



Third Program Year CAPER  
The CPMP Third Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### **Executive Summary**

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 3 CAPER Executive Summary response:

This performance report covers the third year of our five-year consolidated plan. Our goals and objectives for this year included the following:

#### **Objective One: Provide a suitable living environment**

##### **Specific Goal: Community Development**

Community Development Activities for the 2007/2008 fiscal year included the following:

Community Self-Investment in low/mod income areas. We continued to place our highest priority on infrastructure improvements. SHIP and HHR programs provided funds to replace septic and/or well systems with City utilities for Port St. Lucie homeowners. Payment of hookups helps us to achieve our second goal of providing decent housing, which is discussed below. The non-administrative portions of the 2006/2007 and 2007/2008 CDBG funding was intended to be used for infrastructure projects in low income neighborhoods. The projects are listed below:

#### 1. CDBG YEARLY ENTITLEMENT FUNDING (Administered by HUD – federal):

A. CDBG funding in the amount of **\$650,056** was made available by HUD for the **2006/2007** fiscal year. Funding in the amount of \$520,053 was originally allocated for a flood diversion ditch.\* On December 10, 2007, City Council reallocated the 2006/2007 CDBG project funding from Ravenswood Community Center Partnership Project to the D-17 Ravenswood Canal. That project is outlined below:

Strategy/Activity	Description	Output Indicator	
		Units	Amount
D-17 Ravenswood Canal	Plans include reshaping 6300 linear feet of waterway in a low income neighborhood. Project will widen the canal's channel in order to prevent flooding and erosion. This will also mitigate culvert washouts and road closings. (CT 2005 BG 1)	1 Facility	\$520,053

\*The flood diversion ditch is being performed with funding from Hazard Mitigation funds available through FEMA.

B. CDBG funding in the amount of **\$676,236** was made available by HUD for the **2007/2008** fiscal year. Funding in the amount of \$540,989 was allocated for Phase I of the Ravenswood Community Center Partnership Project; however, the funding was reallocated during a public hearing on June 9, 2008 to the following activity and in the following amounts:

Strategy/Activity	Description	Output Indicator	
		Units	Amount
Tiffany Sidewalk Project	Tiffany Avenue Sidewalk Project. The Project is located within the southern right-of-way of Tiffany Avenue and includes the construction of 1800 LF of 8' wide sidewalk and 325 LF of 4' wide sidewalk, connecting the existing sidewalk adjacent to the St. Lucie Medical Center to the existing sidewalk adjacent to the Tiffany Club Apartments rental community.	1 Facility	\$540,989
General Program Administration	Funds will pay for administration of the CDBG program and SHIP housing program		\$135,247

Engineering for the project is underway and construction should begin before the end of the year.

2. CDBG DISASTER FUNDING (Administered by Florida Department of Community Affairs - Federal) \$3 million for mitigation from 2004 hurricanes Frances and Jeanne and \$387,000 for mitigation from 2005 Hurricane Wilma;

\$600,000 as supplemental from Hurricane Wilma. Of the **\$3 million** received for the 2004 hurricanes, \$942,600 was expended on a Special Needs Facility Retrofit; the remaining funds as well as \$208,229 of the supplemental Hurricane Wilma funds were utilized during 2007/2008 for infrastructure improvements in a low/mod income neighborhood as follows:

Strategy/Activity	Output Indicator	
	Units	Amount
Drainage and Road Improvements on Darwin Blvd. in a low income neighborhood (2004 and 2005 Disaster funding)	1 Facility	\$1,815,629
Administration Fees		\$ 250,000
<b>Subtotal Darwin Drainage &amp; Road Improvements</b>		<b>\$2, 065,629</b>
<b>D-17 Ravenswood Canal (Supplemental disaster funding )</b>		<b>\$ 208,229</b>
<b>Total expended by 9/30/08</b>		<b>\$2,273,858</b>

**3. ECONOMIC DEVELOPMENT FUNDING (administered by the Florida Department of Environmental Protection).** Port St. Lucie received **\$550,000** for a Section 319 grant in 2006. Another grant in the amount of \$500,000 was allocated for Phase II of the project during **2007/2008** and is being utilized as follows:

Strategy/Activity	Output Indicator	
	Units	Amount
Phase II Storm Water Drainage System Retrofit in Community Redevelopment Area (CRA)	.5 miles	\$500,000
<b>TOTAL</b>		<b>\$500,000</b>

**4. Expanded Economic Opportunities through use of grant funding.** In the 2007 Action Plan, the City’s goal was to bring businesses to the area, especially in the biotechnical field. The City has been working with public and private entities throughout St. Lucie County to bring more economic opportunities to the area. In 2007 several local and state funding sources were consolidated to bring Torrey Pines, a biotechnical research laboratory, to Port St. Lucie; construction is completed on that laboratory. Two other biotech companies, Mann Foundation and Viral Gene Therapy Institute (VGTI), have indicated they will be opening facilities in Port St. Lucie in the coming year.

**5. Facilities/Services for Seniors, Children and Persons with Special Needs.** SHIP funding is expended each year to assist special needs clients in repairing and retrofitting their homes. In 2007 over 24% of all households receiving assistance included a family member with special needs; and approximately 15 homes were retrofitted specifically for special needs clients.

**6. Facilities/Services to Address Critical Social Needs, Disaster Response and Emergency Management.** The City continues to coordinate with the County Community Services Department and social service agencies,

such as the Council of Social Agencies (COSA), the Treasure Coast Coordination Coalition (TCCC) and the Community Organizations Active in Disaster (COAD) to refer clients according to their needs. Also, HHRP and SHIP funding provided 42 households with eviction/foreclosure prevention funding in the past year; this type of assistance has been an ever increasing need in Port St. Lucie.

**Objective Two: Provide decent housing**

**Specific Goal: Housing and Homeless**

1. Revitalization of Older Housing. Repair/rehabilitation efforts for our lowest income households has always been a priority. Over the last fiscal year (10/1/07 – 9/30/08) our SHIP housing program assisted 30 households with repair/rehab assistance. Our HHR housing program assisted 50 households with repairs.

2. Hazard Mitigation & Recovery Assistance. Under the SHIP and HHR programs, we have also been providing funds for hazard mitigation, which includes supplying hurricane shutters, garage door reinforcement, etc. to help prevent extensive damage from future storms. We include hazard mitigation upgrades (such as shutters and garage door reinforcement) under our repair program, however, if a client needs only hazard mitigation and no other repairs, or if they have used all of their available funds for regular repairs, then we help them with additional funding under this separate strategy. A total of 10 households were helped with this additional hazard mitigation assistance during the fiscal year.

3. High-quality housing opportunities. The City allocated HHRP funding to M.I.S.S., an 8-unit housing complex for extremely-low-income working women with children. The M.I.S.S. project is underway and is expected to be completed before the end of 2008.

4. Housing Purchase Assistance. The City is also continuing to place a high priority on assisting low income renters to achieve homeownership. The SHIP Housing Program provided home purchase (downpayment and closing cost) assistance to 4 households during the fiscal year. HHRP funding provided home purchase assistance for 6 households.

The City provided additional construction funding for non-profit, for-profit builders/developers who were building for the very-low income. We were able to assist one household through Habitat for Humanity with this money.

The SHIP program also includes funding for homebuyer workshops. During the 2007/2008 fiscal year, Consumer Credit Counseling Services (CCCS) with the support of the St. Lucie County Lending Consortium, the City of Ft Pierce, St. Lucie County and the City of Port St. Lucie, provided workshops for 109 Port St. Lucie households.

5. Services/Housing for the Homeless. Another of the City's long-term objectives is to coordinate public services and facilities for the lowest income households. The City continues to work with members of the Council of Social Agencies (COSA), Treasure Coast Homeless Services Council, Inc. and Treasure Coast Coordination Coalition (TCCC) to provide referral services for low-income residents.

Overall, the City has met its goals and objectives by providing needed infrastructure improvements, promoting affordable housing and coordinating efforts for public services over the past year. We have also continued to affirmatively further fair housing by planning and carrying out specific activities to improve fair housing choice, increase awareness of fair housing provisions and provide home buying workshops to help the underserved. Specific fair housing activities are shown on Exhibit A.

### **General Questions**

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.
  - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
  - a. Identify progress in obtaining "other" public and private resources to address needs.
  - b. How Federal resources from HUD leveraged other public and private resources.
  - c. How matching requirements were satisfied.

Program Year 3 CAPER General Questions response:

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period. This performance report covers the third year of our five-year consolidated plan. Briefly our goals and objectives for this year are listed below, along with an assessment of our progress toward addressing them:

#### **Objective One: Provide a suitable living environment**

#### **Specific Goal: Community Development**

(1) Community Investment in low/mod income areas. In the 2007 Action Plan the City continued to place its highest priority on infrastructure improvements which provide for physical revitalization of older low-income neighborhoods. We

planned to utilize SHIP and HHR funding to continue paying for water/sewer assessment for low/mod income households in order to support community development and economic growth within the City. The non-administrative portion of the 2006/2007 and 2007/2008 CDBG funding and CDBG Disaster funding was intended to be used for infrastructure projects in low income neighborhoods. The project is listed below:

**CDBG Funding.** City Council Members voted on March 27, 2006 to mitigate flooding in a low/mod income neighborhood by utilizing CDBG funding for Phase I of a flood diversion ditch. Money for this project, however, became available through an Emergency Management Program. CDBG funding was reallocated on May 14, 2007 to the Ravenswood Community Center project. Because of an urgent need to repair a canal behind the community center, the funds were reallocated again on December 10, 2007 to the following project:

<b>2006/2007</b>			
<b>Strategy/Activity</b>	<b>Description</b>	<b>Output Indicator</b>	
		<b>Units</b>	<b>Amount</b>
D-17 Ravenswood Canal	Plans include reshaping 6300 linear feet of waterway in a low-income neighborhood from the intersection of Ravenswood Lane and Lucero Drive West (CT 20.05 BG 1). The project will widen the canal's channel in order to prevent flooding and erosion and mitigate chances of road culvert washouts and road closings. The newly reshaped slopes and widened channel should decrease water velocity and enable increased capacity.	1 Facility	\$520,053

<b>2007/2008</b>			
<b>Strategy/Activity</b>	<b>Description</b>	<b>Output Indicator</b>	
		<b>Units</b>	<b>Amount</b>
Tiffany Sidewalk Project	Tiffany Avenue Sidewalk Project. The Project is located within the southern right-of-way of Tiffany Avenue and includes the construction of 1800 LF of 8' wide sidewalk and 325 LF of 4' wide sidewalk, connecting the existing sidewalk adjacent to the St. Lucie Medical Center to the existing sidewalk adjacent to the Tiffany Club Apartments rental community.	1 Facility	\$540,989

2007/2008			
Strategy/Activity	Description	Output Indicator	
		Units	Amount
General Program Administration	Funds will pay for administration of the CDBG program and SHIP housing program	\$135,247	

**CDBG Disaster Funding.** Disaster funding from the Florida Department of Community Affairs (DCA) continues to be used to invest in low/mod income neighborhoods. One project will mitigate flooding in an area that is adjacent to a school and gymnasium and used for a hurricane shelter and distribution center during disasters. The project includes roadway reconstruction and drainage improvements to the existing roadside swales and culverts. Construction on the project began September 26, 2007 and was completed in July of 2008.

Additional Supplemental CDBG Disaster Funding from DCA of \$600,000 was allocated to the D-17 Ravenswood Canal project in September 2008 with \$208,229 expended.

All activities are within low/moderate income neighborhoods.

Strategy/Activity	Output Indicator	
	Units	Amount
Drainage and Road Improvements on Darwin Blvd. in a low income neighborhood began July 2005; it was completed July 2008.	1 Facility	\$1,815,629
Administration Fees		\$ 250,000
<b>Subtotal Darwin Drainage &amp; Road</b>		<b>\$2, 065,629</b>
<b>D-17 Ravenswood Canal (Supplemental disaster funding )</b>		<b>\$ 208,229</b>
<b>Total expended by 9/30/08</b>		<b>\$2,273,858</b>

**SHIP and HHR Funding**

**Water/Sewer Assessment Payments.** We have continued to increase the supply of potable water and wastewater management systems with the installation of water/sewer lines throughout the City of Port St. Lucie. SHIP and HHR funding assisted 17 low and moderate-income families with water/sewer assessment payments this year. The majority of the City has now been provided with City water and sewer lines. .

**Hookups to Water/Sewer.** SHIP and HHR programs provided funds to replace septic and/or well systems with City utilities for 26 Port St. Lucie homeowners. These programs are helping to meet the health and safety needs of our low-income residents. Payment of hookups has also helped to keep the overall costs of conversion from well and septic affordable to low income families.

**Objective Two: Provide decent housing**

**Specific Goal: Housing and Homeless**

(2) Revitalization of Older Housing. Repair/rehabilitation efforts for our lowest income households have always been a priority. Over the last year (10/1/07 – 9/30/08) our SHIP housing program assisted 30 households with repair/rehab assistance and our HHR housing program assisted 50 households.

(3) Hazard Mitigation & Recovery. Under the SHIP and HHR programs, we have also been providing funds for hazard mitigation, which includes supplying hurricane shutters, garage door reinforcement, etc. to help prevent extensive damage from future storms. We include hazard mitigation upgrades (such as shutters and garage door reinforcement) under our repair program, however, if a client needs only hazard mitigation and no other repairs, or if they have used all of their available funds for regular repairs then we help them with additional funding under this separate hazard mitigation strategy. A total of 10 households were helped with this additional hazard mitigation assistance during the year.

(4) Production of high-quality housing. The City allocated HHRP funding to M.I.S.S., an 2 bedroom, 8-unit, housing complex for extremely-low income working women with children.. The M.I.S.S. project is underway and is expected to be completed before the end of 2008.

(5) Home purchase assistance. The City continues to place a high priority on assisting low income renters to achieve homeownership; however the last few years have been challenging. The SHIP Housing Program provided home purchase (downpayment and closing cost) assistance for 5 households. HHRP funding provided home purchase assistance for 14 households.

The City provided additional construction funding for non-profit, for-profit builders/developers who were building for the very-low income. We were able to fund one household through Habitat for Humanity with this money.

The SHIP program also includes funding for homebuyer workshops. During the 2007/2008 fiscal year, Consumer Credit Counseling Services (CCCS) with the support of the St. Lucie County Lending Consortium, the City of Ft Pierce, St. Lucie County and the City of Port St. Lucie, provided workshops for 109 Port St. Lucie prospective homebuyers.

(6) Services/Housing for the Homeless. Another long-term objective is to coordinate public services and facilities for our lowest income households. The City continues to work with members of the Council of Social Agencies (COSA) Treasure Coast Homeless Services Council, Inc. and Treasure Coast Coordination Coalition (TCCC) to provide referral services and assistance for low-income residents.

**Specific Goal: Emergency Management**

Activities originally listed under the "Emergency Management" goal in the 2007/2008 Action Plan involve Hazard Mitigation and Disaster Recovery. Hazard Mitigation is being reported under objective two since it supports the objective of providing decent housing. The Disaster Recovery strategy was not utilized during the 2007/2008 funding year.

**Overall, the City has met its goals and objectives by providing needed**

**infrastructure improvements, promoting affordable housing and coordinating efforts for public services over the past year. Specific information on CDBG activities is contained in the IDIS reports included with this Narrative.**

b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

Our Community Development Block Grant (CDBG) allocation of funds for this reporting period was **\$676,236. We also reallocated \$520,053 in project funding for the 2006/2007 fiscal year and expended those funds during the past year.** The City Council voted to continue placing its highest priority on the revitalization of older low-income neighborhoods and commercial areas, reallocating 2006/2007 funding from the Ravenswood Community Center Partnership project to the D-17 Ravenswood Canal on December 10, 2007, as shown below:

<b>2006/2007</b>			
<b>Strategy/Activity</b>	<b>Description</b>	<b>Output Indicator</b>	
		<b>Units</b>	<b>Amount</b>
D-17 Ravenswood Canal	Plans include reshaping 6300 linear feet of waterway in a low-income neighborhood from the intersection of Ravenswood Lane and Lucero Drive West (CT 20.05 BG 1). The project will widen the canal's channel in order to prevent flooding and erosion and mitigate chances of road culvert washouts and road closings. The newly reshaped slopes and widened channel should decrease water velocity and enable increased capacity.	1 Facility	\$520,053

On June 9, 2008 it was noted during the public hearing that if the Ravenswood Partnership project was delayed again, then funding would be reallocated to one of the other infrastructure projects listed such as Tiffany Avenue sidewalks. The Ravenswood project was delayed and funding was then reallocated to Tiffany Avenue sidewalk project listed below:

2007/2008			
Strategy/Activity	Description	Output Indicator	
		Units	Amount
Tiffany Sidewalk Project	Tiffany Avenue Sidewalk Project. The Project is located within the southern right-of-way of Tiffany Avenue and includes the construction of 1800 LF of 8' wide sidewalk and 325 LF of 4' wide sidewalk, connecting the existing sidewalk adjacent to the St. Lucie Medical Center to the existing sidewalk adjacent to the Tiffany Club Apartments rental community.	1 Facility	\$540,989
General Program Administration	Funds will pay for administration of the CDBG program and SHIP housing program	N/A	\$135,247

Engineering for this project is underway and construction should begin before the end of the year.

Additional infrastructure and economic development costs were funded through the CDBG Disaster funding (3 separate allocations administered by the Florida Department of Community Affairs), the City's general fund, other federal funds and Community Redevelopment Agency Tax Increment Funding (TIF). Housing activities were addressed through the State Housing Initiatives Partnership (S.H.I.P.) Program and Hurricane Housing Recovery Program (HHRP) funding. There were no federal funds invested in the housing program during this reporting period except for C.D.B.G. administrative funds utilized for administrative support of low and moderate-income home purchase and repair/rehabilitation housing activities.

c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Projects listed in the 2007 Action Plan were either completed or reallocated to other projects and are currently underway. Additional funds from CDBG Disaster funding administered through Florida Department of Community Affairs were utilized in some cases to supplement an original CDBG project. The Ravenswood Community Center Partnership continues in its planning stages and is slowed by the economy and coordination with multiple partners. The City continues to pursue this project in the hopes of reestablishing a vital resource for this low-income neighborhood. The housing programs progressed as planned in 2007.

2. Describe the manner in which the recipient would change its program as a result of its experiences:

Reevaluation of our programs is an ongoing process. The state of the economy and foreclosure crisis has brought new challenges. Finding ways to coordinate with multi-agency projects is challenging but vital. Our processes slow as the City grows but overall we are finding ways to progress.

3. Affirmatively furthering fair housing

a. Provide a summary of impediments to fair housing choice:

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 in the last year, both for homeownership and rental opportunities; but the economy in Florida, with high taxes and insurance and increasing unemployment, continues to restrict housing choice. The City's Housing Assistance Programs must be continually adjusted to ensure that underserved housing needs are met when possible.

b. Identify actions taken to overcome effects of impediments identified:

The City has continues to carry out activities to address and/or raise public awareness concerning the above-referenced issues; these actions are detailed in Exhibit A, which is entitled "Follow-up to Actions to Correct/Identify Impediments."

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

The major obstacle to addressing housing needs in the past has been the lack of resources. This year past year was no different, except there are more underserved needs in almost every area due to the worsening of the economic crisis. The City's Housing Assistance funding and any private funding had to be spread among several programs - homeowner repairs, water/sewer assessments and hook-ups, and home purchase assistance. The City now has a waiting list of over 160 applicants who need repairs to their homes, hazard mitigation, accessibility/retrofit or water/sewer assessment assistance. We also have not been able to complete funding for a downpayment assistance waiting list that began over a year ago. With the economic downturn, the State has cut funding across the board to all programs including the popular housing programs. Thankfully the housing prices are returning to more realistic costs; however with less assistance available, tighter credit and lending standards and such a huge backlog of homeowner repair requests competing for funding with downpayment assistance programs, it will be very challenging to be able to help renters get into their own homes.

The City began the process of reinstating the Affordable Housing Advisory Committee in July of this past year and the committee is due to make its recommendations to Council by December 2008. Hopefully this will help the City focus on being ready with affordable housing incentives when some normalcy returns to the market.

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 water/sewer utility from the County in the 1990s and just finished providing city-wide water/sewer service throughout the community. This helped energize our economic development as well as provide environmental benefits. Unfortunately, the economy began to fail at the same time. We continue to pursue increased economic development opportunities, but there is also the concern about keeping the local

businesses from going under.

Being such a young city, we have not concentrated on historical preservation activities. The City is just now working with an Historical Committee to begin the process of identifying historical documents and properties within the City.

5. Leveraging Resources

a. Identify progress in obtaining "other" public and private resources to address needs.

Funds for Community Development projects are leveraged with the City's General Funds for Capital improvement where possible. Housing activities are leveraged with funding from Private Lenders and from other affordable housing programs, such as local or state bond issues, Federal Home Loan Bank programs, and local realtor initiatives, etc. Funding from individual households, in the form of owner equity is also tracked. The following data shows leveraging for SHIP and HHR programs:

Leveraging Resource	SHIP	HHR
Owner Equity	\$2,477,217	\$2,164,058
Lender Equity	\$ 327,034	\$872,548

b. How Federal resources from HUD leveraged other public and private resources.

CDBG funding for the Ravenswood Community Center Project will be leveraged with resources provided by the City, Indian River State College and St. Lucie County Fire Department. The facility is estimated to cost over \$8 million to construct.

c. How matching requirements were satisfied.

There are no matching requirements for these projects.

**Citizen Participation**

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Program Year 3 CAPER Citizen Participation response:

a. Provide a summary of citizen comments.

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 8, 2008.

a. Identify federal funds.

The City planned to utilize federal, state, private and local monies to carry out its anticipated programs during 2007/2008. The City committed \$676,236 of federal CDBG funds as outlined above in "Activities to be undertaken with CDBG Funding". We also were awarded \$987,000 in additional CDBG Disaster Funding available through the Florida Department of Community Affairs. . The State Housing Initiatives Partnership (S.H.I.P.) provided a dedicated source of State funding for affordable housing to persons in extremely-low, low, moderate, and above-low/moderate income ranges. The Hurricane Housing Recovery Program (HHRP) provided funding for the past year and will continue through June of next year (2009). Details on the two types of funding are discussed under "Activities to be Undertaken with SHIP Funding" and "...with HHR Funding." The City pays overhead office costs from the City's general funds. We have also benefited from various State and Federal grants for our Community Redevelopment Area, which helps to further the economic development plans for the City (summarized previously). Finally, we continue to utilize general funds, road impact fees, Natural Resource Funding, Department of Transportation funding and bond financing to support our continuing infrastructure improvements citywide.

**Geographic Distribution of all Strategies/Activities:**

Boundaries for the **Ravenswood** Community Partnership project include the following:

On Ravenswood Lane, South of Prima Vista Blvd. and West of Airoso Blvd. in **Census Tract 20.05, Block 1.**

Boundaries for the **Darwin Blvd Drainage Improvement** project include the following:

Along Darwin Blvd. between Landale and Tulip Blvd. in **Census Tract 21.04, Block 3.** Phase I extends approximately 0.75 miles from Port St. Lucie Boulevard to SW Landale Boulevard. Phase II extends approximately 0.25 miles east from SW Landale Boulevard.

Boundaries for the **Tiffany Sidewalk** project include the following:

The Tiffany Avenue sidewalk project is located within the southern right-of-way of Tiffany Avenue and includes the construction of 1800 LF of 8' wide sidewalk and 325 LF of 4' wide sidewalk, connecting the existing sidewalk adjacent to the St. Lucie Medical Center to the existing sidewalk adjacent to the Tiffany Club Apartments rental community in **Census Tract 18.02, Block 2 and 3.**

Boundary for the **housing program** is citywide, with no areas targeted.

NOTE: Minority distribution is discussed under "Other Narrative" on page 31. Copies of census tract maps and minority distribution maps are attached as Exhibits C & D. The minority distribution maps show Black and Hispanic minorities only. Other minority populations are not represented in numbers significant enough to be able to display them on maps.

### **Institutional Structure**

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 3 CAPER Institutional Structure response:

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

The City of Port St. Lucie works with the City of Ft. Pierce and St. Lucie County in order to coordinate the three Housing Assistance Programs. Bi-monthly lending consortium meetings help to keep the groups connected and focused on affordable housing issues. During the last year, the three entities worked together with the St. Lucie Lending Consortium on predatory lending issues and coordinated projects for the CDBG Disaster funding.

### **Monitoring**

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
  - a. Identify indicators that would best describe the results.

Program Year 3 CAPER Monitoring response:

1. Describe how and the frequency with which you monitored your activities.

None of our CDBG activities required monitoring. When they do, we ask for written reports and make on-site visits to ensure compliance with CDBG requirements.

2. Describe the results of your monitoring including any improvements.

Not applicable

3. Self Evaluation
  - a. Identify indicators that would best describe the results.

We utilize a performance measurement system to assess our goals in affordable housing and use of CDBG funding. This Performance Measurement Report was included in our Action Plan for 2007. It lists proposed solutions to problems or

community needs (objectives), resources available for the program (inputs), and activities planned to meet the problems or needs identified in our Consolidated Plan. We have also listed the Outputs (direct product goals) and Outcomes (planned benefits from the program.) Direct product results and actual benefits from the program are listed within each area of this narrative report and categorized on the Performance Measurement Report under the proposed objective.

We have increased property values and eliminated significant health and safety deficiencies for families as a result of housing rehabilitation. We have increased the supply of potable water and wastewater systems to over 98 percent of the City through new installations and have assisted a total of 17 families this year with assessment payments and 26 households with water/sewer hookup payments to make their water/sewer services more affordable for them.

While the Ravenswood Community Center Project continues to experience delays, the funds have been successfully reallocated to infrastructure projects and funds were expended in a timely manner.

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. Purchase assistance was provided for a limited number of households.

### **Lead-based Paint**

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 3 CAPER Lead-based Paint response:

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

A majority of homes within the City of Port St. Lucie were built after 1975. 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 the SHIP and/or HHR Programs (and the C.D.B.G. program if funds are used for housing). Staff and the housing inspection contractors review information and/or training materials, as available, in order to remain current on new regulations.

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## **HOUSING**

### **Housing Needs**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 3 CAPER Housing Needs response:

1. Describe Actions taken during the last year to foster and maintain affordable housing.

The City continues to carry out affordable housing activities through its SHIP and HHR programs. Both programs supply funding for home purchase, repair/rehab/reconstruction, and hazard mitigation. We analyze these programs several times during the year to see if we need to make changes that would help us to meet our affordable housing goals. We added a separate program for Special Needs/Retrofit that supplies accessibility improvements for households with disabled family members. This program allows households to have the opportunity to access both repair/rehab and accessibility programs when they need them. However, we are finding for the most part that retrofitting is being taken care of with our regular repair program and we have not had any household require the additional program funding for this strategy. We have also been promoting energy efficient items for repairs and now allow very-low income households to upgrade to eligible energy efficient items.

**Specific Housing Objectives**

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 3 CAPER Specific Housing Objectives response:

1. Evaluate progress in meeting specific objective of providing affordable housing.

Both the SHIP and HHR programs require that the City expend at least 30% of its funding on very-low income households and at least 60% on households at 80% of median or less. Statistics regarding activities planned and actual funds expended and households assisted are as follows:

**ACTIVITIES TO BE UNDERTAKEN WITH S.H.I.P. HOUSING FUNDING**

In the 2007/2008 Action Plan, the City proposed using financial resources from the State Housing Initiatives Partnership (S.H.I.P.) Program, leveraged with funding for administration of the housing program from the federal Community Development Block Grant (C.D.B.G.) Program. Private lender funding was also necessary to further address the City's housing needs. The top priority in housing needs for the City was in the area of repair/rehab, which included disaster and/or hazard mitigation, water/sewer assessment and/or hookup, and code enforcement compliance.

The City anticipated receiving \$1,300,000 in SHIP funding; actual allocation was \$1,299,231. Additional funds from the previous year and recaptured funds provided additional assistance. Number of units assisted and amounts expended during the 2007/2008 fiscal year follow:

Strategy/Activity	Planned		Actual Expended	
	Units	Amount	Units	Amount
Repair/Rehab	30	\$683,000	30	\$711,511
Water/Sewer Assessments Payments for Low Inc.	34	\$85,000	15	\$24,194
Non-profit/For-profit/CBO Construction Costs	5	\$30,000	1	\$12,000
Homeownership Assistance (Downpayment/Closing Costs)	7	\$434,289	5	\$ 282,400
Credit Counseling		\$3,711		\$1,000
Administration Fees		\$100,000		\$61,616
<b>TOTAL</b>	<b>76</b>	<b>\$1,300,000</b>	<b>62</b>	<b>\$1,092,721</b>

SHIP funding assisted the following numbers of low/mod income households:

Strategy/Activity	ELI	Low	Moderate	Above-low/mod
Repair/Rehab	3	3	15	9
Water/Sewer Assessment	2	3	10	
Non-profit/For-Profit Construction Costs		1		
Homeowner Assistance (Downpayment/Closing Costs)		3	2	

**ACTIVITIES TO BE UNDERTAKEN WITH HHR FUNDING**

In the 2007/2008 Action Plan, the City proposed using financial resources from the Hurricane Housing Recovery (HHR) Program. Private lender funding was also necessary to further address the City’s housing needs. As with the SHIP program, the highest priority in housing needs for the City was in the area of repair/rehab, including hazard mitigation, water/sewer assessment and/or hookup, and code enforcement compliance.

The City anticipated expending \$3,759,455 of the \$7,839,478 in HHR funding available over a three year period with \$2,028,000 to be expended as follows. Number of units assisted and amounts expended during the 2007/2008 fiscal year follow:

Strategy/Activity	Planned		Actual Completed/Expended	
	Units	Amount	Units	Amount
Repair/rehab/reconstruction	20	\$465,000	50	\$1,147,380
Hazard Mitigation Program	15	\$200,000	6	\$ 37,316
Eviction/foreclosure prevention	45	\$ 90,000	18	\$51,973.52???

Strategy/Activity	Planned		Actual Completed/Expended	
	Units	Amount	Units	Amount
Scattered Site Land Acquisition/Construction for Very-low and Low Income	8	\$675,000		\$0
Homeownership Assistance (Downpayment/Closing Costs)	8	\$300,000	14	\$903,511
Water/Sewer Assessments	0	\$0	2	\$2,896
Administration Fees		\$298,500		
<b>TOTAL</b>	<b>98</b>	<b>\$2,028,000</b>	<b>115</b>	

HHR funding assisted the following numbers of low/mod income households:

Strategy/Activity	ELI	Low	Moderate	Above-low/mod
Repair/Rehab	2	15	20	13
Hazard Mitigation	0	1	1	3
Eviction/Foreclosure Prevention		6	9	3
Homeowner Assistance (Downpayment/Closing Costs)		7	6	1
Water/Sewer Assessment			2	N/A

The City also proposed spending \$1,731,455 in Hurricane Housing Funding to build two projects. The M.I.S.S. Project, a housing complex for extremely-low income working women with children, is estimated to be complete before the end of the year. Peacock Run, Phase II of a low income apartment building, was cancelled. Number of units assisted and amounts expended during the 2007/2008 fiscal year follow:

Strategy/Activity	Planned		Actual Completed/Expended	
	Units	Amount	Units	Amount
Phase II of PeacockRun	1	\$500,000	0	Cancelled Reallocated to the housing repair program
Sammy's Landing M.I.S.S. of the Treasure Coast*	8	\$1,231,455	0	\$ 503,015
		<b>\$1,731,455</b>		<b>\$503,015</b>

\*Note: This Special HHR funding will assist mostly Extremely Low Income households at or below 30% of median income. One of the eight units will house a household at or below 50% of median income.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

Since affordable housing is addressed under SHIP and HHR funding, at least 60% of funds must be used to assist low to mod income households. The City of Port St. Lucie normally works with homeownership opportunities only, but we have rental projects committed under HHR funding that would qualify under the Section 215 definition; the one project that would apply is Sammy’s Landing which is listed in the chart above.

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

Worst-case housing needs are handled under the Repair/rehab programs with SHIP and HHR program funding. The City has recently raised the amounts of funding available to each household in order to provide assistance for severe housing code violations, health issues, etc. The City has recently added higher funding limits for reconstruction work on homes that normally could not be repaired with the funds available.

The housing needs of persons with disabilities are also handled through the repair/rehab program. We provide accessibility improvements, such as wheel chair ramps, etc. for those household with disabled family members. We recently added a separate strategy so that those who had already been through the repair/rehab program could still have accessibility items added to their homes at a later date.

### **Public Housing Strategy**

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 3 CAPER Public Housing Strategy response:

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Many of the Ft Pierce Housing Authority’s clients work with the City of Ft Pierce, as they already live in that area. Some do not earn enough income to qualify for traditional financing and need additional assistance to be able to own their own homes. We have worked with clients who lived in subsidized apartment buildings and 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.

### **Barriers to Affordable Housing**

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 3 CAPER Barriers to Affordable Housing response:

Barriers to affordable housing are similar to those that impede fair housing choice. There has been a large gap in Port St. Lucie between the cost of housing, both for rental and homeownership, and the amounts that low to moderate income

households can afford. Housing prices have decreased recently and are continuing to fall. The City's housing programs must constantly be adjusted to provide for enough assistance for lower income families while still allowing an adequate number of households to receive funding. The increases in taxes and insurance payments is also abating due to the decrease in value and the hazard mitigation efforts which have translated to lower insurance costs.

There is of course a huge need for eviction and foreclosure prevention due to the economic crisis and the housing value slump. The City is providing this type of assistance (with HHRP funding) for households that have had a temporary loss of income but are still able to sustain their payments for rent or homeownership once the payments are brought current. We are also helping with first and last month's rental payments for renters who can make regular rental payments once they get into the unit/home. The rental funding will end next June as short-term rental assistance is not normally allowed in the SHIP program.

Our repair/rehab, hazard mitigation and accessibility/retrofit programs help households make needed repairs or improvements without paying additional money for financing the repairs with additional mortgages or credit card payments. Information on number of households helped is shown under "Housing Needs" above.

## HOMELESS

### Homeless Needs

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 3 CAPER Homeless Needs response:

1. Needs of homeless persons. The 2000 census does not identify homeless populations, so there is no permanent record of the number of individuals or households that fall into that category. Services for the homeless in St. Lucie County are provided by the Treasure Coast Homeless Services Council, which is located in Indian River County and serves a four-county area. The City is actively coordinating with the Council in its efforts to provide continuum of care services to the homeless in the City of Port St. Lucie and in St. Lucie County.

The Treasure Coast Homeless Services Council 's Client Track, a Homeless Management Information System indicates the following information for the City of Port St. Lucie for the months from October 1, 2007 through September 30, 2008: 26 families from Port St. Lucie received assistance for rental and mortgage payments to prevent eviction; 8 families secured funds to reconnect terminated utilities; 7 families were housed in the Homeless Family Center in Vero Beach due to their inability to secure affordable rentals in their income range and 136 families received assistance to purchase food and other basic necessities.

**2. Transition to permanent housing and independent living.** The Treasure Coast Homeless Services Council has been successful in obtaining \$1.4 million in State, Federal and Foundation grants during 2007/2008. Some grant assistance is targeted to specific counties for disabled housing; other assistance is available to serve all counties, including St. Lucie County, Indian River County and Martin County indigent and homeless. This funding provides professional staffing for the Homeless Family Center which provides transitional housing to clients from Port St. Lucie. It also funds system capacity in the Homeless Management Information system to track Port St. Lucie client data by zip code to assure appropriate follow up capacity to monitor success in independent living. In addition, as of September 2008, the 3 HUD Shelter Plus Care programs for long term rental assistance for the disabled in St. Lucie County had housed 5 disabled Port St. Lucie residents in permanent housing. These funds provide for extensive supportive services in addition to the long term housing.

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), which agencies provide referral services for all 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 following:

**HOMELESS  
POINT IN TIME COUNT FOR ST. LUCIE COUNTY, FL  
One Day Agency and Street Count  
01/28/08**

<b>Total Counted</b>	<b>964</b>	<b>Comments</b>
Male	583	
Female	381	
Children Under 18	184	Includes unaccompanied teens
Adults	686	
Adults Over Age 60	94	Increase of 44% over last year
Veterans	41	
Single Adults with or without children	569	Includes single mothers
Couples with or without children	107	Couples need not be married or traditional
Physically or Mentally Disabled	198	26% of disabled reported having SSDI
Severely Mentally Ill on Medications	102	17% of Disabled Population had access to medications
Employed full or part time	149	70% increase in unemployed homeless

3. Identify new federal resources obtained from Homeless SuperNOFA.

Treasure Coast Homeless Services Council received McKinney-Vento money for St Lucie County in the amount of \$710,000.00. The total for three counties, which includes Indian River, St Lucie and Martin Counties, is \$1.4 million.

### **Specific Homeless Prevention Elements**

1. Identify actions taken to prevent homelessness.

Program Year 3 CAPER Specific Housing Prevention Elements response:

1. Identify actions taken to prevent homelessness.

The City of Port St. Lucie has been using its HHRP program funding to assist renters to obtain affordable rental units by paying up to two months of rent, usually first and last. This program helps to prevent homelessness that might occur because families are forced out of one rental at the end of their term but have no funds to get them into a new unit or home.

## COMMUNITY DEVELOPMENT

### **Community Development**

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
  - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
  - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

Program Year 3 CAPER Community Development response:

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

- a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

The Strategic Plan indicates that the City has been systematically upgrading all of its public facilities and infrastructure especially in light of the devastating hurricanes of 2004 and 2005, but there are still overwhelming needs in this area. Infrastructure remains a high priority and CDBG funds have been used to address those needs over the last few years. In the 3rd year of our Action Plan the City indicated the following goals: improving storm drainage and constructing a neighborhood community center to serve its low-income neighborhoods. Under its five year plan the following goals and activities were listed under Community Development:

**SPECIFIC GOALS: Community Development**

- ONE:** Community self-investment in low/moderate income areas.
- TWO:** Facilities/services to address critical social service needs.
- THREE:** Facilities/services for seniors, children and persons with special needs.
- FOUR:** Expanded economic opportunities.

The Community Development Objectives listed in our Consolidated Plan include:

- One:** Install 4,000 linear feet of storm drainage improvements.
- Two:** Install 12,000 linear feet of sidewalks in low income neighborhoods.
- Three:** Construct a Neighborhood Community Center.

The storm drainage improvements, referred to in objective "one" above have received priority status since the hurricanes. One ditch was constructed and funded under an Emergency Management program and a second drainage project will be completed in the early spring of 2009. This project, the D-17 Ravenswood Canal, involves 6300 linear feet of corrections and improvement to an old poorly designed and failing drainage ditch. The project utilized \$520,053 of prior year (2006/2007) CDBG funding.

Objective "two" involves installation of 12,000 linear feet of sidewalks in a low-income neighborhood. The City reallocated 2007/2008 funding to construct a sidewalk of 2125 linear feet on the southern right of way on Tiffany Avenue connecting to two additional sidewalks adjacent to the hospital with a low income rental project. The need for sidewalks has become an important safety issue after several accidents involving children on their way to school bus stops. The City is working with the school district to identify areas where sidewalks would be most useful in the near future. Over 34,000 linear feet of sidewalk has been completed in the last year by the City using general funds, School District grant funding, federal highway funding and CDBG funding.

The third objective involves building a community center within a low income neighborhood. That project continues to have challenges as it involves coordination between three local agencies that have been affected by economic concerns. The City reallocated 2006/2007 funding originally earmarked for the community center to the D-17 Ravenswood Canal in the same neighborhood. We

also reallocated 2007/2008 funding from the Community Center project to begin the Tiffany Avenue sidewalk project in a low income neighborhood. The Community Center Project has several million dollars committed from the City and it is still planned to begin construction in the next year. Port St Lucie is also finishing construction on a new Civic Center within the Community Redevelopment Area (CRA) low-income neighborhood. This building is designed to function as an attraction of Regional interest to bring business and entertainment to the City’s “downtown,” and will open in December 2008.

The following activities were proposed during the Action Plan for the 2007/2008 fiscal year:

Community Development projects:

**1. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS [91.215 (e)]**

The City placed its highest priority on the revitalization of its older low-income neighborhoods and commercial areas. These activities include physical improvements such as roads, storm drainage, water & sewer, sidewalks; public facilities such as parks, recreation areas, senior centers, community centers and public safety facilities; along code enforcement, and continued recovery and mitigation efforts as a consequence of the hurricanes of 2004.

**2. SPECIFIC COMMUNITY DEVELOPMENT OBJECTIVES [91.215 (e)]**

**The City of Port St. Lucie adopted the following Specific Community Development Objectives for FY2007:**

**A. CDBG YEARLY ENTITLEMENT FUNDING (Administered by HUD – federal):**

(1) For **2006/2007** fiscal year the amount of \$520,052 has been **reallocated** from a flood diversion ditch\* to the following activity and in the following amounts:

**ORIGINAL ALLOCATION**

Strategy/Activity	Planned		Actual Completed/Expended	
	Units	Amount	Units	Amount
Phase I of the Ravenswood Community Center Partnership project – Partners include St. Lucie County Fire District, Indian River Community College and the City of Port St. Lucie	1	\$520,062	0	\$520,062 Reallocated to D-17 Ravenswood Canal see below

**REALLOCATION**

Strategy/Activity	Planned		Actual Completed/Expended	
	Units	Amount	Amount	Amount
D-17 Ravenswood Canal. Plans include reshaping 6300 linear feet of waterway in a low income neighborhood. Project will widen the canal's channel in order to prevent flooding and erosion. This will also mitigate culvert washouts and road closings. (CT 2005 BG 1)	1	\$520,062	0	\$208,229 expended by 9/30/08

(2) CDBG funding in the amount of \$676,236 has been allocated in the **2007/2008** fiscal year for the following activities and in the following amounts:

**ORIGINAL ALLOCATION**

Strategy/Activity	Planned		Actual Completed/Expended	
	Units	Amount	Units	Amount
Phase II of the Ravenswood Community Center Partnership project. Plans include demolition and reconstruction of a storm damaged community center and reconstruction of one 20,000 square foot hardened facility within a low-income neighborhood; the building will house a community center and function as an emergency shelter.	1	\$540,989	0	\$540,989 Reallocated to Tiffany Sidewalk Project see below
General Program Administration	N/A	\$135,247	N/A	N/A

**REALLOCATION**

Strategy/Activity	Planned		Actual Completed/Expended	
	Units	Amount	Amount	Amount
Tiffany Avenue Sidewalk Project. The Project is located within the southern right-of-way of Tiffany Avenue and includes the construction of 1800 LF of 8' wide sidewalk and 325 LF of 4' wide sidewalk, connecting the existing sidewalk adjacent to the St. Lucie Medical Center to the existing sidewalk adjacent to the Tiffany Club Apartments rental project.	1	\$540,989	0	Project is being designed

**B. CDBG DISASTER FUNDING** (Administered by Florida Department of Community Affairs - Federal) \$3 million for mitigation from 2004 hurricanes Frances and Jeanne and \$387,000 for mitigation from 2005 Hurricane Wilma. \$600,000 as supplemental from Hurricane Wilma. Of the **\$3 million** received from 2004 hurricanes, \$942,600 was expended on a Special Needs Facility Retrofit; the remaining funds, as well as \$208,229 of the supplemental Hurricane Wilma funding were utilized during 2007/2008 for infrastructure improvements in a low/mod income neighborhood.

**PLANNED:**

Strategy/Activity	Planned		Actual Completed/Expended	
	Units	Amount	Units	Amount
Darwin Blvd. Improvements. Drainage and Road Improvements on Darwin Blvd. in a low income neighborhood (2004 and 2005 Disaster funding)	1 Facility	\$1,607,400	1 Facility	\$1,815,629
Administration Fees		\$250,000		\$ 250,000
<b>TOTAL</b>		<b>\$1,857,400</b>		<b>\$2,065,629</b>
<b>D-17 Ravenswood Canal (Supplemental Disaster Funding)</b>			1 Facility	\$ 208,229
<b>TOTAL EXPENDED BY 9/30/08</b>				<b>\$2,273,858</b>

2. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

CDBG funding is not used for housing, except for the portion of administrative funding that is used to administer the low to moderate portions of the SHIP and HHR programs.

3. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

All CDBG activities have been planned in low/moderate income neighborhoods, so that they will benefit a greater number of low/mod persons and households.

4. Changes in program objectives

a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

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

5. Assessment of Efforts in Carrying Out Planned Actions

a. Indicate how grantee pursued all resources indicated in the Consolidated Plan

In the Consolidated Plan, the City proposed utilizing SHIP, HHR funding to address housing needs, along with CDBG for administration of the low/mod portion of the program. CDBG funding was planned for infrastructure projects. In addition, the City planned to pursue disaster funding through the Department of Community Affairs for community development activities. Economic Development was to be addressed through Section 319 grants through the Department of Environmental Protection. All of these grants were received and the projects have been completed or are underway.

b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

Certifications of consistency with HUD programs were reviewed and provided in a fair and impartial manner.

c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

To our knowledge, the consolidated plan implementation has not been hindered by action or willful inaction. Our activities and strategies outlined in our Action Plan last year and implemented with CDBG funding throughout the year meet the national objective of primarily benefiting low and moderate-income persons.

## **Antipoverty Strategy**

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 3 CAPER Antipoverty Strategy response:

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

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 C.D.B.G., S.H.I.P, H.H.R. and local funding. SHIP and HHR funds have been used to pay over \$27,090 in water and sewer assessment fees for low and moderate income households in the past year. Additionally, local funds are being used for the actual infrastructure improvements that have helped to create jobs available for lower income residents and for assistance to businesses that provide services needed by low and moderate-income residents. Various infrastructure projects have also been funded in part with CDBG or CDBG Disaster money. These Community Development activities also provide for economic development in the City.

#### OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 3 CAPER Other Narrative response:

#### **Activities that Serve Minorities:**

The City has not set aside any activities that solely benefit minorities. Our State and Federal funding sources target low to moderate income households of all races. There is no concentration of minorities in any part of the City.

#### **Activities that Serve Disabled**

The City has set aside funding in our SHIP housing program to retrofit housing solely to benefit disabled individuals or households. In general, however, our State and Federal funding sources target all low to moderate income households regardless of disability.

#### **Section 3 Compliance:**

A copy of Port St. Lucie/s Section 3 Requirements/Strategies is attached as Exhibit E.

#### **Section 3 Report:**

The 2007/2008 CDBG funding was allocated to the D-17 Ravenswood Canal Restoration project that triggered Section 3 compliance. The Restoration project was awarded to Mel Bush Construction, a well established local construction company that had a sufficient construction staff on hand and did not need to hire additional

construction workers. This fact was noted on the HUD form 60002 (Section 3 Report), which is attached as Exhibit F.

**ACTIONS TAKEN TO AVOID DISPLACEMENT**

The City of Port St. Lucie does have an anti-displacement plan on file in compliance with the Uniform Relocation Act. No CDBG funding was utilized in any actions that caused displacement.