the reporting period.

TCHSC also secured an annual renewal of two St. Lucie County McKinney-Vento Shelter Plus Care awards in the amount of \$204,420.00 and secured a new Shelter Plus Care grant for Families in St. Lucie County in the amount of 289,680. It will continue to secure additional renewals for existing Shelter Plus Care rental assistance and will also seek renewal of the Homeless Management Information System and Homeless Family Center grants during the 2012-2013 NOFA competition.

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 Office of Community Services is a member of the Treasure Coast Homeless Services Council, the Council of Social Agencies (C.O.S.A.) and Treasure Coast Coordination Coalition (TCCC). 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 homeless persons at a given point in time each year. The results of this survey are shown as follows:

HOMELESS

POINT IN TIME COUNT FOR ST. LUCIE COUNTY, FL

One Day Street Count

01/29/12

Total Counted	771	Comments
Adults	642	All Adults
Adults Age 18-60	535	
Adults Age 60+	107	
Children	129	All Children
Unaccompanied under 18	27	
Accompanied under 18	102	
Homeless Reasons		Adults Only
Disabled	163	25%
Employment	312	48%
Health Care Debt	75	11%
Need Substance Abuse RX	16	2%
Released from Jail	8	1%
Answer to Foster Care Stay		Adults and Children
YES	75	10%
NO	567	90%

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

When disaster funding was available the City provided rental and/or mortgage assistance to households that had lost access to their homes due to the storms. That money is no longer available

and there is no funding to replace it. The City also provided foreclosure assistance with SHIP funding in the past. But that funding is no longer available. We do, however, try to provide referrals to the housing authority or to low cost apartments in the area when necessary. We also work with the Hardest Hit program so that unemployed and underemployed can get assistance to pay mortgage payments until their income stabilizes. This keeps them from losing their homes to foreclosure and joining the ranks of the homeless.

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

Actions taken to address the needs of public housing

The City of Port St. Lucie does not have a Housing Authority. However, the City works with the City of Fort Pierce Housing Authority clients who currently live in subsidized apartment buildings and Section 8 housing. We have been able to provide them with assistance to purchase a home if they have maintained their credit and have sufficient income to support a mortgage. When possible, we also work with the local chapter of Habitat for Humanity to help place Port St. Lucie self-sufficiency graduates in housing they can afford.

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

See paragraph above

Actions taken to provide assistance to troubled PHAs

The Fort Pierce Housing Authority is not listed as troubled.

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. The AHAC of 2008 met and made recommendations which were reported to the Florida Housing Finance Corporation at that time. The City has formed a 2012 AHAC which has been meeting over the last few months. It is expected to have no new recommendations, but a review of impact fees will probably be carried over into 2013.

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

Housing Needs. The major obstacle to addressing housing needs in the past has been the lack of resources. This year is no different. The City's SHIP Housing Assistance funding has virtually disappeared except for a small amount of program income that may be returned to the program when houses are sold. A portion of the CDBG funding has to be utilized to assist with the large number of families that need this type of assistance. The City, therefore, has a waiting list of applicants who need repairs to their homes, hazard mitigation, or accessibility/retrofit.

Another challenge to addressing housing needs has emerged due to the economic recession and foreclosure crisis. Housing prices have fallen over the last couple of years and would seem to be much more affordable. However, with less assistance available and tighter credit and lending standards, it has been harder to get households qualified to purchase their own homes. If we had not had Neighborhood Stabilization Program (NSP) funding, we would not be able to assist new buyers at all.

Community Development Needs. The lack of infrastructure and commercial planning from the time the City was first developed in the 1960s continues to impede our progress today. We took over the water/sewer utility from the County in the 1990s and needed to supply city-wide water/sewer service throughout the community. At one time, we had the largest water/sewer project in the nation. This helped energize our economic development as well as provide environmental benefits. Unfortunately, the economy began to fail at the same time the project was completed. We continue to pursue increased economic development opportunities and a city-wide referendum was passed in the 2010 election providing tax relief for new businesses.

Being such a young city, we have not concentrated on historical preservation activities. We don't have a large number of homes that were built 50 or more years ago. We have only recently begun to work

toward preserving historical documents, etc. The City itself has begun to work with a Historical Committee to begin the process of identifying historical documents and properties within the City.

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

A majority of homes within the City of Port St. Lucie were built after 1977. In most cases, therefore, lead based paint is not considered to be a risk. The City, however, supports testing and abatement of lead paint where a risk is indicated. The cost of such abatement is an eligible expense for all housing programs including CDBG and NSP. Staff and the housing inspection contractors review information and/or training materials, as available, in order to remain current on new regulations.

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, SHIP, and NSP funding. SHIP and CDBG funding were used to provide repair assistance to 18 low/moderate income households. NSP assisted 33 low/moderate and middle income families with home purchase assistance to purchase a foreclosed and rehabilitated home. The city purchased 21 foreclosed single family homes in 2011/2012 with NSP funding program and completed rehab on 23 homes this year; we're in the process of reselling those homes to eligible clients. Additionally, local funds and other grant funds are being used for some of the infrastructure improvements. This has helped to create jobs available for lower income residents. We have also been working with the Hardest Hit program which assists unemployed and underemployed with mortgage payments. Many of these residents are living on unemployment pay and are functioning at poverty level. The City passed a referendum in 2010 to help provide tax abatement assistance for new businesses which is anticipated to help provide jobs for lower income families.

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. We have worked with the City of Ft. Pierce and St. Lucie County in order to coordinate on CDBG disaster funding administered by the County. Meetings help to coordinate our efforts on these projects as well as housing activities. Bi-monthly lending consortium meetings help to keep the groups connected and focused on affordable housing issues in 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 County Community Services Department and social service agencies, such as COSA Connect (formerly Council of Social Agencies), and the Community Organizations Active in Disaster (COAD) to enhance coordination between public and private housing and social service agencies. We are participating in the Hardest Hit program to try to prevent foreclosures.

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 completed its updated Analysis of Impediments to Fair Housing Choice in March of 2006. This analysis found several issues that may restrict housing choice, among them lack of awareness of fair housing provisions; the increasingly high cost of housing; and poor credit history. Lack of awareness of fair housing provisions and poor credit remain major factors in limiting housing choice. The cost of housing has decreased tremendously in the last year, both for homeownership and rental opportunities. Foreclosures can be found all over the City, and the prices are unrealistically low. But the economy in Florida, with high taxes and insurance and double digit unemployment, continues to restrict housing choice for many. The City's Housing Assistance Programs must be continually adjusted to ensure that underserved housing needs are met whenever possible.

The City is planning to perform a new Analysis of Impediments to Fair Housing Choice when a substantial amount of the 2010 census data separated by census tract and block group is made available. It is anticipated that the information may be available during the first half of 2013 so that a meaningful document can be prepared.

The City continues to carry out activities to address and/or raise public awareness concerning the above-referenced issues by taking the following actions:

1. Print and distribute (in English/Spanish) fair housing brochures for placement in public buildings.
This information is available at City Hall and on the City's web site. The brochures are also provided with the "Congratulations" letter when applicants are selected for homebuyer assistance under NSP or SHIP programs.
2. Provide HUD's Fair Housing Complaint forms (in English/Spanish) at public buildings and the library.
The forms are available in the Community Services Department at City Hall and are linked to our website at www.cityofpsl.com.
3. Continue to provide credit counseling to improve credit ratings for homeownership potential.
Port St. Lucie continues to work with Martin/St. Lucie Lending Consortium to ensure that homebuyer workshops are provided for NSP applicants. The City is providing workshops that

comply with NSP requirements.

4. Provide ongoing fair housing training at meetings, symposiums, or housing events.
The Homebuyer workshops referred to above contain a fair housing element. Port St. Lucie provides the Fair Housing brochures.
5. Provide fair housing information at public events and symposiums, where possible.
There has been no opportunity in 2011/2012.
6. Utilize the fair housing logo on brochures or describing City affordable housing programs
The logo appears on Port St. Lucie's Housing Assistance Program brochures and various informational letters, as appropriate.
7. Require all affordable housing subrecipients to assist with affirmative marketing plans, if necessary.
No affordable housing subrecipients in 2011/2012.
8. Request HUD provide the City with brochures/ads warning about the dangers of predatory lending.
A HUD brochure entitled "Don't Be a Victim of Loan Fraud" was obtained on the HUD web site. The document is available in the Community Services lobby.
9. Request that local newspapers print HUD's *Publishers Fair Housing Notice* in the real estate section.
Scripps Treasure Coast Newspapers print a "Note" re the applicability of the Federal Fair Housing Act in their Sunday Real Estate Source supplement.

CR-40 - Monitoring 91.220 and 91.230

Description of 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

None of our CDBG activities required monitoring of subrecipients. 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 August, 2011.

We compare projects completed with projects proposed under the Action Plan in order to evaluate our progress on infrastructure projects using CDBG funding. We utilize Table 3B "Annual Affordable Housing Completion Goals, to assess our goals in affordable housing. This Table was included in our Action Plan for 2011 and contains numerical goals for resources used during the program year. Direct product results and actual benefits from the program are listed within each area of this narrative report.

We have helped property values and eliminated significant health and safety deficiencies for families as a result of housing rehabilitation. The NSP program is making a significant positive impact in restoring neighborhood pride and helping declining housing values in those neighborhoods.

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 process. 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 rehabbed 18 NSP1 foreclosed properties and sold 33 during the fiscal year. We purchased twenty one homes with NSP funding.

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

Description of 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 (in English and Spanish), and the actual report was made available for review for 30 days. Any comments received and our response will be attached to this report as Exhibit B. A public hearing was held on December 10, 2012.

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 has not changed its objectives, although we have changed funding sources for specific projects in order to meet timeliness objectives and/or utilize other funds available to us to complete the activities.

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

No.

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

Not applicable.



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2011
PORT ST. LUCIE, FL

DATE: 11-21-12
TIME: 9:25
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	755,105.54
02 ENTITLEMENT GRANT	629,758.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,384,863.54

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	603,629.45
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	603,629.45
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	104,057.26
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	707,686.71
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	677,176.83

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	603,629.45
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	603,629.45
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2011 PY: 2012 PY: 2013
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	629,758.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	629,758.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	104,057.26
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	113,760.47
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	91,868.73
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	125,949.00
42 ENTITLEMENT GRANT	629,758.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	629,758.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%

