



## **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Administered by the Department of Housing and Urban Development (HUD)

## **2025-2026 ANNUAL ACTION PLAN (AAP)**



Submitted by August 16, 2025, by the City of Port St. Lucie's Community Programs  
Division of the Neighborhood Services Department



CDBG 2025-26 ACTION PLAN | Draft August 2025

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Port St. Lucie occupies an area of approximately 120 square miles located in southern St. Lucie County on Florida's east coast. The City was incorporated on April 27, 1961, with a few hundred residents in the 60's and 70's and has grown to an estimated 258,575 as of July 1, 2024 [1]. The City has been experiencing a high rate of growth with an estimated population, percent change, from April 1, 2020, to July 1, 2024, estimated at 26.2%. Affordable Housing and Business and Economic Development remain an important focus for the City. The gap between the lowest monthly mortgage payments or rental amounts and the lower income citizen's ability to afford the housing payment has continued to widen. Fewer workers can afford homes available, for those who have been able to retain jobs [2]. Many households express a need for assistance to get into a home as market prices and interest rates remain high. Increased housing costs have also contributed to housing affordability issues. For this reason, efforts to provide incentives and programs for more housing assistance, in particular workforce housing, will continue to be one of the City's priorities. Even so, the City's Homeownership Rate continues to grow and is approximately the second highest among the cities with over 100,000 residents at almost 84%, according to a study conducted by the financial company IPX 1031, which uses U.S. Census Bureau statistics [3]. These factors combined have caused a surge of needs among low- to moderate-income homeowners to maintain their homes and complete urgent home repairs as they often do not have the extra funds needed to keep their homes in good condition [4]. The City has focused on those households for several years, providing funding for repair and rehabilitation and septic conversions to address environmental issues based on microbial studies, which will help minimize the impact to the St. Lucie River and the ecosystem.

The City also receives funding from the State Housing Initiatives Partnership (SHIP) grant program. Housing programs are supplemented with funding from the CDBG program when needed. SHIP funding for the last three years has increased significantly, hitting record levels, and in 2025-2026 the City is set to receive \$1.9 million; 20% of the funding is mandated to be spent on special needs households. Federal funding received through the Neighborhood Stabilization Program (NSP1 and NSP3) since 2009, has been used to assist low- and moderate- income households to purchase homes. The City's remaining NSP funds are being used for affordable housing activities. As of 12/31/2024, limited grant funding for the NSP1 remains. The City is currently closing out the NSP3 Grant. Program Income earned through the NSP program will continue to be used to further the City's housing programs.

#### **Footnotes**

[1] & [2] <https://www.census.gov/quickfacts/>

[3] <https://www.ipx1031.com/cities-with-the-most-renters-data/>

[4] Per the US Census quick facts (<https://www.census.gov/quickfacts/>), the City's Owner-occupied housing unit rate from 2019-2023 is approximately 83.2% (up from 78.8% in 2016-2020 and 76.8% in 2014-2018) which is higher than the estimated national rate of 65% from 2019-2023.

[4] <https://www.chamberofcommerce.org/cities-with-the-most-house-poor-homeowners/>

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan. CDBG funding for 22-23 & 23-24, 24-25 addressed: sidewalk improvements including ADA connections, culverts and drainage, wastewater systems, fitness stations, ADA Playground Improvements, Code compliance, business development training, small business grants, homeowner repair and rehabilitation assistance including septic to sewer conversions.

Projected CDBG funding for 2025-2026 will be utilized to address:

- Installing a specialized bike lane in the Community Redevelopment Area at Veteran's Memorial Highway and Port St. Lucie Blvd.,
- City's small business accelerator program (aka BAP),
- Sidewalk connection installation at SE Veteran's Memorial Pkwy,
- Commercial façade improvement grant in low-mod Census tract areas,
- Public service support to the Boys and Girls "Mobile" Club Program,
- Housing repair and rehabilitation assistance individual household assistance for low- and moderate- income households for water sewer connections and culvert replacements,
- Specialized Code Compliance Officers
- Replacement of failed culverts in the Whispering Pines Neighborhood

In the City's 2021-2025 Consolidated Plan, the City established the following objectives:

**Objective 1:** Improve Public Facilities and Infrastructure - Including sidewalks to improve the quality of life. Community development goals which are in line with the goals of the Strategic Plan and intended to meet this objective are as follows: 1. Community self-investment in low- and moderate- income areas.

Facilities/services to address public infrastructure needs. Facilities/services for seniors, children, and persons with special needs. Expanded economic opportunities using grant funding.

**Objective 2:** Increase access to Affordable Housing - Housing and homeless goals that are set out in the Consolidated Plan as well as the Continuum of Care Annual Report and intended to meet this objective are as follows: 1. Housing revitalization for low- and moderate- income homeowners. 2. Housing purchase and/or repair assistance. These activities include physical improvements such as water and sewer connections and sidewalks; they also include public facilities such as parks. High priorities are also given to helping low-income homeowners maintain their homes and assisting low to moderate income renters to achieve homeownership. The City is also party to the County's HOME Consortium and is using its allocation for a Tenant-Based Rental Assistance (TBRA) Program targeted at senior residents.

**Objective 3:** Increase Economic Opportunity and Economic Development - The City also prioritizes providing funding to support the expanded economic opportunity to low income and minority residents within the City of Port St Lucie. The main initiative under this objective is conducted through the City's Economic Development Office, running grant programs for small businesses who are either low- and moderate- income or located within a CDBG Census Tract. These programs include educational initiatives and commercial façade improvements.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Port St. Lucie has used a large portion of its CDBG funding for infrastructure, a top priority for many years together with housing revitalization. The City has planned many of its CDBG funded projects around culvert improvements, ADA improvements and additional sidewalks; these projects have been in low-income areas that needed these improvements to create a suitable living environment for the residents.

A portion of the CDBG funding has been used to supplement the SHIP repair and rehabilitation program over the last few years to accomplish our goal of providing decent, affordable housing and assisting low- and moderate- income homeowners to stay in their homes. Since the City's SHIP funding has significantly increased in the last couple of years there is not a need to supplement this program currently.

Recent studies continue to point out that housing costs are on the rise and more and more households are experiencing issues because total household housing costs account for more than 30% of household income and are "cost-burdened". According to the Chamber of Commerce [4] cities located in Florida and California dominate the list of top 30 cities. It is important for the City to develop to the fullest

potential of all the City's Business and Economic Development opportunities for low- and moderate-income residents. In this Action Plan the Neighborhood Services Department collaborated closely with the City Manager's Economic Development Services Division to support the City's Economic Development Goals and Strategic Plan [5]. Therefore, the City is working on building all important aspects of its Strategic Plan in a balanced way and using CDBG funds to adjust and accomplish goals as they arise.

The City has shifted some of its CDBG project funding to supplementing its Code Compliance activities due to the fast-paced growth that the City has been experiencing since the COVID-19 pandemic. This will help address any neighborhood deterioration and help to keep commercial properties in the City's low- and moderate-income areas accountable to their older site plans.

In 2023-24, the City also joined forces with St. Lucie County and the City of Ft. Pierce (all 3 municipalities encompass the entirety of St. Lucie County) to pursue the research and creation of a formal County-wide Housing Needs Assessment (HNA) and Implementation Plan. Work on the HNA began in January 2023 and significant steps were accomplished including stakeholder workshops and currently a County-wide public survey. The project team included stakeholder activities with elected officials and the City's Affordable Housing Advisory Committee (AHAC) and the public in the fall of 2024. The plan was completed and presented in January 2024. Continued outreach and education on housing and housing activities across the local, State and Federal levels will be a focus for the Neighborhood Services Department, Community Programs Division's next 5-year work plans. The adoption of the HNA will create an ulterior framework for the City to craft a longer-term housing program plan in concert with our counterparts across the County.

#### **Footnotes**

[4] <https://www.chamberofcommerce.org/cities-with-the-most-house-poor-homeowners/>

[5] <https://www.cityofpsl.com/business/economic-development>

[5] <https://www.cityofpsl.com/government/mayor-city-council/strategic-plan>

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City developed the Action Plan after consultation with its public and private partners, which includes the Council of Social Agencies (COSA Connection), the St. Lucie / Martin Lending Consortium and the Continuum of Care (CoC) headed by the Treasure Coast Homeless Services Council, Inc. Neighborhood Services staff attends meetings with these groups on a regular basis and keeps up to date with all of their programs and activities. An initial special presentation and draft project list were presented and discussed at public City Council meetings on June 9 and June 16, 2025. On Thursday, June

5, 2025, at 6:00 p.m. at City Hall Council Chambers 121 SW Port St. Lucie Blvd., PSL, FL 34984 a public information session was conducted to present to the public at large information about the CDBG program and the City's past completed projects as well as future plans. These sessions were advertised across all media channels and offered in a hybrid format as well for any interested citizens that could not attend in person. An online survey was also published and advertised during this planning phase to allow interested citizens to submit any comments and/or feedback regarding the City's CDBG program. An additional advertised City Council Public Hearing and Meeting was held on June 23, 2025, to seek community input on housing and community development needs and to allocate 2025-2026 funding by having the City Council approve the Draft Action Plan. The Draft Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 23, 2025, through July 24, 2025. All outreach data and comments will be attached to this final annual report and submitted to HUD by August 16, 2025.

This year Neighborhood Services is continuing to work on a special project following up on the County-wide Housing Needs Assessment (HNA) and Implementation Plan. The City is working with HUD's Thriving Communities Technical Assistance Grant Program to fine tune the development of more policies and programs as a result of the findings of the HNA.

<https://www.hudexchange.info/programs/tcta/recipient-spotlights/#PortSaintLucie>

Citizen participation was achieved through several methods during the consolidated planning process as well as during each Annual Action Plan preparation period. The methods included an online survey for citizen input on needs assessment and a public agency survey that was sent out to over 20+ social agencies. Stakeholder workshops with non-profits and citizens are conducted regularly. The City's web site is monitored regularly, and updates are published regularly. The City Hall assistance system, 1PSL, allows residents to submit comments and feedback on City projects and programs all year round.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City follows its Citizen Participation Plan which is published online at: [www.cityofpsl.com/cdbg](http://www.cityofpsl.com/cdbg) which calls for a solicitation of public comment in at least two public hearings each year. One main public hearing is held for the purpose of reviewing the Action Plan and allocating CDBG funding. The other main public hearing meeting is held in order to evaluate the program and present the Consolidated Annual Financial Report. The Neighborhood Services Department has supplemented these standard meetings with additional workshops and innovative methods of disseminating information electronically and through social media. A detailed summary of comments received as a result of the public hearing and surveys will be included as an attachment in the CDBG Action Plan for the 2025-2026 fiscal year. In general lines most comments were in favor of City programs and proposals. Most comments look to expand public service activities. There is an increasing number of comments asking the City to address the affordable housing issues facing our area, State and Country.

Annual Action Plan

2025

6

As a result of these comments, since the drafting of the latest Consolidated Plan the City has completed a large-scale, County-wide, Housing Needs Assessment.

*\*Any additional comments obtained during the remainder of the comment period will be incorporated here and in this Action Plan's attachments before final submittal to HUD on August 16, 2025.*

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

***\*Public comments that are received, and responses to those comments, regarding the 2025-26 CDBG Action Plan and the proposed activities will be attached. The HNA conducted additional public surveying for the plan which will be used for the preparation of the City's next 5-year Consolidated Plan in 2025-2026 and were attached to last year's CDBG Action Plan.***

***3 responses were received via the City's online public survey and no comments were received in relation to the advertised Public Hearing.***

***Specific responses are attached to this year's CDBG Action Plan and included the following:***

- "Our neighborhoods need shaded sidewalks and parks."***
- "ADU assistance for homeowners to help with housing affordability for seniors, elderly parents or relatives with low income."***
- "Affordable housing for those who can't live in subsidized housing and can't afford to buy."***
- "Grants for roof replacement. Building sidewalks, street lights, and parks."***

## **7. Summary**

Managing growth is still a primary focus for our City Council and staff. The City relies on its State and Federal funding partners to help fund new projects as well as continued improvements to existing infrastructure and facilities. This funding is critical to the success of our growing city.

The City plans to leverage CDBG funds with other public and private investments to:

- Improve Public Facilities and Infrastructure
- Increase Access to Affordable Housing
- Increase Economic Opportunity

The City identifies strategic priorities together with consulting community stakeholders and resident input, and in combination with data from the U.S. Census and other sources. The City invests a lot of time and effort in developing its Strategic Plans and Strategic Operation Plans on an annual basis, as well as conducting scientifically valid City-wide annual community survey about a wide range of topics including Community Development, Economic Development, Jobs, Quality of Living, and Housing. That information is published online at: [www.cityofpsl.com/strategicplan](http://www.cityofpsl.com/strategicplan) & [www.cityofpsl.com/communitysurvey](http://www.cityofpsl.com/communitysurvey)



## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PORT ST. LUCIE	
CDBG Administrator	PORT ST. LUCIE	Neighborhood Services Department
HOPWA Administrator	PORT ST. LUCIE	State of Florida, Department of Health
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City of Port St. Lucie’s Neighborhood Services Department is the lead agency responsible for administering CDBG programs covered by the Consolidated Plan. It oversees the development of the Plan and manages the housing and community development needs for the City. It is the Lead Agency. The City developed the 2025-2026 Action Plan through collaborative efforts of City staff and local stakeholders.

The City has re-designated HOPWA funds to the State of Florida, Department of Health.

The City works with and collaborates with its counterparts at the county to run HOME programs and contributes to the outreach efforts for this funding that is managed by St. Lucie County.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City developed the Action Plan after consultation with its public and private partners, which include the Council of Social Agencies (COSA Connection) and the St. Lucie / Martin Lending Consortium. COSA includes social agencies, health services, housing providers and other local (city and county) governmental agencies. The Lending Consortium includes local mortgage lenders, consumer credit counseling agencies, and local governments. Neighborhood Services staff attend meetings of both groups.

Agencies belonging to the COSA Connects meet every month to discuss their programs and develop plans to address common needs. Monthly speakers aid members and/or share information about their organizations. The members were provided with information about the CDBG programs in Port St. Lucie.

Members of the Lending Consortium meet as needed to discuss home purchase activities associated with affordable housing. They review new housing assistance plans or revisions to existing plans, trying to improve the program for lower income home buyers.

A copy of the proposed Action Plan will be made available to the Treasure Coast Homeless Services Council (TCHSC) and all other local agencies and stakeholders for review and comment. This lead agency handles all homeless services, including prevention, chronic homelessness and transitional housing for the three-county area (St. Lucie, Martin, and Indian River). Their annual report and data were consulted to update the information in our Action Plan regarding homeless services. A copy of the Action Plan is also forwarded to the Florida State Clearinghouse for review.

A public meeting was held on June 5, 2025, to seek community input on housing and community development needs and to allocate 2025/26 funding. The Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 23, 2025, through July 24, 2025. A copy of the Action Plan is available in the Building A, Neighborhood Services Department, of the City Hall Complex, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 Monday thru Friday from 9:00 am to 4:00 pm and on the city's website at [www.cityofpsl.com/cdbg](http://www.cityofpsl.com/cdbg).

Public comments were also solicited through online forms and a specialized stakeholder workshop. A draft list of projects was presented at two public meetings on June 9 and June 16, 2025, for review and for all residents both in person and also with virtual access. Responses to public comments, if applicable, will be attached to the Action Plan. If applicable, a summary of comments that are not accepted and the reasons they were not accepted is also included.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City works closely with local social service providers, lenders, builders, developers, housing providers and other local governmental agencies on a regular basis as members of St. Lucie Council of Social Agencies (COSA Connects), which consists of public and private housing, health, and social service agencies, Treasure Coast Homeless Services Council, and Martin/St. Lucie Lending Consortium. The City of Port St. Lucie's Neighborhood Services Department has developed strong partnerships and relationships to enhance coordination between service providers, lenders, builders, developers, and housing providers as well as other local governmental agencies. Continuous feedback from these organizations is important and will continue to be a goal for next year's activities. Outside of the CDBG Planning process, the City meets with these groups on a regular basis to discuss needs within the community. Often these meetings lead to agencies collaborating on services, exchanging information, or providing referrals. The meetings also provide improved lines of communication, increased collaboration, and enriched citizen participation.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Port St. Lucie does not receive direct funding to address homeless needs. HUD is providing program funding for homeless services in St. Lucie County through the Continuum of Care administered by the Treasure Coast Homeless Services Council. The City of Port St. Lucie maintains its membership on the Council and the priorities established in this Action Plan match those of the regional Continuum of Care. The City is a member of the Treasure Coast Homeless Services Council, Inc. (TCHSC) which is the lead agency for the Regional Continuum of Care (CoC). The City participates in the Continuum and supports its efforts.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

ESG funding is received and managed by St. Lucie County. While the City of Port St. Lucie does not receive ESG funds, the City works with the Treasure Coast Homeless Services Council, Inc. (TCHSC) Governing Board. City staff invited members of the Continuum of Care Governing Board to participate in the agency survey. Additionally, a copy of the proposed plan was made available to the CoC for comment.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	FORT PIERCE
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local government-local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Housing Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings with the local lending consortium provide joint efforts to meet housing needs and fair housing goals, where possible.
2	<b>Agency/Group/Organization</b>	ST. LUCIE HABITAT FOR HUMANITY CHDO, INC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing Regional organization Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Phone calls, email and meetings. Working on a program to develop vacant lots for affordable housing and expand affordable housing initiatives and programs. Neighborhood Services participated in their committees and hosted a workshop.

3	<b>Agency/Group/Organization</b>	COUNCIL OF SOCIAL SERVICES AGENCIES INC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible.

4	<b>Agency/Group/Organization</b>	St. Lucie County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Service-Fair Housing Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy HOPWA Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible.
5	<b>Agency/Group/Organization</b>	Economic Development Council of St. Lucie County, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Service-Fair Housing Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible. Plans for a new collaborative program to assist small businesses and minority businesses.
6	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible. Continued collaboration on expanding educational opportunities into low and moderate-income areas in PSL.
7	<b>Agency/Group/Organization</b>	ST. LUCIE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Service-Fair Housing Other government - Local Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coordinated HOME programs and Housing Needs Assessment.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Local agencies are consulted through the City's participation in the Council of Social Services Agencies (COSA). Members of COSA received an Action Plan survey soliciting feedback on Community needs for CDBG funding.

Responses to the survey, if applicable, are attached to the Action Plan. A summary of comments that are not accepted and the reasons they were not accepted is also included.

*\*The completed surveys received by the City of Port St. Lucie will be attached to this document.*

### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council, Inc. (TCHSC)	We support the goals of the organization in our Strategic Plan and keep updated with our attendance at meetings and consultation of data and annual reports. We contribute to the team effort for the annual Point-in-time Count and have collaborated on the creation of a homelessness task force. The Council was consulted for the development of other assistance programs in collaboration with the County and neighboring City for COVID related programs.
Housing Programs	Housing Programs Ft. Pierce Housing Authority	Public Housing Programs are consulted regularly together with eviction prevention tools
Port St. Lucie Analysis of Impediments	City of Port St. Lucie	Goals within the Strategic Plan coordinate with and enhance the goals and objectives outlined in the AI to affirmatively further fair housing choice.
Port St. Lucie Comprehensive Plan	City of Port St. Lucie	Goals within the Strategic Plan coordinate with and enhance the goals and objectives outlined in the Comprehensive Plan's Housing Element.
Port St. Lucie Neighborhood Planning Documents	City of Port St. Lucie	Goals developed in the neighborhoods provide specific activities that are important to the citizens in a particular area.
Port St. Lucie Local Housing Assistance Plan	City of Port St. Lucie	Strategies set out in the Housing Assistance Plan are designed to meet housing objectives found in the Strategic Plan and leverage CDBG funding.
St. Lucie Economic Development (EDC) Strategic Pla	The EDC of St. Lucie County	The EDC Strategic Plan supports the same goals as the economic development portion of the Consolidated Plan, which are to attract new business, support expansion and retention of existing businesses, and advance community and economic development in the County.
Economic Development Goal Study	The EDC of St. Lucie County	The Economic Goal Study provides specific employment milestones for new primary industry jobs which will accomplish the goals in the Strategic Plan.

**Table 3 – Other local / regional / federal planning efforts**

### Narrative (optional)

Local governments from St. Lucie County and Ft. Pierce meet as needed as part of the Martin / St. Lucie Lending Consortium to discuss homeownership activities. The governments have also begun to meet quarterly so that we can discuss common needs and find ways to share resources.

The City consulted with a variety of public entities in the development of this plan. Staff also relied upon the data, analysis, and projections from a variety of federal, state, local departments, and agencies, as well as regional organizations and educational institutions. Entities that played an important role in the Needs Assessment and Market Analysis of the Consolidated Plan through the provision of data included the following:

Florida Department of Health

St. Lucie County Health Department

U.S. Census Bureau

American Community Survey Estimates

U.S. Dept. of Housing and Urban Dev.

Comprehensive Housing Affordability Strategy (CHAS)

Office of Community Planning & Development Maps

University of Florida – Shimberg Center for Housing Studies

U.S. Bureau of Labor Statistics

The development of the Annual Action Plan requires the assistance of the local non-profit community and other organizations. Specific priorities are identified and ranked through that participation, utilizing one-on-one interviews, meetings, emails, and surveys. The City relies on its ongoing relationships to ensure that comments made during this planning process are incorporated into the Plan.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City has adopted a Citizen Participation Plan (which includes its Anti-Displacement Plan) that meets all HUD regulations. It is included in the Appendix of the Consolidated Plan. This plan requires a public hearing to solicit community needs; providing technical assistance when needed, advertising the availability of funds; and providing a thirty-day public comment period prior to submission of the Action Plan as per 24 CFR 91.105. This process provides an opportunity for citizens to take part in the planning process if they choose to do so.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish &amp; Creole</p> <p>Non-targeted/broad community</p> <p>Social Services Agencies</p>	5	Interest in public services	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish &amp; Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Social Services Agencies</p>	<p>City Council Public Hearings June 23, 2025, newspaper advertisement published 2 weeks prior and disseminated via all City media channels.</p>	No comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish &amp; Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>City Council Public Hearing on June 23, 2025, and meetings on June 9, 2025, and June 16, 2025, newspaper advertisement published 2 weeks prior and disseminated via all City media channels. The hearings were advertised in the local newspaper &amp; the local Spanish newspaper. The draft plan was presented to the City Council in a public hearing at City Hall. Stakeholders and the public were invited to attend.</p>	No comments received	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish &amp; Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>2 Public Stakeholder Workshops and Public Input Sessions were conducted in person and accommodation was offered, if needed. All data was reviewed to educate the public and stakeholders in Housing Survey needs and CDBG activities. City staff had significant background data for the public on City needs.</p>	<p>Summary of data collected provided as an attachment to the Action Plan. No comments received</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community Website	Surveys, public meeting information and processing information were published on the City's website and calendar. Ads were published on all the City's social media channels.	None	N/A	<a href="http://www.cityofpsl.com/CD">www.cityofpsl.com/CD</a> BG

**Table 4 – Citizen Participation Outreach**



## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City expects to receive the following Federal, State, and Local Resources during 2025-26 fiscal year to address priority needs and specific objectives identified in the Annual Plan:

#### a. Federal Programs

- CDBG Entitlement
- Neighborhood Stabilization Program (NSP1 and 3) - program income
- HOPWA – funding re-designated to the State Department of Health
- HOME – funding re-designated to St. Lucie County and used for a collaborative Tenant Rental Based Assistance (TBRA) Program

#### b. Non-federal (State) Programs

- State Housing Initiatives Partnership (SHIP) housing funds.
- General Fund - City funds
- Private Lenders
- Non-profits

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,086,454.00	0.00	0.00	1,086,454.00	1,752,454.00	All funds have been obligated for projects and/or administration.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0.00	0.00	0.00	0.00	0.00	N/A

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

There are no matching requirements for the CDBG program. The City leverages CDBG program funds with the State Housing Initiatives Partnership (SHIP) program for its affordable housing programs, including owner-occupied rehabilitation, acquisition/rehabilitation, and new

construction. Additionally, the City's Neighborhood Stabilization Programs (1 and 3) may generate program income. HUD has issued recent information regarding NSP close out and will allow some of NSP program income to be transferred to CDBG. The City will be working with HUD to close out the NSP3 Grant and to expend the rest of the NSP1 funds. The City will continue its research to find new or existing funding sources that may be utilized to fulfill the goals and objectives of the Consolidated Plan and Action Plan. This includes supporting applications from other entities for funding under competitive grant programs wherever possible.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City has a significant inventory of publicly owned land/property within its jurisdiction, but these properties are generally earmarked for capital projects, such as road expansions, stormwater retention, lift stations, etc. The City is required by state law to review its inventory annually to determine if any surplus property should be made available for affordable housing. In the last current review, the city is designating approximately seven (7) residential lots as appropriate for affordable housing.

**Discussion**

Port St. Lucie's anticipated funding allocation will address many of the City's goals, including housing, non-homeless special needs, community development and economic development. The City also has a network of public or social service providers, located St. Lucie County, to help address these goals through financial leveraging, as well as other Federal funding sources and other agency and program funding.

The City is also anticipating continuing to receive, via the HOME Consortium, approximately \$250,000 annually which will all be allocated to the newly established senior specific Tenant Based Rental Assistance (TBRA) program. Additional funding from the State Housing Initiatives Partnership (SHIP) Program of just under \$2 million will be allocated to Housing Services, primarily homeowner repair and rehabilitation. NSP 1 and 3 grants' program income will be allocated to NSP related Housing Services 2025/26 and subsequent years. Future NSP program income received will be used to close out the grants or transferred to the CDBG program. A Community Land Trust program has been established for the construction, acquisition, and/or retention of affordable housing stock.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	INFRASTRUCTURE IMPROVEMENT	2021	2025	Non-Housing Community Development INFRASTRUCTURE IMPROVEMENTS	Windmill Point City of Port St Lucie	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS	CDBG: \$341,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
2	PUBLIC SERVICES	2021	2025	PUBLIC SERVICES	City of Port St Lucie	PUBLIC SERVICES	CDBG: \$275,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 10000 Household Housing Unit



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	INCREASE ACCESS TO AFFORDABLE HOUSING	2021	2025	Affordable Housing	City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING	CDBG: \$160,000.00	Homeowner Housing Rehabilitated: 50 Household Housing Unit
4	ECONOMIC DEVELOPMENT	2021	2025	ECONOMIC DEVELOPMENT	City of Port St Lucie	ECONOMIC OPPORTUNITY	CDBG: \$130,000.00	Businesses assisted: 16 Businesses Assisted
5	GRANT ADMINISTRATION	2021	2025	Non-Housing Community Development GRANT ADMINISTRATION	City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS IMPROVE PUBLIC FACILITIES ECONOMIC OPPORTUNITY PUBLIC SERVICES CORONAVIRUS PANDEMIC & EMERGENCY RESPONSE	CDBG: \$200,454.00	Other: 30000 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	INFRASTRUCTURE IMPROVEMENT
	<b>Goal Description</b>	This will cover the replacement of 19 failed City-owned culverts in the Whispering Pines Neighborhood or Windmill Point area. It will also include the addition of a bike lane off of Veteran's Memorial Highway and Port St. Lucie Blvd. and a sidewalk connection in that same Community Redevelopment Area. It will also include making necessary safety modifications and planning a future renovation for the City's Police Athletic League (PAL) facility.
2	<b>Goal Name</b>	PUBLIC SERVICES
	<b>Goal Description</b>	Code Compliance assistance programs. Two Code Compliance Officers will be funded with CDBG funding to assist more in low- and moderate-income areas and prevent further adverse effects as a result of the City's excessive and fast-paced growth. Project covers all CDBG Census Tract areas.
3	<b>Goal Name</b>	INCREASE ACCESS TO AFFORDABLE HOUSING
	<b>Goal Description</b>	
4	<b>Goal Name</b>	ECONOMIC DEVELOPMENT
	<b>Goal Description</b>	
5	<b>Goal Name</b>	GRANT ADMINISTRATION
	<b>Goal Description</b>	Funding for the administrative and staffing costs of managing the CDBG program and activities.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

CDBG funding for 2025-26 fiscal year in the amount of \$1,086,454, has been allocated to community development, public facilities, infrastructure improvement, public services, and administrative activities. Administrative funding totals \$200,454; CDBG project funding for 2025-26 totals \$886,000. Funding for projects and programs is allocated under goals and programs: stormwater improvements through a large-scale culvert project in the City's target area, funding for code inspections and case processing, sidewalk improvement including ADA connectivity and adding a bike lane. Economic Development program in support of minority and small business assistance, and public service support for the St. Lucie County Boys and Girls "Mobile" Club to assist disadvantaged areas. Alternate projects will be accommodated if funding permits, including when program income is received and will be analyzed on a case-by-case basis.

#### Projects

#	Project Name
1	INFASTRUCTURE IMPROVEMENT
2	Code Compliance Officer Funding
3	Homeowner Culvert Replacement Assistance Program
4	Homeowner Water/Sewer Connection Assistance Program
5	Small Business Commercial Facade Improvement Grant Program
6	Boys and Girls "Mobile" Club
7	Business Accelerator Grant Program
8	Administration & Planning

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Sidewalk and bike lane improvements in Census Tract 382010, and infrastructure improvements in Census Tract 382115 (specifically culvert replacement for stormwater management), also Public Facility improvements in Census Tract 381802 as well as housing rehabilitation, economic development, and public services in all qualified Census Tracts and across the City.

Economic Development programs, public services, code compliance/enforcement, and repair/rehabilitation of owner-occupied residences will continue for all qualified Census Tracts of the

City and for individually qualified low- and moderate- income households in all areas of the City as well as grants for connection to water service and sewer collection lines.

Alternate projects are approved for completion if others come in under budget or are not able to be completed in a timely manner. These projects will be in low- and moderate- income areas or serve low- and moderate- income households and include the following:

- additional funding for repair/rehab of owner-occupied low/mod housing
- additional infrastructure improvements in low/mod income areas
- additional public facility improvements in low/mod income areas
- additional public service activities
- additional economic development activities
- additional housing activities

Specific alternate projects identified are park security and fiber equipment, park improvements, playground installations, commercial grants, economic development for business owners, as well as other economic development activities. All details can be viewed in Exhibit A (attached).

No obstacles are expected.

City-wide project, assistance will be assigned based on individual household income.

Connection to City's sewer lines as a result of failed or failing septic tanks for individual property owners that qualify as low- and moderate- income households.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	INFASTRUCTURE IMPROVEMENT
	<b>Target Area</b>	Windmill Point City of Port St Lucie
	<b>Goals Supported</b>	INFASTRUCTURE IMPROVEMENT
	<b>Needs Addressed</b>	PROVIDE FOR INFASTRUCTURE IMPROVEMENTS IMPROVE PUBLIC FACILITIES
	<b>Funding</b>	CDBG: \$341,000.00
	<b>Description</b>	This will cover the replacement of 19 failed City-owned culverts in the Whispering Pines Neighborhood or Windmill Point area (\$252,000). It will also include the addition of a bike lane off Veteran's Memorial Highway and Port St. Lucie Blvd. (\$4,000) and a sidewalk connection in that same Community Redevelopment Area (\$60,000). It will also include making necessary safety modifications and planning a future renovation of the City's Police Athletic League (PAL) facility (\$50,000).
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50,000 persons in the surrounding areas
	<b>Location Description</b>	Water, Windmill Point, City of Port St Lucie. Targeted areas benefitted: Census tracts: 382010, 382115, and 381802.
2	<b>Planned Activities</b>	Culvert Replacements = \$277,000, Sidewalk connection installation = \$60,000, and Bike Lane sharrows installation = \$4,000.
	<b>Project Name</b>	Code Compliance Officer Funding
	<b>Target Area</b>	City of Port St Lucie
	<b>Goals Supported</b>	PUBLIC SERVICES
	<b>Needs Addressed</b>	PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$200,000.00
	<b>Description</b>	Code Compliance assistance programs. Two Code Compliance Officers will be funded with CDBG funding to assist more in low- and moderate-income areas and prevent further adverse effects as a result of the City's excessive and fast-paced growth. Project covers all CDBG Census Tract areas.
	<b>Target Date</b>	9/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses
	<b>Planned Activities</b>	Fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses
<b>3</b>	<b>Project Name</b>	Homeowner Culvert Replacement Assistance Program
	<b>Target Area</b>	City of Port St Lucie
	<b>Goals Supported</b>	INCREASE ACCESS TO AFFORDABLE HOUSING
	<b>Needs Addressed</b>	INCREASE ACCESS TO AFFORDABLE HOUSING
	<b>Funding</b>	CDBG: \$80,000.00
	<b>Description</b>	100% forgivable grant for qualified low and moderate income households.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8 Households
	<b>Location Description</b>	City's low- and moderate- income Census Tracts and low- and moderate-income households.
	<b>Planned Activities</b>	Assisting residents with low- and moderate- incomes with building residential culverts
<b>4</b>	<b>Project Name</b>	Homeowner Water/Sewer Connection Assistance Program
	<b>Target Area</b>	City of Port St Lucie
	<b>Goals Supported</b>	INCREASE ACCESS TO AFFORDABLE HOUSING
	<b>Needs Addressed</b>	INCREASE ACCESS TO AFFORDABLE HOUSING
	<b>Funding</b>	CDBG: \$80,000.00
	<b>Description</b>	The City will continue to fund grants for low- and moderate-income households to help connect a failed septic system to the City's water/sewer lines.
	<b>Target Date</b>	9/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8 Households
	<b>Location Description</b>	Expanding affordable housing initiatives in low- and moderate-income Census Tracts contributes to improving water quality and stormwater management facilities
	<b>Planned Activities</b>	Assisting residents with low- and moderate- incomes with connecting residential housing units to the City's water/sewer system.
5	<b>Project Name</b>	Small Business Commercial Facade Improvement Grant Program
	<b>Target Area</b>	City of Port St Lucie
	<b>Goals Supported</b>	ECONOMIC DEVELOPMENT
	<b>Needs Addressed</b>	ECONOMIC OPPORTUNITY
	<b>Funding</b>	CDBG: \$70,000.00
	<b>Description</b>	The City will build a new Commercial Facade Grant Program run through the City's Economic Development Office. We will offer this as an opportunity to help small businesses redevelop in targeted CDBG areas as a low- and moderate- income households.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 Small Businesses
	<b>Location Description</b>	The program will be offered Neighborhood Services and the Economic Development office. It will provide a matching grant for businesses wanting to improve their façade in targeted areas. The purpose of the program is to enhance economic activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 7 Small Businesses
	<b>Planned Activities</b>	Expanding educational initiatives in low- and moderate-income Census Tracts that do not have access to fixed club facilities
6	<b>Project Name</b>	Boys and Girls "Mobile" Club
	<b>Target Area</b>	City of Port St Lucie
	<b>Goals Supported</b>	PUBLIC SERVICES
	<b>Needs Addressed</b>	PUBLIC SERVICES



	<b>Funding</b>	CDBG: \$75,000.00
	<b>Description</b>	Funding for the City's Boys and Girls "Mobile" Club. This program provides educational opportunities in low- and moderate- income Census Tracts that don't have access to traditional brick-and-mortar clubs.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10000 persons in the surrounding areas.
	<b>Location Description</b>	Expanding educational initiatives in low- and moderate-income Census Tracts that do not have access to fixed club facilities.
	<b>Planned Activities</b>	Expanding educational initiatives in low- and moderate-income Census Tracts that do not have access to fixed club facilities.
7	<b>Project Name</b>	Business Accelerator Grant Program
	<b>Target Area</b>	City of Port St Lucie
	<b>Goals Supported</b>	ECONOMIC DEVELOPMENT
	<b>Needs Addressed</b>	ECONOMIC OPPORTUNITY
	<b>Funding</b>	CDBG: \$40,000.00
	<b>Description</b>	Business Accelerator Program (BAP): The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5-10 Small Businesses
	<b>Location Description</b>	Small Business Accelerator Program: The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses

	<b>Planned Activities</b>	Business Accelerator Program – The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 8 Small Businesses.
<b>8</b>	<b>Project Name</b>	Administration & Planning
	<b>Target Area</b>	City of Port St Lucie
	<b>Goals Supported</b>	GRANT ADMINISTRATION
	<b>Needs Addressed</b>	INCREASE ACCESS TO AFFORDABLE HOUSING PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS IMPROVE PUBLIC FACILITIES ECONOMIC OPPORTUNITY PUBLIC SERVICES
	<b>Funding</b>	CDBG: \$200,454.00
	<b>Description</b>	Funding for the administrative and staffing costs of managing the CDBG program and activities.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Grant Administration

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Incorporated in 1961, the City of Port St. Lucie is a community that occupies 120 square miles located in southern St. Lucie County. The City of Port St. Lucie is one of the fastest growing communities in Florida. In 1970 we had 331 permanent residents. Today, with over 250,000 residents we are the 2nd largest city in South Florida, the 6th largest city in Florida and the 96th largest city in the United States and we are still growing, estimated to be about halfway built out. The City is experiencing unprecedented, exponential growth and it is forecasted to continue. Its CDBG activities are vital in helping to assist in managing that growth.

**Low Income Census Tracts:** As of the 2020 Census data, there were thirty-five (35) census tract block groups within the City where over 51% of the residents (Port St. Lucie's Exception Criteria) had incomes in the highest quartile of the City in terms of concentration of low/mod persons. The City does not reserve funding for any area, but these census tracts/block groups are the locations where the City intends to conduct CDBG activities on an area-wide basis when opportunities and funding are available.

**Minorities:** According to the 2020 US Census estimated demographic summary data, the minority population of Port St. Lucie has increased compared to the 2010 US Census. The 2020 demographic summary data shows an 43% increase in the Black/African American population from 26,524 in 2010 to 37,970 in 2020. The Hispanic population increased 60%; from 29,845 in 2010 to 42,444 in 2020. The Asian population increased 68% from 3,280 in 2010 to 5,506 in 2020. There are no minorities groups that encompass more than 25% of the population.

### Geographic Distribution

Target Area	Percentage of Funds
WATER	45
Windmill Point	40
City of Port St Lucie	100

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

As indicated above there are thirty-five (35) census tract block groups within the City where over 51% of the residents (the City's Exception Criteria) have incomes below the region's median low- income. Those lower income areas are disbursed throughout the City. The City has allocated most of its Community Development Block Grant project resources in one or more of these HUD designated low- and moderate- income areas for infrastructure projects. The CDBG repair/rehabilitation program, however, has expanded the focus for allocation of funds from low-income neighborhoods only to include low-

income households. The CDBG program will target assistance to the census tracts that fall within the 51% exception criteria based on 2020 ACS estimate of the city as follows: 30815041, 3815063, 3815081, 3815082, 3815091, 3820082, 3820101, 3820102, 3820123, 3820143, 3820102, 3816032, 3816033, 3818021, 3818022, 3818041, 3818042, 3818043, 3820151, 3820152, 3820163, 3820082, 3821213, 3821211, 3821295, 3821301, 3821302, 3821152, 3821153, 3821173, 3821191, 3821122, 3821241, 3821242, 3821264.

## **Discussion**

The City of Port St. Lucie intends to allocate investments to low/moderate income neighborhoods and low- and moderate- income households as much as possible. In most cases, 100% of the funding goes to support these priorities.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Efforts to support affordable housing initiatives are a compilation of all activities across the division which are supported by CDBG funding and program income. CDBG funding and program income comprise just a portion of the efforts' funding

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	70
Special-Needs	0
Total	70

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	70
Acquisition of Existing Units	0
Total	70

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The City intends to assist homeowners with water/sewer connections for at least forty (40) households using 2025-26 remaining grant funds, an additional allocation, and/or program income from past CDBG housing activities. Additionally, at least twelve (12) more households will be assisted with culverts. We also anticipate repairing a total of approximately fifty (50) homes using the estimated allocation from State Housing Initiatives Partnership (SHIP) funding. We are currently completing the execution of a homebuyer assistance program via the American Rescue Plan Act (ARPA) which will contribute approximately another four (4) housing units to our local Community Land Trust program. We are also in the process of planning to expand this program with any additional NSP program income and conduct a home construction project with HOME funding, in partnership with the County. City-owned vacant lots that are not needed for other infrastructure projects are also being allocated to future housing projects.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Port St. Lucie has no public housing units, and there are no plans for any public housing improvements. Section 8 Housing Choice Vouchers can be utilized in Port St. Lucie when they are available. A waiting list has been established by the Ft. Pierce Housing Authority; no vouchers are currently available.

### **Actions planned during the next year to address the needs to public housing**

N/A

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

N/A

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Housing Authority of Ft. Pierce is not designated by HUD as a troubled housing authority.

### **Discussion**

The City of Port St. Lucie, as indicated above, does not have a housing authority or public housing. Our housing programs are available to all households that meet the qualifications and need assistance for repair/rehabilitation or home purchase.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Port St. Lucie does not receive direct funding to address homeless needs. HUD is providing program funding for homeless services in St. Lucie County through the Continuum of Care (CoC) administered by the Treasure Coast Homeless Services Council, Inc. (TCHSC). The City of Port St. Lucie maintains its membership on the Council and the priorities established in this Action Plan match those of the regional CoC. The City supports TCHSC's grant applications to HUD and achieving its goals of aiding and resources through its programs and facilities. The City funded Eviction Diversion in collaboration with St. Lucie County at TCHSC with coronavirus funding from CARES ACT and ARPA. The City will continue to provide that funding and support the program until funding is exhausted or recaptured.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The City is a member of the area's Continuum of Care managed by Treasure Coast Homeless Services Council, Inc. (TCHSC). Please see TCHSC Annual Report attached.

The City has also partnered with the other municipalities in the County (St. Lucie County and Ft. Pierce) as well as all local stakeholders to form a Taskforce on Homeless which formalized itself as an Advisory Committee and created a 4-year Strategic Plan this past year (attached).

The City of Port St. Lucie supports the goals of the regional CoC which include the following:

1. Provide rapid rehousing for homeless persons and families, including barrier free permanent supportive housing for severely mentally ill persons;
2. Secure state and federal funding to provide rental assistance to low- and moderate-income families to prevent homelessness;
3. Provide affordable housing to Veterans returning from recent conflicts through cooperation with HUD VASH and Supportive Services for Veteran Families programs.

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

1. In 2024, the TCHSC was able to provide its top five (5) services (including: housing, utilities, case management, health and food) to 22,408 individual clients in St. Lucie County. This encompasses more than \$1.8 million in funds. This provided some short-term stability for families with children while housing was secured. This assistance was managed through its Coordinated Entry



System. This year the amount of funding available was reduced as COVID-19 related funding has been reduced or is no longer available. Assistance provided included \$1,494,254.69 in Housing Related Services, \$199,953.13 in Utilities assistance, \$97,206.05 in Case Management Services, \$43,364.69 in Health Services, and \$56,808.10 in Food Services, just in St. Lucie County. Funding for these services came through CARES Act and ARPA coronavirus funding, FEMA, Community Church, Challenge Grant, Emergency Solutions Grants (ESG) Program and the Supportive Services for Veteran Families (SSVF) Program. Additionally, \$445,740 in permanent supportive housing services were provided to 47 clients in St. Lucie County.

**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**

Permanent supportive housing is the best solution to end chronic homelessness. Permanent supportive housing pairs a long-term housing subsidy with case management and supportive services. This approach has been shown to not only help people experiencing chronic homelessness to achieve long-term housing stability but also improve their health and well-being. A cost-effective solution, permanent supportive housing has also been shown to lower public costs associated with the use of crisis services such as shelters, hospitals, jails, and prisons.

The best way to combat homelessness is to provide short-term intervention so that families do not become homeless, to begin with. The TCHSC housed a total of 47 clients/households in St. Lucie County using a total of \$445,740 in award funds. All permanent supportive housing in the CoC is tenant-based rental assistance. TCHSC also provided Housing Assistance and Emergency Housing (including homeless prevention, rapid re-housing, Veteran's housing services, emergency shelter and hotel/motel and mortgage assistance) with grant funding (from Challenge, ESG, FEMA, SSVF, SLC Diversion). The TCHSC continues to work with the St. Lucie County Housing Hub help with Eviction Diversion, Social Security Applications, Document Services, SNAP/EBT Applications and Medical Services Referrals.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The TCHSC administers Emergency Solutions Grant funds for the Treasure Coast to pay rental and

utilities directly to landlords and utility providers to prevent individuals and families from becoming homeless through eviction or lack of utilities. It administers funding from various faith-based organizations and tracks assistance provided by other agencies, using an automated database which allows for unduplicated service delivery to people requesting assistance. TCHSC also provides support to Children's Home Society to ensure that homeless youth receive adequate shelter. The TCHSC is a HUD certified housing counseling agency which has a successful track record in working with banks and other lien holders to prevent foreclosure and to modify mortgage on behalf of persons who are at or below 50% of the area median income.

## **Discussion**

**AP-70 HOPWA Goals– 91.220 (I)(3)**

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City completed an Analysis of Impediments (AI) in March 2017 and finalized a new analysis/update of the AI that was completed in May 2022.

**Actions it planned 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**

The AI found no evidence of public policies that impede fair housing choice in the City of Port St. Lucie. The City continues to implement its state-required regulatory reduction program, including providing incentives for affordable housing, providing development review priority, reviewing proposed ordinances for their impact on the cost of housing, and maintaining an inventory of property available for affordable housing.

### **Discussion:**

In addition to the above, the City continues to implement the following actions in order to provide a more proactive approach to address potential barriers to affordable housing as follows:

- Continue to enforce its fair housing ordinance. Proclaims one month of each year fair housing month and display fair housing posters in all appropriate public buildings. Works with other public and private organizations to improve educational activities such as training seminars, symposiums and housing events that expand the understanding of legislation associated with Fair Housing. Information regarding housing and services for persons with disabilities will be included. Continues to print and distribute (in English/Spanish) fair housing brochures in the City's facilities and distribute fair housing pamphlets to social service agencies. Collaborate with community and professional organizations to promote a fair housing educational program.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

**Housing Needs:** There are several major obstacles that prevent the City from addressing its most pressing affordable housing needs. The first and most daunting obstacle to meeting the City's identified needs is the lack of enough monetary resources to fund programs. Cutbacks in federal, state and local funding levels affect programs that help the City's low-income residents. Rising housing costs are making affordable housing harder to obtain and budget deficits are still a factor.

The gap between the cost of housing and the buyers' ability to make mortgage or rent payments continues to grow. Even though the median income and median housing costs continue to grow, affordable housing is still not attainable for all members of the area's workforce. The city has few multi-family rental units, and the market has relied on single-family homes for rentals throughout the years. That increases the average cost of rentals. Many single parents with children cannot afford to buy or rent, as their wages do not cover monthly housing costs for even the smallest unit.

The aging of the City's housing stock continues to be an increasing need for repair/rehabilitation assistance for our low/moderate income residents. Households are not able to spend enough money on maintenance, causing housing values and neighborhoods to be affected.

Another major obstacle to addressing housing needs involves the City's elderly population, which is aging in place. This group remains of great concern in the short term as well as the long term. Many of these individuals have been able to pay off their mortgages over the years, but some can't afford the high cost of insurance and/or taxes, and they don't have extra funds to pay for repairs when they are needed.

We continue to receive calls for referrals to assisted living and/or affordable rentals for all low-income residents who need affordable housing.

A full housing needs analysis was completed in 2024, and information will be further analyzed and incorporated into next year's 5-year consolidated plan.

### **Actions planned to address obstacles to meeting underserved needs**

The City is continuously looking for additional resources, especially federal and state economic opportunity grant funding, to increase funding for underserved needs in the City.

The City has also contracted with a consulting firm to research and apply for additional grant opportunities.

### **Actions planned to foster and maintain affordable housing**

In order to address the lack of enough funding, the City establishes priorities at the beginning of the fiscal year and reassesses those priorities throughout the year. Funds allocated for one activity are sometimes shifted to another activity when priorities change. The City also attempts to leverage federal funding with state, local and private resources where possible.

In order to address the affordability gap, the City continuously reviews its housing plan to find new ways for the very low and low-income families to purchase homes. As housing prices continue to increase, we may have to provide additional funds to cover down payment and closing costs.

The repair/rehab programs (SHIP/CDBG) have been planned to address the housing stock through the following housing programs:

1. CDBG YEARLY ENTITLEMENT FUNDING - Housing (Administered by HUD – Federal): Grant funding and or Program Income will be utilized for housing activities as follows:

Description: Repair/rehab of existing homes for low to moderate-income homeowners; output indicator includes units already being rehabbed with prior year funding; output Indicator Units: 50

2. STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM YEARLY ENTITLEMENT ALLOCATION (Administered by Florida Housing Finance Corporation - State):

The City is estimated to receive \$1,949,380 in SHIP funding for 2025-26, which includes 10% for administration. Units being funded will be counted as completed in 2025-26;

3. NEIGHBORHOOD STABILIZATION PROGRAM [NSP 1 and NSP 3] (Administered by HUD – Federal)

HUD allocated in 2009 NSP 1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes to eligible low to middle-income households. We currently have \$305,284 grant funding available. HUD allocated NSP 3 funding in 2011, which has been fully expended. For 2025-26, we have NSP1 funds totaling \$838,238.64 from grant funding & program income. We are currently closing out NSP3 and any NSP3 program income earned will be used to fund housing activities either in tandem with NSP1 or transferred and used under the CDBG program.

NSP project funding is expected to be utilized to produce the following in the coming year.

- Home Buyer assistance

### **Actions planned to reduce lead-based paint hazards**

The City realizes that lead-based paint can be a serious health threat. We have not, in the past, encountered homes that were built prior to 1978, and lead-based paint hazards have not been identified. Some of the homes purchased under the NSP program, that were built prior to 1978, were

tested and the lead-based paint was abated as needed. The City has no conventional public housing units, and with the housing stock throughout the City being quite new, potential risks of lead-based paint hazards have been significantly reduced.

The County's Public Health department has established a lead screening process to screen school children less than 7 years old for and treat high levels of exposure to lead. All high elevated levels are reported to EPI and investigated by an EPI nurse.

All housing units built prior to 1978 proposed for rehabilitation under the City's program are screened to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. If the repair will disturb any surface containing lead, abatement procedures must be utilized before the repair can go forward. In all programs where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35.

### **Actions planned to reduce the number of poverty-level families**

During the coming year the City will address increased income and job opportunity for low-income households through its community development and housing programs as follows:

- Community Development Block Grants (CDBG): CDBG funding may be used this year to make improvements in city parks; other projects will improve infrastructure in several neighborhoods as well as repair/rehabilitation. Contractors will be encouraged to hire from the neighborhood, if possible, to support low-income residents. The funds will also be used for repair/rehab of low to moderate income housing. CDBG funding will be utilized to assist with water/sewer connections which address environmental concerns due to aging septic tanks, and homeowner culvert improvements which aid in storm water drainage.
- Neighborhood Stabilization Program (NSP 1 and 3): The City is also looking into expanding its Homebuyer Assistance Program with NSP funds.

### **Actions planned to develop institutional structure**

The Neighborhood Services Department is responsible for administering the State Housing Initiatives Partnership (SHIP) housing program, the Neighborhood Stabilization Program (NSP1 and 3), the Community Development Block Grant (CDBG), and many other communities and/or economic development grants received by the City of Port St. Lucie. In order to coordinate assessments of needs and provision of services within the City, a Grant Committee meets with the City Manager and/or Assistants to discuss issues and assessments of needs at the City Department level. Also, the City meets on a regular basis with Community Services staff from the County and City of Fort Pierce at the Lender Consortium meetings to coordinate low-income homeownership opportunities in St. Lucie County. The

Department also maintains active memberships in social service groups and boards as follows:

A staff member of the Neighborhood Services department attends meetings of the Treasure Coast Homeless Services Council, Inc. This group facilitates the Continuum of Care Plan by coordination and cooperation with agencies and organizations providing services to the homeless.

Neighborhood Services is also represented on the St. Lucie Council of Social Agencies (COSA Connects), a group of social agencies whose members join to discuss ways to better serve the needs of their clients.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City works closely with local social service providers, lenders, builders, developers, and housing providers and other local governmental agencies on a regular basis as members of St. Lucie Council of Social Agencies (COSA Connects), which consists of public and private housing, health, and social service agencies; Treasure Coast Homeless Services Council; and St. Lucie / Martin Lending Consortium. Continuous feedback from these organizations is important and will continue to be a goal for next year's activities.

### **Discussion:**

The City of Port St. Lucie plans its activities based on funding available to address the needs that are set out in our Consolidated Plan. As additional resources become available, we reassess our needs and determine if those needs still exist in the priority in which they were established. We may change priorities based on current needs and the degree to which past needs have been satisfied.



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City receives program income from CDBG related sources, but funding from the repair and rehabilitation program may be returned when the properties are sold or when refinances require that the deferred loan is paid off. We receive payoffs as families decide to relocate.

All activities planned will benefit low- and moderate- income clients either directly thru the Repair/Rehabilitation program or with infrastructure activities in low- and moderate- income areas as shown in our Consolidated Plan for years 2021 thru 2025.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	49,120
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>49,120</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.70%

N/A

## Attachments

## Citizen Participation Comments



PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Joanne Meneses  
Joanne Meneses  
City of Port St. Lucie, Neighborhood Service/Housing Div  
121 NW First St Lucie Blvd  
Port St Lucie FL 34984-5042

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Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Classified Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

06/09/2025

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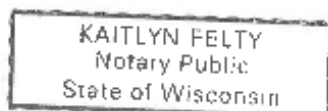
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Page 1 of 2







## AVISO DE AUDIENCIA PÚBLICA PARA LA ASIGNACIÓN DE FONDOS PARA EL PLAN DE ACCIÓN 2025 - 2026 DE LA CIUDAD DE PORT ST. LUCIE BECAS DE DESARROLLO COMUNITARIO (CDBG) Y AVISO DE DISPONIBILIDAD PARA REVISIÓN PÚBLICA DEL PLAN DE ACCIÓN CDBG

La Ciudad de Port St. Lucie llevará a cabo una **audiencia pública el 23 de junio de 2025, a las 5:00 p.m.**, durante una **reunión pública regular del Concejo Municipal** en la Cámara del Concejo, Edificio A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984. Todas las reuniones públicas se pueden ver en línea en <https://psl.flgov.com/Calendar.aspx> y los comentarios públicos también se pueden enviar en persona o en línea a través de los formularios de comentarios en línea en: <https://form.psiform.com/233246411120004>. Si no tiene acceso a Internet o no puede asistir a la reunión en las cámaras del Ayuntamiento, comuníquese con la Oficina del secretario al 772-871-5157 y al número TDD 772-873-6340 al menos dos horas antes de la reunión y un miembro del personal la proporcionará con la información de llamada requerida. También puede ver la reunión en línea en PSL TV Stream en: <https://www.cityofpsl.com/Government/Your-City-Government/Departments/City-Clerk/Agendas-Meetings/Psblv>.

El propósito de la audiencia es presentar el Plan de Acción Anual de Subsidios en Bloque para el Desarrollo Comunitario (CDBG) 2025-26 de la Ciudad para su aprobación en una reunión pública y recibir comentarios de los ciudadanos sobre las necesidades prioritarias y las actividades propuestas que se incluirán en el plan, así como abrir el período de comentarios públicos de 30 días. Todos los comentarios de los ciudadanos recibidos se incorporarán al Plan de Acción y se enviarán al Departamento de Vivienda y Desarrollo Urbano (HUD) antes del 15 de agosto de 2025.

El Plan de Acción es el plan operativo anual diseñado para cumplir con los objetivos específicos identificados en el Plan Consolidado de la Ciudad. Todos los planes se pueden ver en línea en <http://www.cityofpsl.com/solp>.

La Ciudad recibirá \$1,086,454 dólares en fondos CDBG para el programa anual 2025-26 que va del 1 de octubre de 2025

al 30 de septiembre de 2026. El programa CDBG proporciona fondos federales para proyectos y programas que mejoren las condiciones físicas, económicas y sociales de la comunidad. En general, los proyectos elegibles deben beneficiar a uno de los tres Objetivos Nacionales del CDBG: beneficiar a personas de ingresos bajos y moderados, abordar una necesidad urgente o abordar barrios marginales y deteriorados, así como seguir todas las normas y reglamentos del CDBG del HUD. Las categorías de actividades elegibles incluyen instalaciones públicas, servicios públicos, vivienda, y el desarrollo comunitario y económico. Los proyectos típicos financiados incluyen mejoras de infraestructura en áreas de bajos ingresos, construcción de instalaciones públicas y reparación y rehabilitación de viviendas residenciales ocupadas por sus propietarios.

El personal recomendará que se reserven \$200,000 dólares (ligemente menos que 20% de la asignación) para la administración del programa, según las reglas de elegibilidad de CDBG, y que \$200,000 se reserven para actividades de Cumplimiento del Código, y que los \$686,454 dólares restantes se asignen a los proyectos de infraestructura, desarrollo económico y necesidades de vivienda enumerados en el plan. En el caso de que haya un excedente de fondos, se reobran fondos adicionales o se reciben ingresos del programa, estos fondos se pueden asignar, según sea necesario, a cualquiera de los proyectos, si es necesario, o a proyectos alternativos según se enumeran en el plan. Los proyectos alternativos se extraen sobre la base de los análisis de las necesidades de la comunidad y el presupuesto disponible.

El Plan de Acción propuesto estará disponible para revisión pública de lunes a viernes, entre las 9 a. m. y las 4 p. m. desde el 24 de junio de 2025 hasta el 24 de julio de 2025, en el Edificio A del Departamento de Servicios del Vecindario, Complejo del Ayuntamiento, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, 34984 (se recomien-

da hacer una cita) y también en la página web de la ciudad en [www.cityofpsl.com/cdbg](http://www.cityofpsl.com/cdbg), a partir del 27 de junio. Para hacer una cita comuníquese al 772-344-4084. También se aceptarán comentarios escritos por correo o correo electrónico. Los comentarios por escrito pueden dirigirse a Carmen Capezzuto, Director de Servicios del Vecindario, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 o enviarse a [nsd@cityofpsl.com](mailto:nsd@cityofpsl.com).

Al proporcionar avisos al público, la Ciudad sigue un Plan de Participación Ciudadana que incluye un plan para minimizar el desplazamiento de personas como resultado de actividades financiadas por el programa CDBG y enumera los planes para ayudar a las personas realmente desplazadas. Según lo previsto en el Plan de Acción 2025-26, no se contemplan actividades que podrían causar desplazamientos. El programa CDBG de la ciudad de Port St. Lucie no discrimina a ninguna persona por motivos de raza, color, religión, sexo, discapacidad, situación familiar u origen nacional.

Si necesita asistencia especial como resultado de una discapacidad o necesita traducciones de cualquiera de los documentos de CDBG en español o trelle, comuníquese con el Departamento de Servicios del Vecindario para obtener ayuda al 772-344-4084 o envíe un correo electrónico a [nsd@cityofpsl.com](mailto:nsd@cityofpsl.com).

DE ACUERDO CON LAS DISPOSICIONES DE LA LEY DE ESTADOUNIDENSES CON DISCAPACIDADES (ADA), ESTE ANUNCIO Y LOS DOCUMENTOS MENCIONADOS ANTERIORMENTE PUEDEN SOLICITARSE EN UN FORMATO ALTERNATIVO. SE PROPORCIONARÁN AYUDAS O SERVICIOS AUXILIARES A SOLICITUD PARA REUNIONES CON AL MENOS TRES (3) DÍAS DE ANTELACIÓN. POR FAVOR COMUNIQUESE CON EL DEPARTAMENTO DE SERVICIOS DEL VECINDARIO AL 772-344-4084 O ENVÍE UN CORREO ELECTRÓNICO [nsd@cityofpsl.com](mailto:nsd@cityofpsl.com).

... Viene de Página 1

## 3,000 indocumentados por día: la nueva meta de detenciones del gobierno de Trump en su ofensiva antiinmigrante

**El descontento con el número de detenciones y deportaciones de inmigrantes se reflejó en una nueva reestructuración de los funcionarios a cargo de ICE anunciada este jueves, y que supone el tercer cambio importante en el liderazgo de la agencia en los últimos meses.**



En ella, advirtió que Trump "seguirá presionando para que esa cifra aumente cada día y así poder expulsar a todos los inmigrantes ilegales que inundaron nuestro país".

Miller corroboró así la información reportada inicialmente por Axios y después confirmada por otros medios de comunicación acerca de que ICE aumentaría su objetivo de arrestar inmigrantes indocumentados, que actualmente es de unos 1,000 al día, como promedio.

Las informaciones periodísticas se referían a una tensa reunión celebrada la semana pasada entre autoridades, y en la que Miller y Kristi Noem, secretaria de Seguridad Nacional, comunicaron a los responsables de ICE los nuevos objetivos de arrestos.

Sondeos recientes apuntan a que muchas de las personas que votaron por Trump no apoyan estas estrategias migratorias y numerosos reportes muestran que las deportaciones tienen en muchas ocasiones por objetivo personas sin antecedentes criminales.

Según una reciente encuesta de Morning Consult realizada entre 2221 votantes registrados, el índice de aprobación de Trump en materia de inmigración fue mixto, con un 51 % a favor y un 44 % en contra.

"Las encuestas públicas muestran una disminución del apoyo a la agenda migratoria de Trump, a medida que

los estadounidenses se dan cuenta de que la deportación masiva implica arrestos de vecinos y amigos, agentes enmascarados en nuestras comunidades y personas con miedo de ir a trabajar y asistir a la escuela, todo lo cual socava nuestras economías locales", le dijo al diario The Guardian Nayna Gupta, directora de políticas del Consejo Estadounidense de Inmigración.

### Cambios en ICE tras la frustración de la Casa Blanca por el número de detenciones de indocumentados

Esta nueva meta de detenciones diarias es el último ejemplo de la creciente presión ejercida sobre autoridades de todo el país para aumentar los arrestos de inmigrantes y hacer cumplir una de las principales promesas de Trump en campaña sobre la deportación masiva de personas indocumentadas de EEUU.

El "zar de la frontera", Tom Homan, volvió a reconocer este jueves que la Casa Blanca no está satisfecha con el número de detenciones, por lo que se han incrementado "considerablemente" el número de agentes dedicados a esta labor. "Preveemos un rápido aumento en el número de arrestos", advirtió.

Este descontento con el nivel de arrestos y deportaciones también se ha reflejado en la reestructuración del liderazgo de ICE realizada por el gobierno y dada a conocer este jueves. Kenneth Genalo, el principal funcionario a cargo de las operaciones

de detención y deportación de ICE, anunció su jubilación. Su hasta ahora adjunto, Garrett Ripa, pasará a ocupar un alto puesto a nivel estatal en Florida.

Robert Hammer, jefe de la Oficina de Investigaciones de Seguridad Nacional de la agencia, se trasladará a otro puesto en ICE, informó la agencia, en lo que supone su tercer cambio de liderazgo importante en los últimos meses.

Las dificultades para alcanzar los ambiciosos objetivos de arrestos de indocumentados ha llevado a las autoridades a emplear distintas estrategias en los últimos meses, como la de detener a los inmigrantes en las propias cortes migratorias a las que acuden a sus citas como parte de su proceso.

Los detenidos, solicitantes de asilo que ingresaron en los últimos años, se enfrentan así a una deportación expedita de EEUU, lo que ha provocado protestas de colectivos defensores de inmigrantes.

"Estamos viendo cómo el gobierno de Trump toma la medida sin precedentes de arrestar a extranjeros que cumplen con las normas y procedimientos gubernamentales y se presentan a sus audiencias judiciales", declaró Gupta.

"Están desesperados por alcanzar un cierto número de arrestos diarios. Y la única manera de encontrarlos fácil y rápidamente es acudir a los tribunales, donde [los inmigrantes] hacen exactamente lo que se supone que deben hacer", agregó.

El diario The Washington Post tuvo acceso a documentos internos que demuestran que los agentes de ICE en más de 20 estados habrían recibido instrucciones de detener a inmigrantes tras salir de los tribunales.

A los operativos de ICE para detener y deportar inmigrantes, se suman los 8,500 que se han registrado en la aplicación CBP Home para salir de EEUU de forma voluntaria.

### ICE busca más fondos para poder cumplir con el número de detenciones exigidas por Trump

El aumento de detenciones de indocumentados ha sido una de las prioridades de Trump tan pronto como regresó a la Casa Blanca.

Durante los primeros 50 días de su segundo mandato (hasta el pasado 10 de marzo), ICE arrestó a 32,809 inmigrantes, lo que supone un promedio diario que es más del doble de la cifra de arrestos realizada el año pasado en el gobierno de Biden.

Según cifras publicadas por Newsweek, 48,870 personas están detenidas en centros de ICE en todo el país, lo que supera las 47,000 camas financiadas por el Congreso.

Es por ello que la agencia solicita fondos adicionales para este fin a través del proyecto presupuestario de Trump, que actualmente está en manos del Senado.





The cover features a teal background with white geometric shapes. On the right, there are two photographs: the top one shows a man and a woman holding a 'WELCOME Home' sign, and the bottom one shows a man with a white beard holding keys. The text is arranged on the left side of the cover.

**TCHSC**  
Treasure Coast Homeless Services Council  
*Connect Collaborate Cultivate*

# 2024 Annual REPORT

FL-509 Continuum of Care  
Indian River, St. Lucie, &  
Martin Counties

**TREASURE COAST HOMELESS  
SERVICES COUNCIL**  
2525 ST. LUCIE AVE  
VERO BEACH, FL 32960

**VISIONARY LEADER**  
RAYME L. NUCKLES

📞 772-213-9040  
✉ [office@tchelpspot.org](mailto:office@tchelpspot.org)  
🌐 [www.tchelpspot.org](http://www.tchelpspot.org)



**The Treasure Coast Homeless Services Council is the lead agency for the FL-509 Continuum of Care on Florida's Treasure Coast. This Annual Report provides a summary of both agency and CoC-wide accomplishments throughout the year of 2024.**

## **A message from the Board Chair**

As we reflect on 2024 and look ahead to 2025, our commitment to preventing and ending homelessness on Florida's Treasure Coast remains stronger than ever. This past year brought growth and transformation for our Continuum of Care. We have expanded programs, strengthened partnerships, and refined service delivery methods to better meet the needs of those we serve.

We are deeply grateful for the unwavering support of our community partners, donors, board members, staff, and volunteers who believe in our mission. Thanks to your dedication, the Continuum of Care (CoC) assisted **11,455** households in 2024, providing more than **\$4.4 million** in critical programs and services. Across the Treasure Coast, we delivered over **100,000** essential services, nearly 20,000 more than the previous year!

Housing is so much more than just four walls and a roof, it represents safety, dignity, stability, and opportunity. For those we serve, it means a chance to access vital supportive services that improve their health, career prospects, financial security, and personal well-being.

None of this would be possible without you. Whether you are a donor, a community partner, a dedicated board member, a staff member, or a volunteer, your contributions make a lasting impact. Thank you for being part of this journey as we continue to create real solutions and lasting change in 2025 and beyond.

Diana Grossi  
*Board Chair*

## A message from the Visionary Leader

2024 was a great year for focusing on programs, procedures, and both internal and external growth. In 2025, Treasure Coast Homeless Services Council will work harder than ever to leverage data, strengthen collaborations, and drive systemic change that creates long-term solutions for our most vulnerable populations.

Our vision for the future is bold, we aim to be a data-driven leader, working alongside our partner agencies to address the root causes of homelessness. By harnessing predictive analytics and real-time data, we will move beyond reactive solutions and proactively prevent homelessness before it occurs. This requires continued investment in a robust data infrastructure and deeper collaborations with local municipalities and social service agencies across the Continuum of Care. Every partner agency is instrumental to the success of this mission.

In 2025, we are embarking on a new era of impact. As part of our transformation, we are actively repositioning, rebranding, and redefining our role in the community. These changes reflect our unwavering commitment to a truly collaborative Treasure Coast, where homelessness is addressed through innovative strategies, housing-first principles, and a deep understanding of the social determinants of health.

As the visionary leader of the lead agency for the Continuum of Care, I am committed to transparency, collaboration, and progress. I believe this data-driven, client-centered approach will empower our community to be more effective than ever. Together, as a community, we are cultivating change with continued progress while reducing homelessness on the Treasure Coast.

Rayme L. Nuckles  
*Visionary Leader*



The mission of the Treasure Coast Homeless Services Council is to prevent and end homelessness on the Treasure Coast and to assure that if homelessness happens, it is brief and non-recurring.

## 2024 Board of Directors

### Executive Committee

**Diana Grossi**  
Board Chair

**Todd Heckman**  
Vice Chair

**Michelle Miller**  
Secretary

**Jeff Francisco**  
Treasurer

### At-Large Board

**Catherine Sala**  
**Cindy Emerson**  
**Dan Ramos**  
**Deana Shatley**  
**Kylee Fuhr**

**Marty Mercado**  
**Matt Tanner**  
**Sabrina Barnes**  
**Stacy Malinowski**  
**Vicki Soule**

### Thanks to past members

**Julianne Price**  
**William Wims**  
**Linda Kane**  
**Jennifer Hance**



**Diana Grossi**  
2024 Board Chair



**Rayme L. Nuckles**  
MHS, MPS, SPHM  
Visionary Leader  
since 2022



**William Wims**  
Executive Director  
New Horizons TC

### IN LOVING MEMORY

# Generosity in Action

Richard wanted to make a meaningful impact around the holiday season, choosing to donate his vehicle to a Veteran in need. His generosity, combined with the dedication of HUD-VASH social worker Jaqueline and SSVF case manager Evie, ensured that his gift found the perfect match - **Lorinda**, a Veteran who had recently suffered a stroke and lost her vehicle.

For Lorinda, this donation was life-changing. Reliable transportation means access to medical appointments, groceries, employment opportunities, and a renewed sense of independence. It represents more than just a car, it's a fresh start and a step toward stability. Stories like this highlight the power of community support and collaboration in making a difference. Thank you, Richard, for your kindness, and to Jaqueline and Evie for ensuring that Veterans receive the support they deserve.

Lorinda shared: "It's a Christmas blessing and so much more. On June 1st I was put into a home with my 4 sons after being homeless since the beginning of 2024. I want to let everyone know that SSVF has moved mountains, stopped tsunamis, and stood strong for me and my 4 sons. I have never seen so much compassion in the world as I have since working with Mrs. Evie and her team and Jax and her team as well. Then along came Mr. Allen with this car donation and I screamed and cried tears of joy, had thoughts of unimaginable miracles and seeing there are still people in the world that care to help when others are in need. I'm speechless still right now. I don't know how to stop saying THANK YOU. I want other Veterans to know there are hearts out in the world that beat and truly care about us. Happy Holidays to everyone."

Acts of kindness like Richard's remind us of the power of connection and compassion.



From left to right:

HUD VASH Social Worker Jacqueline Grecko, Veteran Lorinda Walker, Donor Richard Allen, and SSVF Case Manager Eveond McCann



## Programs and

**Community Information System:** Tracks data on people experiencing homelessness, helping communities understand the scope of the issue and measure the effectiveness of programs.

**Homeless Prevention:** Provides resources and assistance to individuals and families at risk of losing their housing, helping them stay stable.

**Rapid Re-Housing:** Offers short-term financial and supportive services to quickly transition people experiencing homelessness back into permanent housing.

**Supportive Services for Veteran Families:** Connects veterans and their families experiencing homelessness with essential services like case management, employment assistance, and healthcare navigation to help them achieve long-term stability.

**Permanent Supportive Housing:** Combines affordable housing units with ongoing support services, addressing the needs of individuals and families experiencing chronic homelessness and disabling conditions.

**Affordable Rental Housing:** Increases the availability of housing units that are affordable for low-income renters, providing more options to prevent and end homelessness.

**Eviction Diversion:** Offers financial assistance, mediation, or legal aid to help tenants at risk of eviction avoid losing their homes and maintain housing stability.

# Services

**Reunification of Families:** Works to reunite children in foster care or shelters with their families, promoting family stability and well-being.

**Vulnerable Population Diversion:** Identifies and steers individuals with complex needs (like mental illness or disability) away from homelessness and into appropriate support services.

**Legal Services for Individuals & Families:** Provides legal representation or advice on housing issues like eviction prevention or fair housing rights, helping people navigate the legal system to secure or retain housing.

**Rapid Resolution Respite:** Offers temporary housing and support services to individuals recently discharged from hospitals who lack stable housing, preventing them from returning to homelessness.

**St. Lucie Housing Hub/Adam's Place (Men and Women's Shelter):** Provides emergency shelter, meals, basic necessities, and more for unaccompanied homeless individuals in St. Lucie County, offering a safe place to stay while they connect with resources.

**Housing Navigation:** Connects individuals and families experiencing homelessness with appropriate housing options and guides them through the application process.

**Health Care Navigation:** Assists individuals and families experiencing homelessness in accessing healthcare services and resources, promoting their overall well-being.



## In 2024 We Focused On

- **Program Expansion**
- **Increased Services Across Tri-County region by 19%**
- **Leading the Community on Housing First Principles**
- **Expanding Shared Housing Principles**
- **Focusing on Supporting Social Determinants of Health**
- **Increasing Supportive Services in all Three Counties**
- **Increased Services Focused on Elderly**
- **Increased Services Focused on Marginalized Communities**
- **Created Women's Shelter in St. Lucie County**
- **Increased Services for Veterans Facing Homelessness**
- **Rapid Resolution and Rapid Re-Housing Efforts**

"At the end of life we will not be judged by how many diplomas we have received, how much money we have made, how many great things we have done. We will be judged by 'I was hungry, and you gave me something to eat, I was naked and you clothed me. I was homeless, and you took me in.'"

- Mother Theresa

# HOUSING FIRST



"Every number represents a life—a person with hopes, challenges, and a story to tell. It's essential that we see beyond the statistics and recognize that those experiencing homelessness are our neighbors, our friends, and members of our community who deserve support and dignity."

- Leigh Anne Uribe, *Director of Programs*



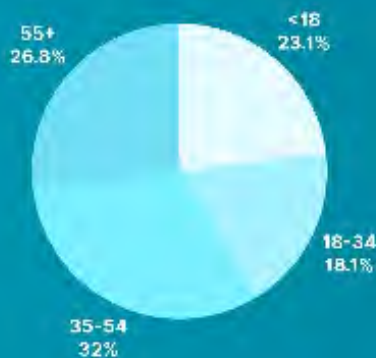


# Point-In-Time

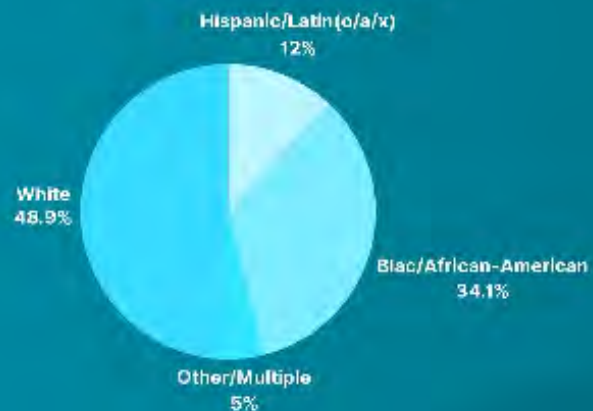
The annual Point-in-Time (PIT) conducted on one of the last 10 days in January, for a 24-hour period across the tri-county region of Indian River, St. Lucie, and Martin Counties. During that time, staff, volunteers, and community collaborators joined together to identify individuals experiencing literal homelessness, both sheltered and unsheltered.

In 2024, the count was held on January 25th and showed a total of 701 literally homeless individuals (529 adults and 172 children), showing a 24% decrease from the previous year.

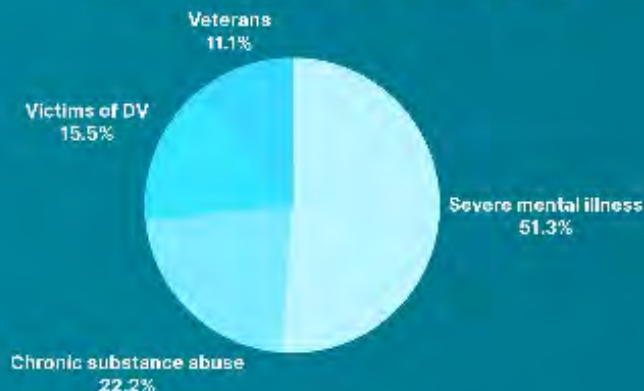
**BY AGE**



**BY RACE/ETHNICITY**



**OTHER POPULATIONS REPORTED**



**BY GENDER**



## PIT data through the years



The data shows an overall decrease in homelessness, with a striking difference for our Veteran populations. With increased Veteran services, we have reduced literal homelessness for Veteran populations.



REVIEW FULL  
PIT DATA HERE



LEARN MORE:  
[WWW.TCHELPSHOT.ORG/](http://WWW.TCHELPSHOT.ORG/POINT-IN-TIME/)  
[POINT-IN-TIME/](http://POINT-IN-TIME/)

2024  
**POINT  
IN TIME  
REPORT**

# Your COC

**7,152** Children Served

**855** Veterans Served

**63%** Black, Indigenous, and  
People of Color Served

**529** Served Through Shelters

TCH

Connect Collaborate

Treasure Coast Home

## INDIAN RIVER

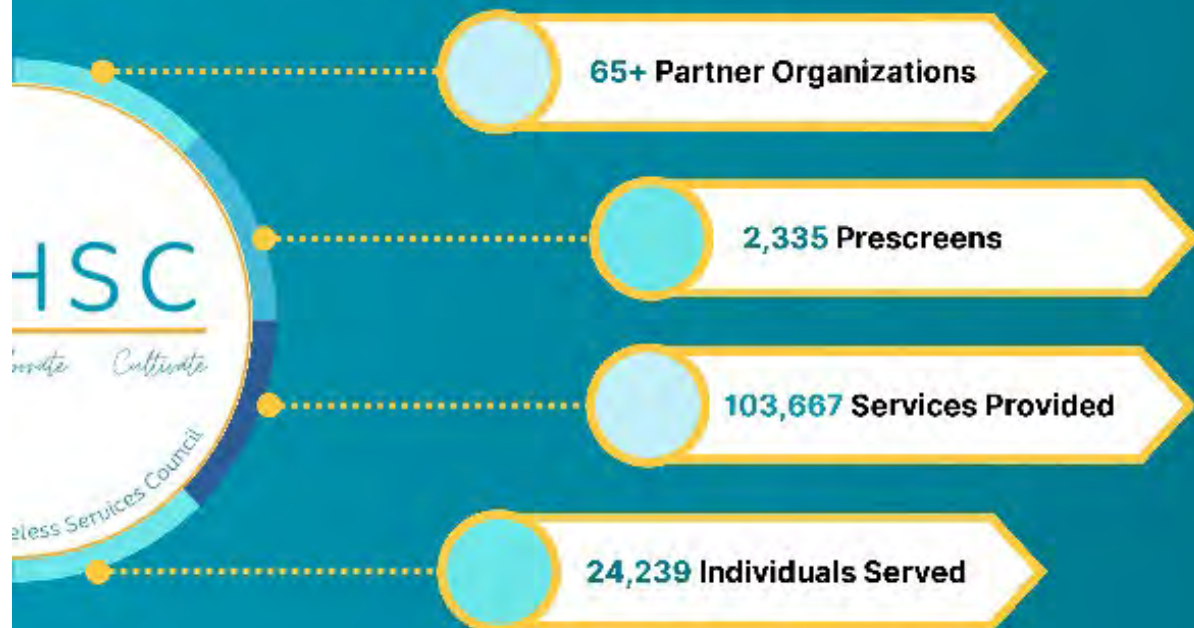
35,049 services  
provided to  
4,314  
households.

## ST. L

51,1  
servi  
provid  
5,11  
househ



# At Work



## UCIE

49  
ces  
ed to  
10  
holds.

## MARTIN

17,469 services  
provided to 2,032  
households.

# Top Five Services Provided Per County By Value

INDIAN RIVER COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,827,291.03	1,677
UTILITIES	\$295,932.32	2,905
CASE MANAGEMENT	\$229,926.73	4,775
HEALTH	\$183,552.49	1,698
FOOD	\$9,935.44	5,818

ST. LUCIE COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,494,254.69	609
UTILITIES	\$199,953.13	1,161
CASE MANAGEMENT	\$97,206.05	9,205
HEALTH	\$43,364.69	4,101
FOOD	\$56,808.1	7,332

MARTIN COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$385,250.39	270
UTILITIES	\$82,567.96	473
CASE MANAGEMENT	\$34,151.30	3,142
HEALTH	\$31,524.79	784
FOOD	\$24,489.74	2,308

The CoC reported a 19% increase in service delivery in 2024, logging 18,840 more service entries than in 2023.



# Permanent Supportive Housing

Permanent Supportive Housing (PSH) is designed for people experiencing chronic homelessness to support long-term housing stability and improve overall well being. PSH uses a **housing first** model where clients are assessed and placed on a prioritization list based on the severity of need, not on their "readiness for housing". PSH is tenant based rental assistance. The client can live in any available housing unit in the community that can pass housing quality inspection and is rent reasonable.

COUNTY	AWARD	CLIENTS HOUSED
INDIAN RIVER	\$1,181,964	137
ST. LUCIE	\$445,740	47
MARTIN	\$264,480	36
<b>TOTAL</b>	<b>\$1,892,184</b>	<b>220</b>

## 2024-2025 Fair Market Rent (FMR)

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms

INDIAN RIVER COUNTY					
YEAR	0 BED	1 BED	2 BED	3 BED	4 BED
FY 2025 FMR	\$1,239	\$1,246	\$1,567	\$1,948	\$2,601
FY 2024 FMR	\$991	\$1,195	\$1,462	\$1,844	\$2,481

ST. LUCIE & MARTIN COUNTY					
YEAR	0 BED	1 BED	2 BED	3 BED	4 BED
FY 2025 FMR	\$1,311	\$1,363	\$1,624	\$2,259	\$2,457
FY 2024 FMR	\$1,278	\$1,286	\$1,573	\$2,175	\$2,433

# 2024

## CONNECT COLLABORATE CULTIVATE

The CoC received additional program funding through the HUD NOFO competition, allowing for the creation of new projects. This includes an expanded collaboration with SafeSpace for a rapid rehousing program aiding those fleeing domestic violence situations.



The community has come together in the form of special committees to create positive change. The HMIS Committee revamped HMIS procedures and trained more users in the system than ever before. The system has been improved to better support the data collection, evaluation, and reporting of vital programs.



This year, the St. Lucie Housing Hub / Adam's Place in Fort Pierce increased service delivery to include adult women. Expanding services to nearly 100 individuals in need in St. Lucie County.

A disastrous hurricane hit Florida on October 9th, bringing a series of tornadoes that ripped through the Treasure Coast region, leaving destruction in their path. The CoC acted immediately, with service providers jumping into relief efforts and alleviating the burdens caused to struggling local families.



# IMPACT



"Before you ignore another homeless person on the street, just remember that could be someone's father or someone's mother and **they have a story.**"  
- Syesha Mercado

**523** people were housed across the tri-county region by TCHSC through Permanent Supportive Housing, Rapid Rehousing, and Shelter moves into Permanent Housing.

Increased services provided in **Indian River County** by **47%**

Increased services provided in **St. Lucie County** **13%**

Increased services provided in **Martin County** **10%**

Increased support to **BIPOC** by **10%**

Increased support to **Children** by **31%**

Increased support to **Veterans** by **28%**

TCHSC provided **11,587** services to **2,339** individuals, including **145** Veterans.





# WHEN CRISIS CALLS COMMUNITY ANSWERS

On Wednesday, October 9<sup>th</sup>, 2024, the Treasure Coast was shaken by Hurricane Milton, a devastating storm that sent destructive tornadoes through our region. Lives were lost, homes were destroyed, and countless individuals were displaced. The storm's impact was especially harsh on our most vulnerable populations. But amid the devastation, our community rose - together.

Multi Agency Resource Centers (MARC) were initiated in each county to respond to the emergency needs. TCHSC joined forces with county agencies, emergency responders, and nonprofit partners to respond swiftly and compassionately. Every effort was made to ensure that no one was left behind.

TCHSC activated its Emergency Weather Plan, transferring shelter residents to county emergency shelters and our team continued to provide daily outreach at emergency shelters to connect individuals with housing options.

TCHSC provided hundreds of homeless prevention services across the tri-county, ranging from rental support and SNAP enrollment to medical services and SOAR assistance. Additional support included FEMA-trained case managers, disaster technical assistance from HUD, and daily delivery of water and meals ready-to-eat (MREs).

Further, due to generous financial support from the United Way of Indian River County we were able to house even more families displaced by this storm. In neighborhoods like Lakewood Park, where storm damage and lack of power made living conditions unsafe, TCHSC worked directly with landlords to secure emergency relocations and uphold standards of safe, hygienic housing.

Even in the face of crisis, collaboration, compassion, and commitment remained at the heart of our response. **Together, we moved forward—stronger, united, and with renewed purpose to build a more resilient Treasure Coast for all.**





# THE **IMPACT** OF VOLUNTEERISM

Volunteers are the heartbeat of every successful nonprofit. Their time, energy, and commitment make it possible to stretch limited resources further and deliver greater impact across our communities. At TCHSC, volunteers play a vital role in our mission. Each year, they help conduct the Point-in-Time Count, and support ongoing projects that keep our housing units safe, welcoming, and dignified—from landscaping and maintenance to beautification.

Their hands-on efforts help create environments that foster stability and pride for the individuals we serve.

In October 2024, we were honored to be selected by United Way of Indian River County to participate in their Day of Caring. A group of dedicated volunteers came together to give one of storm-worn housing units a much-needed fresh coat of paint, helping us maintain a sense of home, care, and dignity for our residents. We are deeply grateful for their time and generosity.

TCHSC is proud to partner with volunteers who help bring our mission to life. Their impact is lasting—and their presence, invaluable.



Photos by Eric Easett - TCPalm

# Financial Summary

"Treasure Coast Homeless Services Council (TCHSC) is committed to responsible financial management and transparency. We strive to utilize all contributions effectively to maximize our impact in ending homelessness. In 2023, we spent 93% of revenue on programs, 6.6% on administration, and .34% on fundraising. 2024 audit information will be included in the next annual report. A detailed breakdown of our income and expenditures is available upon request, demonstrating our commitment to financial accountability and responsible stewardship of your support.

## Condensed Audit Information

For the 12-month period ending December 31, 2024.

ASSETS	
Cash and Cash Equivalents	\$1,637,046
Accounts Receivable	\$831,853
Other Current Assets	\$88,595
Property and Equipment	\$2,323,303
Other Assets	\$585,719
<b>TOTAL ASSETS</b>	<b>\$5,466,516</b>

LIABILITIES AND NET ASSETS	
<b>Liabilities</b>	
Accounts Payable	\$15,599
Deferred Revenue	\$110,567
Other Liabilities	\$151,843
<b>TOTAL LIABILITIES</b>	<b>\$278,009</b>
<b>Assets</b>	
Without Donor Restrictions	\$2,700,573
With Donor Restrictions	\$2,207,362
<b>TOTAL NET ASSETS</b>	<b>\$4,907,935</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$5,466,516</b>

### EXPENSE

Programs | 93%  
Administration | 6.6%  
Fundraising | 0.34%



### REVENUE

Government Grants | 74.2%  
Rental Income | 14.3%  
Individual/Grants (Non-Govt) | 11.5%





# THANK YOU

## TO OUR 2024 SUPPORTERS

### \$750,000+

U.S. Dept of Housing & Urban Development  
U.S. Department of Veteran Affairs  
FL Department of Children and Families  
St. Lucie County BOCC

### \$500,000+

City of Port St. Lucie  
U.S. Department of Labor

### \$250,000+

Indian River Hospital District  
United Way of Indian River County

### \$100,000+

City of Fort Pierce  
Indian River County BOCC  
St. Lucie County Housing Finance Authority  
The Cigna Group Foundation

### \$50,000+

Bernard A. Egan Foundation  
John's Island Community Service League

### \$25,000+

Martin County BOCC  
Community Church of Vero Beach

### \$5,000+

Camp Younts

### \$1,000+

Schlitt Services  
Timothy & Emily Essaye

### Special Shout-out!

A heartfelt thank you to William and Estelle Turney for their unwavering support and dedication to ending homelessness on the Treasure Coast. As valued philanthropists and changemakers, their generosity is making a lasting impact on the lives of those in need.



### A note to our donors:

Thank you! Your generosity fuels our mission and empowers thousands each year. With your support, we provide vital services that break the cycle of homelessness and cultivate self-sufficiency. Thank you for partnering with TCHSC in creating a brighter future for the Treasure Coast.

Because of you, lives are changed.

**IF YOUR NAME IS MISSING OR NOT LISTED CORRECTLY, PLEASE REACH OUT TO [MEDIA@TCHHELPSPOT.ORG](mailto:MEDIA@TCHHELPSPOT.ORG)**

## A commitment to the future

### DONATE BY MAIL

2525 St. Lucie Ave  
Vero Beach, FL 32960

### DONATE ONLINE

[www.tchelpspot.org/donate/](http://www.tchelpspot.org/donate/)

### RECURRING GIVING

The gift that keeps on giving, consider setting up monthly, quarterly, or annually recurring donations.

### DONATING STOCK

Donating appreciated stocks, bonds, or mutual funds offers a tax deduction for the full market value of the security.

### DONATE HOUSING

Donating a house, land, or commercial property can make a significant impact.

### LEAVE A LEGACY

Leave a lasting legacy through planned giving options including retirement and final estate planning.

### DONOR ADVISED FUNDS

Streamline your giving and maximize your impact through a Donor-Advised Fund

**TOGETHER  
WE ARE  
THE CHANGE**



**DONATE  
to TCHSC**



**JOIN  
the COC**





## FL-509 Continuum of Care

211 Palm Beach/Treasure Coast, Inc.  
Area Agency on Aging  
Career Source Research Coast  
Children's Home Society, Inc.  
Christ by the Sea United Methodist Church  
City of Ft. Pierce Housing Authority  
City of Ft. Pierce Police Department  
City of Ft. Pierce Planning Dept.  
City of Ft. Pierce Grants Administration Division  
City of Port St Lucie  
City of Sebastian  
City of Fellsmere  
Coalition for Attainable Homes  
Community Church of Vero Beach  
Council on Aging - Martin County  
Department of Health - Indian River County  
Department of Health - St. Lucie County  
Early Learning Coalition (ELC) of St. Lucie County  
ELC of Indian River, Martin and Okeechobee  
Economic Opportunities Council - IRC  
Family Promise  
First Presbyterian Church - Vero Beach  
Florida Department of Children and Families  
Florida Department of Health  
Fellsmere Community Enrichment Program, Inc.  
Gifford Legal Services  
GraceWay Village  
Habitat for Humanity, IRC & SLC  
HANDS of St. Lucie County  
Holy Cross Catholic Church - Vero Beach  
Hope for Families Center, Inc.  
House of Hope, Inc.  
Indian River County Health and Human Services  
Indian River County School District  
Indian River County Sheriff's Department  
Indian River County Veteran Services  
Indian River County Housing Services Division  
Indiantown Nonprofit Housing  
LifeBuilders  
Love and Hope in Action  
Loaves and Fishes  
Martin County School District

Martin County Sherriff's Office  
Martin County Veteran Services  
Martin County Health and Human Services  
Mental Health Association of Indian River  
Mental Health Collaborative of IRC  
Mary's Home  
MISS, Inc.  
Mustard Seed Ministries, Inc.  
New Horizons of the Treasure Coast, Inc.  
Project LIFT  
Public Defender, 19th Circuit Court  
RiteLife Services  
Roseland United Methodist Church - Sebastian  
Salvation Army of Indian River County  
Salvation Army of St. Lucie, Martin, and  
Okeechobee County  
Samaritan Center of Vero Beach  
Sarah's Kitchen - St. Lucie County  
Southeast Florida Behavioral Health Network  
St. Augustine of Canterbury  
St. Helen Catholic Church - Vero Beach  
St. Lucie County Community Services  
St. Lucie County Health and Human Services  
St. Lucie County School District  
St. Lucie County Veteran Services  
St. Vincent de Paul - St. Lucie County  
Stuart Housing Authority  
SafeSpace  
Substance Awareness Center of IRC  
Team Success  
Tent City Helpers  
Treasure Coast Community Health  
Tunnel to Towers Foundation  
Tykes & Teens  
U.S. Department of Veteran Affairs  
United Against Poverty of St. Lucie County  
United Against Poverty of Indian River County  
United Way of Indian River County  
United Way of Saint Lucie County  
Veterans Council of Indian River County  
Whole Health Family Center

**This list may not be representative of all partnering agencies. If you feel your agency has not been included, please contact us to ensure inclusion in the full annual report - [cocadmin@tchelpspot.org](mailto:cocadmin@tchelpspot.org)**





# TCHSC

Treasure Coast Homeless Services Council

*Connect Collaborate Cultivate*

2525 St. Lucie Ave,  
Vero Beach FL 32960  
[www.tchelpspot.org](http://www.tchelpspot.org)







# TCHSC

Treasure Coast Homeless Services Council

*Connect Collaborate Cultivate*



## 2025 POINT IN TIME REPORT

772-213-9040  
2525 ST. LUCIE AVE  
VERO BEACH, FL  
32960



**General Information:** Treasure Coast Homeless Services Council conducted its 2025 Point-in-Time (PIT) Count on **February 20<sup>th</sup>, 2025**. The PIT Count was delayed with approval by the U.S. Department of Housing and Urban Development (HUD) due to complications and disaster relief efforts brought on by the October 9<sup>th</sup>, 2025 storm, Hurricane Milton. The PIT is a count of both sheltered and unsheltered literally homeless persons on a single night, typically held in January. To be counted during PIT, individuals must be experiencing literal homelessness (sleeping on the street, in a car, in the woods, in a camp, or other place not meant for human habitation) or sheltered (emergency shelter, transitional shelter, hotel paid for by an agency). There was a total of **22** agencies that surveyed unsheltered homeless individuals and **7** agencies that reported sheltered homeless individuals.

**2025 Homeless Data:** On February 20, 2025, there were a total of 569 individuals (416 adults and 153 children) who were counted as homeless on the Treasure Coast. These numbers show a 19% decrease from the 2024 PIT count.

**Residing in the Housing of Others:** Individuals temporarily staying with family or friends because of economic reasons are not considered literally homeless. **An additional 2,743 individuals were reported as “doubled up” by participating agencies during the Point in Time count.** This is down from 3,256 during 2024, which is a 15% decrease over last year’s numbers.

**Methods:** The Point in Time (PIT) numbers reflect the official homeless numbers, as reported to HUD by the Continuum of Care. We utilize street outreach teams, service organizations, school homeless liaisons, and shelter programs to provide an accurate count of individuals who meet HUD’s definition of homelessness, counted on one specific day in the last 10 days of January. Treasure Coast Homeless Services Council received an extension this year because of Hurricane Milton. For validation purposes, we have deleted any duplicates and double checked HMIS to verify program enrollment on the day of the count. This method of counting has been utilized for all homeless data provided by this Continuum of Care and is an accurate way to show trends in homelessness.

# HOMELESSNESS FACT SHEET

## FL-509 - INDIAN RIVER, ST. LUCIE & MARTIN COUNTIES

These numbers represent the number of sheltered or unsheltered literally homeless individuals. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 2743 individuals residing in the housing of others were not counted in these totals.**

### TOTAL HOMELESS INDIVIDUALS

	JANUARY 25, 2024	FEBRUARY 20, 2025	DIFFERENCE	%
ADULTS	529	416	(113)	-21%
CHILDREN	172	153	(19)	-11%
TOTAL	701	569	(132)	-19%

### VETERAN STATUS

*(self-reported and not verified during the PIT count)*

VETERANS	36	24	-12	-33%
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### 2025 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	76	340	416
CHILDREN	76	77	153
TOTAL	152	417	569



# HOMELESSNESS FACT SHEET

## INDIAN RIVER COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in Indian River County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 409 individuals residing in the housing of others and were not counted in these totals.**

### TOTAL HOMELESS INDIVIDUALS

	JANUARY 25, 2024	FEBRUARY 20, 2025	DIFFERENCE	%
<b>ADULTS</b>	154	131	(23)	-14.9%
<b>CHILDREN</b>	71	67	(4)	-5.6%
<b>TOTAL</b>	<b>225</b>	<b>198</b>	<b>(27)</b>	<b>-12%</b>

### VETERAN STATUS

*(self-reported and not verified during the PIT count)*

<b>VETERANS</b>	14	4	(10)	-71.4%
-----------------	----	---	------	--------

### 2025 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
<b>ADULTS</b>	38	93	131
<b>CHILDREN</b>	37	30	67
<b>TOTAL</b>	<b>75</b>	<b>123</b>	<b>198</b>

### AGENCIES PROVIDING DATA

**UNSHELTERED:** NEW HORIZONS, INDIAN RIVER COUNTY SCHOOL DISTRICT, TREASURE COAST HOMELESS SERVICES COUNCIL, UP CENTER, HABITAT FOR HUMANITY, IRC SALVATION ARMY, CAREER SOURCE, RITELIFE INC., CITY OF SEBASITIAN

**SHELTERED:** HOPE FOR FAMILIES CENTER, SAMARITAN CENTER, SAFESPACE

# HOMELESSNESS FACT SHEET

## ST. LUCIE COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in St. Lucie County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 1757 individuals residing in the housing of others were not counted in these totals.**

### TOTAL HOMELESS INDIVIDUALS

	JANUARY 25, 2024	FEBRUARY 20, 2025	DIFFERENCE	%
<b>ADULTS</b>	218	132	(86)	-39.4%
<b>CHILDREN</b>	63	43	(20)	-31.7%
<b>TOTAL</b>	<b>281</b>	<b>175</b>	<b>(106)</b>	<b>-37.7%</b>

### VETERAN STATUS

*(self-reported and not verified during the PIT count)*

<b>VETERANS</b>	16	10	(6)	-37.5%
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### 2025 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
<b>ADULTS</b>	16	116	132
<b>CHILDREN</b>	9	34	43
<b>TOTAL</b>	<b>25</b>	<b>150</b>	<b>175</b>

### AGENCIES PROVIDING DATA

**UNSHELTERED:** NEW HORIZONS, ST. LUCIE COUNTY SCHOOL DISTRICT, TREASURE COAST HOMELESS SERVICES COUNCIL, UP CENTER, MUSTARD SEED, SLC SALVATION ARMY, CAREER SOURCE, RITELIFE INC., REACH CHURCH, WEST PALM BEACH VA, FLORIDA DEPARTMENT OF HEALTH

**SHELTERED:** ST. LUCIE HOUSING HUB, CHILDREN'S HOME SOCIETY



# HOMELESSNESS FACT SHEET

## MARTIN COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in Martin County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 577 individuals residing in the housing of others and were not counted in these totals.**

### TOTAL HOMELESS INDIVIDUALS

	JANUARY 25, 2024	FEBRUARY 20, 2025	DIFFERENCE	%
<b>ADULTS</b>	157	153	(4)	-2.5%
<b>CHILDREN</b>	38	43	+5	+13%
<b>TOTAL</b>	<b>195</b>	<b>196</b>	<b>+1</b>	<b>+0.5%</b>

### VETERAN STATUS

*(self-reported and not verified during the PIT count)*

<b>VETERANS</b>	6	10	+4	+66%
-----------------	---	----	----	------

### 2025 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
<b>ADULTS</b>	15	138	153
<b>CHILDREN</b>	30	13	43
<b>TOTAL</b>	<b>45</b>	<b>151</b>	<b>196</b>

### AGENCIES PROVIDING DATA

**UNSHELTERED:** MARTIN COUNTY HEALTH AND HUMAN SERVICES, MARTIN COUNTY SCHOOL DISTRICT, TREASURE COAST HOMELESS SERVICES COUNCIL, MC SALVATION ARMY, CAREERSOURCE, RITELIFE, HOUSE OF HOPE, LOVE AND HOPE IN ACTION, TENT CITY HELPERS

**SHELTERED:** COMPASSION HOUSE, SAFESPACE

*Connect Collaborate Cultivate*

## THANK YOU TO OUR 2025 PIT PARTNERS

AREA AGENCY ON AGING  
CAREERSOURCE RESEARCH COAST  
CHILDREN'S HOME SOCIETY  
CITY OF FORT PIERCE POLICE DEPARTMENT  
CITY OF PORT ST. LUCIE  
CITY OF PORT ST. LUCIE POLICE  
CITY OF SEBASTIAN  
CITY OF SEBASTIAN POLICE DEPARTMENT  
COMPASSION HOUSE  
FLORIDA DEPARTMENT OF HEALTH  
FLORIDA POWER AND LIGHT  
FRANK NOLAN  
HABITAT FOR HUMANITY  
HOPE FOR FAMILIES CENTER  
HOUSE OF HOPE  
INDIAN RIVER COUNTY SCHOOL DISTRICT  
INDIAN RIVER COUNTY SHERIFF'S OFFICE  
LOAVES AND FISHES  
LOVE AND HOPE IN ACTION  
MARTIN COUNTY HEALTH AND HUMAN  
SERVICES  
MARTIN COUNTY SCHOOL DISTRICT  
MARTIN COUNTY SHERIFF'S OFFICE

MUSTARD SEED MINISTRIES  
NEW HORIZONS OF THE TREASURE  
COAST  
REACH CHURCH  
RITELIFE SERVICES  
SAFESPACE, INC.  
SALVATION ARMY (IRC, SLC, MC)  
SAMARITAN CENTER  
ST. LUCIE COUNTY SCHOOL DISTRICT  
ST. LUCIE COUNTY SHERIFF'S OFFICE  
ST. LUCIE CO. COMMUNITY SERVICES  
ST. VINCENT DEPAUL  
TENT CITY HELPERS  
UNITED AGAINST POVERTY (IRC/SLC)  
UNITED WAY OF INDIAN RIVER COUNTY  
VETERAN SERVICES OFFICES (IRC, SLC,  
MC)  
WEST PALM BEACH DEPT. OF VETERAN  
AFFAIRS  
WESTSIDE CHURCH

QUESTIONS  
[PIT@TCHelpSPOT.ORG](mailto:PIT@TCHelpSPOT.ORG)



**2025  
POINT  
INTIME**



#### 2025 Community Development Block Grant (CDBG) Public Comment Survey

##### City of Port St. Lucie (PSL) CDBG 2025-26 Annual Action Plan

CDBG is a program administered by the U.S. Department of Housing and Urban Development (HUD). The City of PSL works with this federal grant program to help our low and moderate income residents and areas. This program is primarily “brick and mortar” in its orientation. Projects can be undertaken where more than 46.81% of the people in a neighborhood have income below 80% of the region’s median family income. The thresholds are set by HUD. Our program has provided community improvements such as road improvements, storm drainage, sidewalks, community center improvements, small business assistance, and more. The City has been receiving and distributing CDBG funds for over 20 years. Up to 15% of the CDBG grant can also be used to provide social services to benefit low-moderate income people. We are committed to improving our program so we welcome your comments here in this survey.

1. Are you familiar with any City of PSL CDBG activities? You can view our past plans and the current plans online at: [www.cityofpsl.com/cdbg](http://www.cityofpsl.com/cdbg)

☐ Yes

☐ No

2. Do you work for or volunteer with an organization that provides services to low and/or moderate income households, in the City?

☐ Yes

☐ No

If you answered yes please specify:



3. If you answered "Yes" above please describe the services the organization offers and it's client base?

4. Does your organization have a physical location within the city limits of PSL?

☐ Yes

☐ No

☐ Other (please specify) - for example: your organization does not currently have a physical location within the City but, you are looking for one.

5. Does your organization have a physical location within St. Lucie County?

☐ Yes

☐ No

☐ Other (please specify) - for example: your organization does not currently have a physical location within the County but, you are looking for one.

6. Is your organization a member of the Council of Social Agencies (COSA), of the Treasure Coast? (website: <https://www.cosasc.org/>)

☐ Yes

☐ No

7. What need(s) would you like to see addressed with CDBG activities? You can read more about the Federal CDBG program and eligible activities online here:

[https://www.hud.gov/program\\_offices/comm\\_planning/cdbg](https://www.hud.gov/program_offices/comm_planning/cdbg).

8. If you'd like to attach more background information in regards to what need(s) you would you like to see addressed with CDBG activities, please attach here.

Choose File

Choose File

No file chosen

9. Please share any additional comments or other community needs you think that the City should know about.



10. Please input your contact information here, if you would like to share it with us.

Name	<input type="text"/>
Company or Organization (if any)	<input type="text"/>
Email Address	<input type="text"/>

Thank you for completing our survey!



NEIGHBORHOOD SERVICES

PORT ST. LUCIE

With more than 250,000 residents, according to the U.S. Census, the City of Port St. Lucie is the sixth largest city by population in Florida (South Florida's second largest city). The City occupies an area of 120 square miles in St. Lucie County on Florida's scenic east coast, about 50 miles north of West Palm Beach, halfway between Miami and Orlando. The City provides most traditional municipal services including law enforcement, water and sewer and public works. For more information, please visit [CityofPSL.com](http://CityofPSL.com).

2025 Community Development Block Grant (CDBG) Public Comment Survey

**Q1 Are you familiar with any City of PSL CDBG activities? You can view our past plans and the current plans online at: [www.cityofpsl.com/cdbg](http://www.cityofpsl.com/cdbg)**

Answers: 3 Skipped: 0

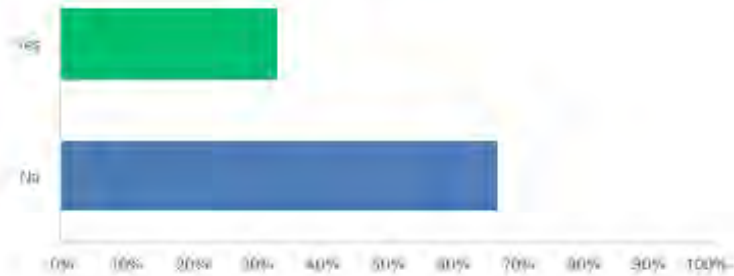


ANSWER CHOICES	RESPONSES	
Yes	33.33%	1
No	66.67%	2
Total Responses: 3		

1 / 1

**Q2 Do you work for or volunteer with an organization that provides services to low and/or moderate income households, in the City?**

Answers: 3   Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	33.33%	1
No	66.67%	2
Total Respondents: 3		

2025 Community Development Block Grant (CDBG) Public Comment Survey

**Q10 Please input your contact information here, if you would like to share it with us.**

Answered: 1 Skipped: 2

ANSWER CHOICES	RESPONSES	
Name	100.00%	1
Company or Organization (if any)	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	1
Phone Number	0.00%	0

#	NAME	DATE
1	Ruth Bryan	5/24/2025 6:39 AM
#	COMPANY OR ORGANIZATION (IF ANY)	DATE
	There are no responses.	
#	ADDRESS	DATE
	There are no responses.	
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE
	There are no responses.	
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	herbstu@yahoo.com	5/24/2025 6:39 AM
#	PHONE NUMBER	DATE
	There are no responses.	

1 / 1

2025 Community Development Block Grant (CDBG) Public Comment Survey

**Q9 Please share any additional comments or other community needs you think that the City should know about.**

Answer: 1 Skip: 0

#	RESPONSES	DATE
1	Our neighborhoods need shaded sidewalks and parks.	5/23/2025 9:23 AM

1 / 1

2025 Community Development Block Grant (CDBG) Public Comment Survey

**Q7 What need(s) would you like to see addressed with CDBG activities?**  
 You can read more about the Federal CDBG program and eligible activities  
 online here: [https://www.hud.gov/program\\_offices/comm\\_planning/cdbg](https://www.hud.gov/program_offices/comm_planning/cdbg).

Answered: 3 Skipped: 0

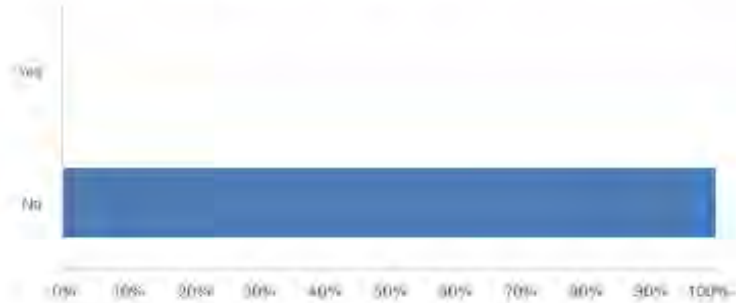
W	RESPONSES	DATE
1	ADU assistance for homeowners to help with housing affordability for seniors, elderly parents or relatives with low income.	7/3/2025 8:58 PM
2	Affordable housing for those who can't live in subsidized housing and can't afford to buy.	5/24/2025 6:39 AM
3	Grants for roof replacement, building sidewalks, street lights, and parks.	5/23/2025 9:23 AM

1 / 1



Q6 Is your organization a member of the Council of Social Agencies (COSA), of the Treasure Coast? (website: <https://www.cosasc.org/>)

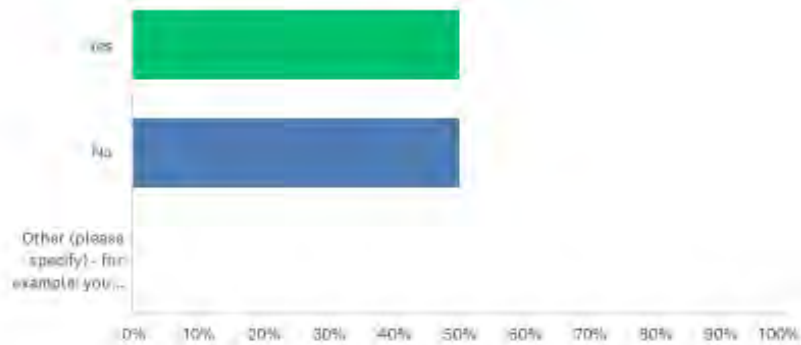
Answers: 2 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	2
Total Respondents: 2		

## Q5 Does your organization have a physical location within St. Lucie County?

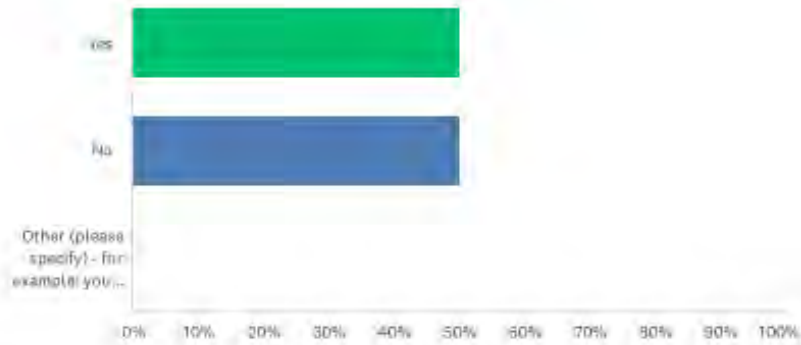
Answered: 2 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	50.00%	1
No	50.00%	1
Other (please specify) - for example: your organization does not currently have a physical location within the County but, you are looking for one	0.00%	0
Total Respondents: 2		

## Q4 Does your organization have a physical location within the city limits of PSL?

Answered: 2 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	50.00%	1
No	50.00%	1
Other (please specify) - for example: your organization does not currently have a physical location within the City but, you are looking for one.	0.00%	0
Total Respondents: 2		

**Q3 If you answered "Yes" above please describe the services the organization offers and it's client base?**

Answered: 1   Skip question

#	RESPONSES	DATE
1	Medical and Dental services for mainly Medicaid eligible and low income residents	7/3/2025 8:58 PM

1 / 1

## City meeting offers opportunities to provide input on CDBG grants

Published on May 22, 2025

**What:** The City of Port St. Lucie is seeking residents' input on allocating federal Community Development Block Grant (CDBG) funds to help low- to moderate-income residents and neighborhoods within the City. CDBG program funds can be used to build community facilities, roads and parks; repair or rehabilitate housing; provide new or increased public services to residents; or to fund initiatives that generate or retain new jobs.



**When:** Join us Thursday, June 5 at 6 p.m. to learn about the proposed projects being considered for grant funding.

**Where:** There are three ways to participate in the conversation:

1. In person at City Hall, 121 SW Port St. Lucie Blvd., in the City Council Chambers.
2. Virtually on Zoom. [Click here to register for the information session](https://us02web.zoom.us/join/ew1QENVwR2uLOXb0kw7VFw#/registration) (<https://us02web.zoom.us/join/ew1QENVwR2uLOXb0kw7VFw#/registration>).
3. Complete a survey about the City's CDBG program. [Access the survey here](https://www.surveymonkey.com/r/CDBGAAP25-26) (<https://www.surveymonkey.com/r/CDBGAAP25-26>).

**Why:** A citizen participation process helps determine community development needs. As part of this process, the City solicits public input in the preparation of the annual action plan.

**About CDBG:** The CDBG Program is a formula-based, entitlement grant provided by the U.S. Department of Housing and Urban Development (HUD). The primary purpose of the CDBG program is to develop viable urban communities and provide services to principally low-income



citizens and their neighborhoods.

To learn more about Port St. Lucie's Community Development Block Grant funding, visit [CityofPSL.com/cdbg](https://www.cityofpsl.com/Government/Your-City-Government/Departments/Neighborhood-Services/Community-Programs/Community-Development-Block-Grant) (<https://www.cityofpsl.com/Government/Your-City-Government/Departments/Neighborhood-Services/Community-Programs/Community-Development-Block-Grant>).

Tagged as:

Announcements & Notices

Business & Economy

Events & Activities

Projects / Improvements



City of Port St. Lucie - City Hall

May 23 · 🌐

The City of Port St. Lucie is seeking residents' input on allocating federal Community Development Block Grant (CDBG) funds to help low- to moderate-income residents and neighborhoods within the City.

Residents are encouraged to attend a community meeting to learn about the proposed projects being considered for grant funding.


🕒 6 p.m. Thursday, June 5

📍 City Hall, 121 SW Port St. Lucie Blvd.


Residents also can attend virtually on Zoom. To register and to take a survey, visit <https://link.cityofpsl.com/3H8YsBX>

For more information about the CDBG program, visit [www.cityofpsl.com/cdbg](http://www.cityofpsl.com/cdbg).







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The City of Port St. Lucie is seeking residents' input on allocating federal Community Development Block Grant (CDBG) funds to help low- to moderate-income residents and neighborhoods within the City.

Residents are encouraged to attend a community meeting to learn about the proposed projects being considered for grant funding.

 6 p.m. Thursday, June 5  
 City Hall, 121 SW Port St. Lucie Blvd.

Residents also can attend virtually on Zoom. To register and to take a survey, visit <https://lnkd.in/eCkBSBRQ>

For more information about the CDBG program, visit [www.cityofpsl.com/cdbg](http://www.cityofpsl.com/cdbg).



# City of Port St. Lucie Community Development Block Grant (CDBG) Discussion of Prioritization for the 2025-26 Allocation

Neighborhood Services Department  
June 2025



## ABOUT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM



The CDBG program is a flexible program that provides communities with funding to address a wide range of community development needs.



Authorized in 1974, the CDBG program is one of the longest continuously run programs at Department of Housing and Urban Development (HUD).



The CDBG program gives annual grants on a formula basis to over 1,200 units of general local government, insular areas and States.



[HUD: CDBG Fact Sheet](#)

[HUD: About CDBG](#)



CITY OF PORT ST. LUCIE



## CDBG Yearly Process Timeline/Cycle

Time Period	Task	Team
January	Needs Assessment & Prioritization of Funds	Neighborhood Services Department (NSD) & all Department Partners
February – March	Project Review, Discussion of Alternate Projects/Consensus	City Council & Staff
March – May	Receive Funding Notice from HUD, Finalize Priorities & Alternate Projects, Draft Action Plan (AP), <i>Public and Stakeholder Information Sessions</i>	NSD
June – July	Advertise Funding Allocation, Draft AP, and Public Hearing (30-day <i>Public Comment Period</i> ), City Council Approval of Draft (AP)	City Council & NSD
<b>August</b>	<b>HUD Action Plan Submittal</b>	<b>NSD</b>
September – October	Environmental Reviews (ERs) are conducted, budget is balanced, project bidding can start	NSD
October – November	ERs are approved by all authorities, Notice of Intent (NOI)/Request for Release of Funds advertised, Official Grant Agreement is executed.	CMO, NSD, and all departments managing approved projects
November – December	Projects set up, Consolidated Annual Performance and Evaluation Report (CAPER), and Public Hearing (14-day <i>Public Comment Period</i> ), Davis-Bacon Review, Labor Standards Enforcement Report, Minority Business Report, and Section 3 reports	NSD, and all departments managing approved projects



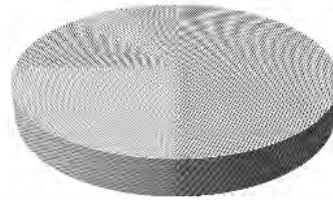


## Forecasted CDBG 5-Year Goals from the Consolidated Plan 2021-2025



### CPSL CDBG 5-YR GOALS 2021-25

■ Infrastructure ■ Housing ■ Public Facilities ■ Economic Development ■ Public Services



Infrastructure Improvements (Utilities and Public Works) \$2M (~50%)

Increase Access to Affordable Quality Housing (Code Compliance, Repair & Rehabilitation, Septic-to-Sewer Connections, and Culvert Assistance Program) \$1,000,000 (~25%)

Public Facilities Improvements (Parks and Recreation) \$500,000 (~12.5%)

Economic Development Initiatives (Code Compliance, Business Accelerator Program, Minority Business Development Assistance, and Commercial Façade Improvement Grant) \$250,000 (~6.25%)

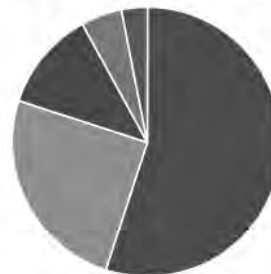
Public Services (Boys & Girls "Mobile" Club) \$250,000 (~6.25%)

## Actual Expenditures (to date) during this 5-Year Consolidated Plan CDBG Period 2021-2024

(FY21/22 – FY23/24)



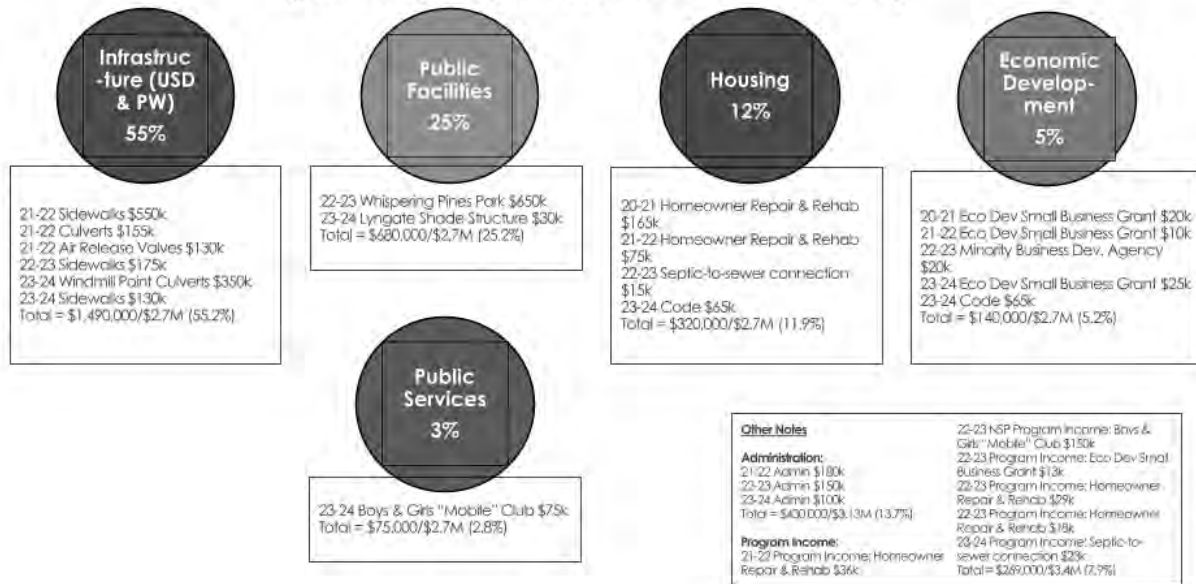
### CPSL CDBG 2021-2024



■ Infrastructure ■ Public Facilities  
■ Housing ■ Economic Development  
■ Public Services



## Breakdown of Actual 5-Year Consolidated Plan CDBG Expenditures 2021-2024 (to date by program year or FY21/22 – FY23/24)



## Current 2024-2025 CDBG Program Year project allocations - in progress:



### 2025-26 CDBG Proposed Budget

<b>2025-26 Allocation</b>	<b>\$1,086,000</b>
Program Administration	(-\$200,000)
Code Compliance	(-\$200,000)
<b><i>Remainder for 2025-26 allocation prioritization</i></b>	<b>\$686,000</b>

## Questions/Answers

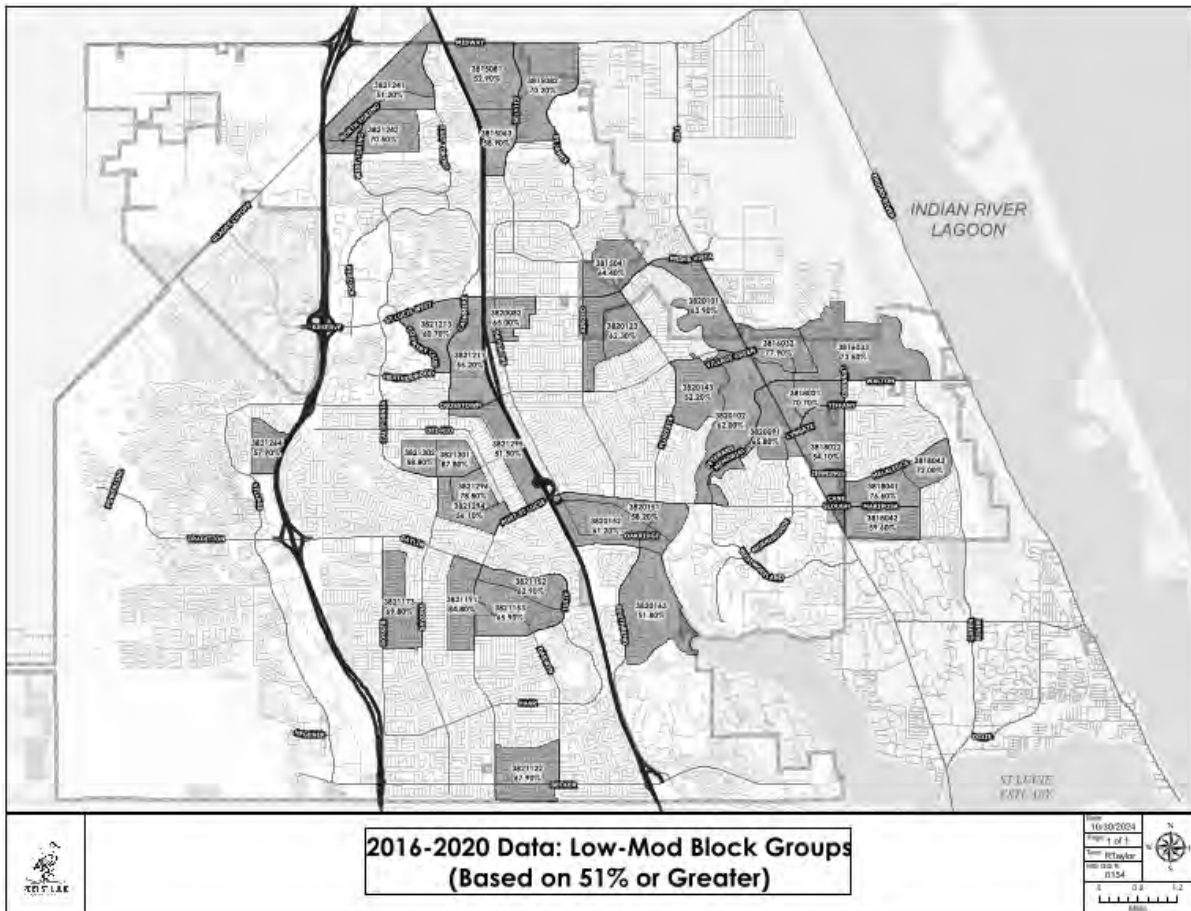
# Thank you,



**Alessandra "Alex" Tasca, MEcon**  
**Deputy Director**  
**Neighborhood Services**  
**Department**  
 Tel. 772-344-4084  
 Email. [atasca@cityofpsl.com](mailto:atasca@cityofpsl.com)

**City of Port St. Lucie | Heart of the Treasure Coast**

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



## City of Port St. Lucie

121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984



### Meeting Agenda

**\*Request to Table Item 11A\* \*Addition of Item 7S and 7T\***

**Monday, June 9, 2025**

**1:00 PM**

**Council Chambers, City Hall**

### City Council

*Shannon M. Martin, Mayor*

*Julien Caraballo, Vice Mayor, District IV*

*Stephanie Morgan, Councilwoman, District I*

*Dave Pickett, Councilman, District II*

*Anthony Bonna, Sr., Councilman, District III*

*Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.*



1. Meeting Called to Order
2. Roll Call
3. Invocation & Pledge of Allegiance
4. Proclamations and Special Presentations
  - 4.a Proclamation: Juneteenth
  - 4.b Celebrating Mr. Richard Rossi
5. Public to be Heard
6. Additions or Deletions to Agenda and Approval of Agenda
7. Approval of Consent Agenda
  - 7.a Approval of the May 12, 2025 Regular City Council and May 19, 2025 City Council Workshop Meeting Minutes
  - 7.b Approve Sponsorship Request from the Marine Industries Association of the Treasure Coast Inc., for the 18th Annual Treasure Coast Waterway Cleanup
  - 7.c Recommendation for Appointment to the Citizens Advisory Committee
  - 7.d Approval to Participate in the City of St. Augustine Contract #RFB-24052 for the Purchase and Delivery of Sulfuric Acid for Water Treatment Purposes.
  - 7.e Approve Extension of the Alternate Vehicle Purchasing Plan for an Additional Fiscal Year.
  - 7.f Accept the St. Lucie County Regional Resilience Vulnerability Assessment Final Report
  - 7.g Approval to Participate in Corporate Contract No. 43210000-23-NASPO-ACS for Computer Equipment, Peripherals, and Related Services.

2025-5512025-5512025-5512025-5512025-5712025-5512025-5712025-5512025-551

- |     |  |          |
|-----|--|----------|
| 7.h | Approval to Participate in the City of Hollywood Contract Resulting from IFB-243-25-J for the Supply and Delivery of One-Ton Cylinders of Liquid Chlorine.   | 2025-551 |
| 7.i | Award Contract #20250072 for Professional Design Services for the Village Green Corridor Improvements Project.   | 2025-551 |
| 7.j | Award Contract #20250037 for Maintenance of Portable and Stationary Generators.  | 2025-551 |
| 7.k | Approval to Participate in the Bradford County Sheriff's Office Contract #BCSQ2019-01 for Lighting, Emergency Lighting, Specialty Equipment, Public Safety Equipment and Accessories - Parts Sales and Installation Service. | 2025-551 |
| 7.l | Ratify Amendments #6 & #7 and Approve Amendment #8 to Contract #20220045 for the Floresta Drive Improvements Phase 2 Construction Project.   | 2025-551 |
| 7.m | Approve a Preliminary and Final Plat for a Project known as Central Park Commercial Plat (P24-223).  | 2025-551 |
| 7.n | Approve the Recommended Art Submissions for Utility Box Wraps Citywide.  | 2025-551 |
| 7.o | Approve a Major Site Plan for Four Port St. Lucie (P24-191).   | 2025-551 |
| 7.p | Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 9 Phases 2 and 3 (P24-155).   | 2025-551 |
| 7.q | Approve a Preliminary Plat with Construction Plans for a Project Known as Verano South PUD I- POD D- Plat No. 7 (P24-146).   | 2025-551 |
| 7.r | Authorizing a Partnership with St. Lucie County on a Competitive Solicitation to Construct Community Land Trust Homes on Three City-Owned Lots.  | 2025-551 |
| 7.s | Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 6A Phase 2 (P24-173).   | 2025-551 |

- 7.f Authorize the City Manager to Accept Sponsorship Commitment from St. Lucie County for the 2025 FreedomFest

2025-51

**8. Second Reading of Ordinances**

- 8.a Ordinance 25-27, Abandoning a Portion of a Fifty (50) Foot Wide Drainage Easement Affecting Real Property Located at 350 SE Southbend Boulevard, Port St. Lucie, Florida.

2025-31

- 8.b Ordinance 25-28, Abandoning a Portion of a Twenty (20) Foot Wide Side and Rear Utility and Drainage Easement Affecting Lot 35, Block 538, Port St. Lucie Section Thirteen, as Recorded in Plat Book 13, Pages 4, 4A through 4M, of the Public Records of St. Lucie County, Florida.

2025-47

- 8.c Ordinance 25-29, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 1538, Port St. Lucie Section Thirty, as Recorded in Plat Book 14, Pages 10, 10A through 10I, of the Public Records of St. Lucie County, Florida

2025-47

- 8.d Ordinance 25-30, an Ordinance Adopting a Master Sign Program for Sundance Port St. Lucie (P25-001).

2025-51

- 8.e Ordinance 25-31, an Ordinance Amending the Riverland Master Sign Program (P17-097-A1).

2025-41

- 8.f Ordinance 25-32, an Ordinance Rezoning 72.88 Acres of Land, Located South of the Proposed Intersection of Midway Road and Wylder Parkway, within the LTC Ranch DRI, from St. Lucie County Agricultural (SLC-AG-5) Zoning District to Planned Unit Development (PUD) For Property Legally Described as Tracts "A" & "B" of the Plat of LTC Ranch West as Recorded in Plat Book 83, Pages 17 through 24, inclusive, of the Public Records of St. Lucie County, Florida (P24-213).

2025-41

- 8.g** Ordinance 25-33, Authorizing the Mayor to Grant a Perpetual Non-Exclusive Utility Easement and a Temporary Construction Easement to Pivotal Utility Holdings, Inc. for the Purpose of Constructing, Operating, Maintaining, Repairing and Replacing a Gas Pipeline. **P25-001**
- 8.h** Ordinance 25-34, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for GHQ Homes at Southern Grove (P24-183). **P25-001**
- 9. Other Public Hearings**
- 10. First Reading of Ordinances, Public Hearing**
- 10.a** Ordinance 25-17, Public Hearing, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Designation for Approximately 3.72 Acres from Limited Commercial (CL) to Low Density Residential (RL) for a Parcel Legally Described as Port St. Lucie Section 47 Tract E (P25-010) **P25-010**
- 10.b** Ordinance 25-35, Public Hearing, Authorizing the Conveyance of a Drainage Easement in Favor of LTC Ranch West Residential Community Development District **P25-010**
- 11. Resolutions**
- 11.a** Resolution 25-R30, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a K-8 Private School in the Commercial General (CG) Zoning District Per Section 158.124(C)(8) of the Code of Ordinances for a Project Known as Dalton Learning Academy (P25-041); Providing for Conflicts; Providing for Severability; and Providing an Effective Date. **P25-041**

- 11.b** Resolution 25-R32, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Impact Mitigation Agreement for Import Mex of FL, LLC, a Distribution and Logistics Facility, and Authorizing the City Manager or His Designee to Execute an Impact Fee Mitigation Agreement by and Among the City of Port St. Lucie and Import Mex of FL, LLC; Providing an Effective Date. **2025-21**
- 11.c** Resolution 25-R33, Approving Agreement to Rebate Stormwater Assessments and Provide for Maintenance of Stormwater Management System for Sundance Communities. **2025-55**
- 11.d** Resolution 25-R34, Authorizing the Acquisition of Real Property Described as Lot No. 1, St. Lucie West Plat No. 116, Parcel 24 Commercial Subdivision, According to the Map or Plat thereof, as Recorded in Plat Book 38, Pages 12, 12A and 12B, of the Public Records of St. Lucie County, Florida, for Future Expansion of the City Hall Complex. **2025-50**
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion **2025-61**
- 14. City Manager's Report**
- 15. Councilmembers Report on Committee Assignments**
- 16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)**
- 17. Adjourn**



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## CITY OF PORT ST. LUCIE

### MEETING AGENDAS, VIDEOS & MINUTES



Legislation

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#### Details

File #:	2025-001	Version:	2	Name:	
Type:	New Business	Status:	Filed		
File created:	4/28/2025	In control:	City Council Workshop		
On agenda:	6/16/2025	Final action:	6/16/2025		
Title:	Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion				
Attachments:	1. CPSL CDBG CG Final Info June 2025.pdf; 2. 18-30-24 CDBG CPSL 2020 Low-Med Map.pdf				
	Text				

Placement: New Business

Action Requested: Discussion

#### Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion

Submitted By: Alessandra "Alex" Tasco, Deputy Director, Neighborhood Services Dept. (NSD)

Strategic Plan Link: The City's Mission to be responsive to our community.

**Executive Summary (General Business):** The CDBG program provides federal funds for projects and programs that help improve the physical, economic, and social conditions of our community. Eligible projects must benefit low to moderate-income persons, address urgent needs or slum and blight also referred to as community development or redevelopment. Staff are presenting eligible projects to the City Council for discussion. Staff will return to a future City Council meeting to launch a 30-day public comment period and seek final approval of a prioritized project list together with a draft Annual Action Plan, based on this discussion. Tentatively scheduled for 6/23/2025.

**Presentation Information:** NSD will present proposed projects (10 minutes); additional detailed information about the projects is available upon request. The project managers from associated departments will be available to discuss their specific project proposals, if needed.

**Staff Recommendation:** Request that the Council review eligible projects for inclusion in the 2025-2026 CDBG Action Plan and provide feedback to staff on the current list of proposals. Staff requests any further City Council input regarding any of the proposed projects. The draft Annual Action Plan will come back to City Council for approval and to open the 30-day public comment period (June 23, 2025) prior to submittal to the Department of Housing and Urban Development (HUD) by the deadline August 15, 2024.

**Background:** The City is required by HUD to prepare an Annual Action Plan (AAP) report detailing our CDBG and housing activities for the coming year. The AAP report provides a concise summary of the actions, activities, and specific federal resources that will be used each year to address the priority needs and specific goals identified in the 5-Year Consolidated Plan.

**Issues/Analysis:** Once the proposed projects are discussed, staff will prepare the draft 2025-2026 CDBG AAP based on City Council feedback and make the AAP available for public review and comment. All comments received during the public comment period will be summarized, answered, and forwarded to HUD in Jacksonville, Florida, with the AAP by August 15, 2025.

**Public Input:** was also solicited via an online survey available to the public and sent to the local Council of Social Agencies (COSA) membership. A public information session about the program was hosted at 6 pm on June 5, 2025, in City Hall, City Council Chambers. Information from these sources, if any, will be attached to the AAP.

**Financial Information:** HUD has provided the City next year's funding allocation letter. The City is set to receive approximately \$1,086,000 for the CDBG program for Fiscal Year 2025-26. Historically, twenty percent (20%) of the allocation is set aside for administrative costs and eighty percent (80%) is allocated to project or program funding. During the year additional funding or program income might become available.

**Special Consideration:** Unless the City Council requests to remove specific projects from the list, all projects will be left on the list as funded or alternate projects. The alternate projects may be funded if additional funding becomes available or if the primary projects finish under budget.

**Location of Project:** There are 36 official HUD CDBG Low-Moderate Income Census Tracts located within the City as of the 2016-2020 Map from October 2024. Census Tracts are located in all four Council Districts (Qty. 9 in District 1, Qty. 8 in District 2, Qty. 4 in District 3, Qty. 15 in District 4). Projects must be located in one of these Census Tracts in order to be eligible for funding. Alternatively, a program or project can also target the City as a whole (in certain circumstances) or provide assistance to low/moderate income households individually (in certain circumstances). Up to 15% of a municipality's allocation can be used for public services. Up to 20% of a municipality's allocation can be used for administrative expenses. Actual programs or projects coincide with City Council Strategic Plan priorities and are subject to City Council approval.

#### Attachments:

- CPSL 2025-26 CDBG Proposal Presentation
- CPSL HUD CDBG Low-Moderate-Income Census Tract Block Group Map

**NOTE:** All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:  
N/A

## **City of Port St. Lucie**

121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984



### **Meeting Agenda**

**Monday, June 16, 2025**

**9:00 AM**

**Council Chambers, City Hall**

### **City Council Workshop**

*Shannon M. Martin, Mayor*

*Jallen Caraballo, Vice Mayor, District IV*

*Stephanie Morgan, Councilwoman, District I*

*Dave Pickett, Councilman, District II*

*Anthony Banna, Sr., Councilman, District III*

*Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.*

**1. Meeting Called to Order****2. Roll Call****3. Pledge of Allegiance****4. Public to be Heard****5. New Business**

**5.a** Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion



**5.b** Discussion of the City Council's Strategic Plan Goal A - Housing Initiative.

**6. Adjourn**

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## CITY OF PORT ST. LUCIE MEETING AGENDAS, VIDEOS & MINUTES



Legislation

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### Details

File #:	2025-001	Version:	2	Name:	
Type:	New Business	Status:		Filed:	
File created:	4/28/2025	In control:		City Council Workshop:	
On agenda:	6/16/2025	Final action:		6/16/2025	
Title:	Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion				
Attachments:	1: CPSL CDBG CG Final Info June 2025.pdf; 2: 18-30-24 CDBG CPSL 2020 Low-Med Map.pdf				
	Text				

Placement: New Business

Action Requested: Discussion

### Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion

Submitted By: Alessandra "Alex" Tasco, Deputy Director, Neighborhood Services Dept. (NSD)

Strategic Plan Link: The City's Mission to be responsive to our community.

**Executive Summary (General Business):** The CDBG program provides federal funds for projects and programs that help improve the physical, economic, and social conditions of our community. Eligible projects must benefit low to moderate-income persons, address urgent needs or slum and blight also referred to as community development or redevelopment. Staff are presenting eligible projects to the City Council for discussion. Staff will return to a future City Council meeting to launch a 30-day public comment period and seek final approval of a prioritized project list together with a draft Annual Action Plan, based on this discussion. Tentatively scheduled for 6/23/2025.

**Presentation Information:** NSD will present proposed projects (30 minutes); additional detailed information about the projects is available upon request. The project managers from associated departments will be available to discuss their specific project proposals, if needed.

**Staff Recommendation:** Request that the Council review eligible projects for inclusion in the 2025-2026 CDBG Action Plan and provide feedback to staff on the current list of proposals. Staff requests any further City Council input regarding any of the proposed projects. The draft Annual Action Plan will come back to City Council for approval and to open the 30-day public comment period (June 23, 2025) prior to submittal to the Department of Housing and Urban Development (HUD) by the deadline August 15, 2024.

**Background:** The City is required by HUD to prepare an Annual Action Plan (AAP) report detailing our CDBG and housing activities for the coming year. The AAP report provides a concise summary of the actions, activities, and specific federal resources that will be used each year to address the priority needs and specific goals identified in the 5-Year Consolidated Plan.

**Issues/Analysis:** Once the proposed projects are discussed, staff will prepare the draft 2025-2026 CDBG AAP based on City Council feedback and make the AAP available for public review and comment. All comments received during the public comment period will be summarized, answered, and forwarded to HUD in Jacksonville, Florida, with the AAP by August 15, 2025.

**Public input** was also solicited via an online survey available to the public and sent to the local Council of Social Agencies (COSA) membership. A public information session about the program was hosted at 6 pm on June 5, 2025, in City Hall, City Council Chambers. Information from these sources, if any, will be attached to the AAP.

**Financial Information:** HUD has provided the City next year's funding allocation letter. The City is set to receive approximately \$1,086,000 for the CDBG program for Fiscal Year 2025-26. Historically, twenty percent (20%) of the allocation is set aside for administrative costs and eighty percent (80%) is allocated to project or program funding. During the year additional funding or program income might become available.

**Special Consideration:** Unless the City Council requests to remove specific projects from the list, all projects will be left on the list as funded or alternate projects. The alternate projects may be funded if additional funding becomes available or if the primary projects finish under budget.

**Location of Project:** There are 36 official HUD CDBG Low-Moderate Income Census Tracts located within the City as of the 2016-2020 Map from October 2024. Census Tracts are located in all four Council Districts (Qty. 9 in District 1, Qty. 8 in District 2, Qty. 4 in District 3, Qty. 15 in District 4). Projects must be located in one of these Census Tracts in order to be eligible for funding. Alternatively, a program or project can also target the City as a whole (in certain circumstances) or provide assistance to low/moderate income households individually (in certain circumstances). Up to 15% of a municipality's allocation can be used for public services. Up to 20% of a municipality's allocation can be used for administrative expenses. Actual programs or projects coincide with City Council Strategic Plan priorities and are subject to City Council approval.

### Attachments:

- CPSL 2025-26 CDBG Proposal Presentation
- CPSL HUD CDBG Low-Moderate Income Census Tract Block Group Map

**NOTE:** All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:  
N/A

## City of Port St. Lucie

121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34954



### Meeting Agenda

**\*Meeting to Follow the 5:30 PM CRA\* \*Request to Table Items 11A & 11B \***  
**\*Addition of Item 7L\***

**Monday, June 23, 2025**

**6:00 PM**

**Council Chambers, City Hall**

### City Council

*Shannon M. Martin, Mayor*

*Julien Caraballo, Vice Mayor, District IV*

*Stephanie Morgan, Councilwoman, District I*

*Dave Pickett, Councilman, District II*

*Anthony Bonna, Sr., Councilman, District III*

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1. Meeting Called to Order
2. Roll Call
3. Invocation & Pledge of Allegiance
4. Proclamations and Special Presentations
  - 4.a Announcement of Enrique Rosario as the Winner of the Boys & Girls Clubs of St. Lucie County 2025 Youth of the Year.
5. Public to be Heard
6. Additions or Deletions to Agenda and Approval of Agenda
7. Approval of Consent Agenda
  - 7.a Approval of the May 7, 2025 Strategic Planning Session (Day 1), May 8, 2025 Strategic Planning Session (Day 2), and May 27, 2025 Regular City Council Meeting Minutes
  - 7.b Approval to Participate in the Sourcewell Cooperative Contract #RFP-121024 for Facility Security Systems.
  - 7.c Approve a Partnership Agreement for Small Business Owner Mentorship between the City of Port St. Lucie and Florida Institute of Technology's weVENTURE Women's Business Center Program.
  - 7.d Award Contract #20250085 for the Drainage Improvements at the Saints Golf Course.
  - 7.e Approve 2025 Keep America Beautiful Cigarette Litter Prevention & Recycling Grant Agreement for \$5,000
  - 7.f Approve Amendment #4 to Contract #20160120 for the Supply of Zinc-Orthophosphate for the Water Treatment Facilities with Amaya Solutions, Inc. f/k/a American Water Chemicals, Inc. d/b/a American Water Chemicals

2025-05

2025-09

2025-01

2025-09

2025-07

2025-09

2025-09

- |            |  |          |
|------------|--|----------|
| 7.g        | Approve Sole Source Contract #20250112 Water Treatment Equipment & Controls for Utilities with Water Treatment & Controls Technology, Inc.   | 2025-SS1 |
| 7.h        | Award Contract #20250062 for the Replacement & Automation of Four (4) Water Control Structures.  | 2025-SS1 |
| 7.i        | Approve Amendment #2 to Contract #20240173 for the Construction of Whitmore Baffle Box.  | 2025-SS1 |
| 7.j        | Approve a Grant Agreement between the City of Port St. Lucie and the Trust for Public Land for the Purpose of Supporting Resident Engagement in Neighborhood Green Space                             | 2025-SS1 |
| 7.k        | Approve Contract 20250012 for Sole Source - All Wheel Adaptive BMX Racetrack-Tradition Regional Park.  | 2025-SS1 |
| 7.l        | Approve the Retention of Legal Counsel for ACR Litigation  | 2025-SS1 |
| <b>8.</b>  | <b>Second Reading of Ordinances</b>  |          |
| 8.a        | Ordinance 25-35, Authorizing the Conveyance of a Drainage Easement in Favor of LTC Ranch West Residential Community Development District   | 2025-SS1 |
| <b>9.</b>  | <b>Other Public Hearings</b>   |          |
| 9.a        | Public Hearing, Approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Draft Annual Action Plan (AAP) for the Program Year 2025-26.   | 2025-SS1 |
| <b>10.</b> | <b>First Reading of Ordinances, Public Hearing</b>   |          |
| 10.a       | Ordinance 25-36, Public Hearing, Authorizing the Conveyance of an Easement to Florida Power and Light Company for City Owned Property (Police Training Facility) Located at 184 SW Thanksgiving Ave. | 2025-SS1 |

**10.b** Ordinance 25-37, Public Hearing, an Ordinance Amending Title XV, Land Usage, Chapter 155, Sign Code, to Provide Clarifications on Sign Code Regulations and Exemptions and Allow for an Additional Freestanding Sign for Larger Developments.

2025-37

**10.c** Ordinance 25-38, Quasi-Judicial, Public Hearing, an Ordinance Approving the 4th Amendment of the Planned Unit Development Document for Gatlin Plaza, Located South of SW Gatlin Boulevard and East of I-95 (P23-159).

2025-38

## **11. Resolutions**

**11.a** Resolution 25-R12, Quasi-Judicial, Public Hearing, a Resolution, Amending and Restating the Development Order for the Tradition Development of Regional Impact and Constituting this Resolution as a Development Order by the City of Port St. Lucie in Compliance with Law (P22-093).

2025-39

**11.b** Resolution 25-R30, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a K-8 Private School in the Commercial General (CG) Zoning District Per Section 158.124(C)(8) of the Code of Ordinances for a Project Known as Dalton Learning Academy (P25-041); Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

2025-55

**11.c** Resolution 25-R35, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Impact Fee Mitigation Agreement for Four Port St. Lucie, LLC, a Delaware Limited Liability Company, and Authorizing the City Manager or His Designee to Execute an Impact Fee Mitigation Agreement by and Among the City of Port St. Lucie and Four Port St. Lucie, LLC; Providing for Severability; and Providing an Effective Date.

2025-56

## **12. Unfinished Business**

## **13. New Business**



- 13.a** Approval of the Conceptual Design for the NW Bayshore Boulevard Corridor Improvements Project from Prima Vista Blvd to NW Selvitz Rd as Identified in the Mobility Plan

A black rectangular box with the word "REDACTED" in white capital letters.

- 14. City Manager's Report**
- 15. Councilmembers Report on Committee Assignments**
- 16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)**
- 17. Adjourn**

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## CITY OF PORT ST. LUCIE MEETING AGENDAS, VIDEOS & MINUTES



Legislation

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### Details

File #:	2025-433 - Version 1	Name:	
Type:	Public Hearing	Status:	Passed
File created:	6/28/2025	In control:	City Council
On agenda:	6/23/2025	Final action:	6/23/2025
Title:	Public Hearing, Approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Draft Annual Action Plan (AAP) for the Program Year 2025-26.		
Attachments:	1. 2025-26 Action Plan DRAFT in attachments; 2. CPSL CDBG Proposal 25-26 DRAFT EXHIBIT-A June 2025; 3. FY25 CPD Formula Letter - Port St. Lucie, FL.pdf; 4. Current City of PSL CDBG low- and moderate- income Census Tract Map		

Text

Placement: Other Public Hearings

Action Requested: Motion / Vote

**Public Hearing, Approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Draft Annual Action Plan (AAP) for the Program Year 2025-26.**

Submitted By: Alessandra "Alex" Tasca, Deputy Director, Neighborhood Services

**Executive Summary (General Business):** The CDBG program provides federal funds for projects and programs that help improve the physical, economic, and social conditions of our community. Eligible projects must benefit low- and moderate-income persons or address urgent needs or slum and blight. The attached Draft Annual Action Plan contains projects reviewed and approved by the City's internal CDBG Project Selection Team. A draft Project List was presented for discussion on June 9 and June 16, 2025 (Item #2025-414).

**Presentation Information:** Presentation by Alex Tasca, 5 mins.; staff is available to answer questions and meet with residents that would like to submit public comments.

**Staff Recommendation:** Move that the Board approve the 2025-26 CDBG Draft Annual Action Plan for submission to the Department of Housing and Urban Development (HUD) by August 15, 2025, open the 30 day public comment period (for the period June 23 - July 24, 2025), and authorize the Director of Neighborhood Services to make revisions prior to submission to HUD to incorporate comments received.

#### Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the 2025-26 CDBG Draft Annual Action Plan for submission to the Department of Housing and Urban Development (HUD) by August 15, 2025, open the 30 day public comment period (for the period June 23 - July 24, 2025), and authorize the Director of Neighborhood Services to make revisions prior to submission to HUD to incorporate comments received.
2. Move that the Board not approve the 2025-26 CDBG Draft Annual Action Plan and provide staff direction and open the 30 day public comment period (for the period June 23 - July 24, 2025).

**Background:** The City is required by HUD to prepare a CDBG Annual Action Plan report detailing our CDBG and housing activities planned for the coming year. The Annual Action Plan report provides a summary of the actions, activities, and the specific federal resources that will be used each year to address the priority needs and specific goals identified by the City's 5-year CDBG Consolidated Plan.

**Issues/Analysis:** The CDBG Draft Annual Action Plan will be available for public review and comment from June 24 through July 24, 2025, in Building A Neighborhood Services Office, City Hall Complex, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, 34984 (appointments are recommended) and also on the City's website at [www.cityofpsl.com/cdbg](http://www.cityofpsl.com/cdbg) <<http://www.cityofpsl.com/cdbg>>. To make an appointment contact 772-344-4084. Written comments can be addressed to Carmen A. Capezzuto, Director of Neighborhood Services, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984, or sent to [psd@cityofpsl.com](mailto:psd@cityofpsl.com) <<mailto:psd@cityofpsl.com>> or [emailcomments@cityofpsl.com](mailto:emailcomments@cityofpsl.com)>. All comments received will be summarized, answered (if applicable), and then forwarded to the Department of Housing and Urban Development (HUD) in Jacksonville, Florida with the Annual Action Plan.

**Financial Information:** The City of Port St. Lucie will receive \$1,086,454 in CDBG funds for the grant period October 1, 2025, through September 30, 2026. A little less than twenty (20%) percent of the allocation is set aside for program administration as allowed by the HUD program rules and regulations.

**Special Consideration:** A Public Hearing has been advertised for June 23, 2025, according to HUD program rules and regulations.

**Location of Project:** The CDBG program covers the entire City of Port St. Lucie with its housing programs and some economic development activities; it covers low- and moderate- income areas for infrastructure improvements, public facility ADA modifications, access to affordable housing and improved economic opportunities. Actual project locations are dependent on project type and coincide with City Strategic Plan priorities and are subject to City Council approval.

#### Attachments:

1. City of PSL Community Development Block Grant (CDBG) 2025-2026 DRAFT Annual Action Plan
2. DRAFT Exhibit A: CDBG Action Plan 2025-2026 - Project Summary
3. HUD FY25 CPD Formula Letter - Port St. Lucie, FL
4. Current City of PSL CDBG low- and moderate- income Census Tracts Map

NOTE: All of the study items in the "Attachments" section above are under custody of the City Clerk. Any items not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: Z5162-03

Legal Sufficiency Review: Reviewed by Russell Ward, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Bernier, City Attorney.

# EXHIBIT A

## DRAFT Community Development Block Grant (CDBG) ACTION PLAN 2025-2026 – Proposed Project Summary

The Neighborhood Services Department (NSD) solicited requests for eligible projects from city departments and analyzed those requests. A public survey was also widely distributed for feedback. A hybrid CDBG public information session was conducted on June 5<sup>th</sup>. The draft project list was presented to the City Council at a public meeting for comment on June 9<sup>th</sup>. The final draft will be presented again to the City Council at a public meeting on June 23<sup>rd</sup> and the 30-day public comment period will be announced and opened from June 23 – July 24, 2025.

The 2025-26 CDBG allocation letter (published by HUD on May 14, 2025) for the City of Port St. Lucie is \$1,086,454. Up to 20% of funds can be reserved for program administration. Any surplus funding for any one project or from reserved administration can be reassigned to another approved project or alternate project.

The list of funding requests & draft recommendations are as follows:

Draft 2025-26 CDBG Allocation Recommendation	
Activity	Program Budget
CNA Reusable Privacy Screens (100 units)	\$4,000
Public Artwork project (P&A) (providing security measures and community engagement design)	\$20,000
Construction of 2nd and 3rd Accidental Project (100 units)	\$40,000
SE Village's Market Square (100 units) (100 units)	\$80,000
Construction of Commercial Project (100 units) (100 units)	\$17,000
Construction of 1st and 2nd "Market" (100 units) (100 units)	\$75,000
Construction of Commercial Project (100 units) (100 units)	\$80,000
Construction of Commercial Project (100 units) (100 units)	\$80,000
Construction of Commercial Project (100 units) (100 units)	\$20,000
Construction of Commercial Project (100 units) (100 units)	\$10,000
Program Administration	\$200,000
<b>Total</b>	<b>\$1,086,000</b>
<b>Summary</b>	
Programs for 2025-26	\$1,086,000
Programs for 2026-27	\$1,086,000
Programs for 2027-28	\$1,086,000
Programs for 2028-29	\$1,086,000
Programs for 2029-30	\$1,086,000
Programs for 2030-31	\$1,086,000
Programs for 2031-32	\$1,086,000
Programs for 2032-33	\$1,086,000
Programs for 2033-34	\$1,086,000
Programs for 2034-35	\$1,086,000
Programs for 2035-36	\$1,086,000
Programs for 2036-37	\$1,086,000
Programs for 2037-38	\$1,086,000
Programs for 2038-39	\$1,086,000
Programs for 2039-40	\$1,086,000
Programs for 2040-41	\$1,086,000
Programs for 2041-42	\$1,086,000
Programs for 2042-43	\$1,086,000
Programs for 2043-44	\$1,086,000
Programs for 2044-45	\$1,086,000
Programs for 2045-46	\$1,086,000
Programs for 2046-47	\$1,086,000
Programs for 2047-48	\$1,086,000
Programs for 2048-49	\$1,086,000
Programs for 2049-50	\$1,086,000
Programs for 2050-51	\$1,086,000
Programs for 2051-52	\$1,086,000
Programs for 2052-53	\$1,086,000
Programs for 2053-54	\$1,086,000
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Programs for 2057-58	\$1,086,000
Programs for 2058-59	\$1,086,000
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Programs for 2061-62	\$1,086,000
Programs for 2062-63	\$1,086,000
Programs for 2063-64	\$1,086,000
Programs for 2064-65	\$1,086,000
Programs for 2065-66	\$1,086,000
Programs for 2066-67	\$1,086,000
Programs for 2067-68	\$1,086,000
Programs for 2068-69	\$1,086,000
Programs for 2069-70	\$1,086,000
Programs for 2070-71	\$1,086,000
Programs for 2071-72	\$1,086,000
Programs for 2072-73	\$1,086,000
Programs for 2073-74	\$1,086,000
Programs for 2074-75	\$1,086,000
Programs for 2075-76	\$1,086,000
Programs for 2076-77	\$1,086,000
Programs for 2077-78	\$1,086,000
Programs for 2078-79	\$1,086,000
Programs for 2079-80	\$1,086,000
Programs for 2080-81	\$1,086,000
Programs for 2081-82	\$1,086,000
Programs for 2082-83	\$1,086,000
Programs for 2083-84	\$1,086,000
Programs for 2084-85	\$1,086,000
Programs for 2085-86	\$1,086,000
Programs for 2086-87	\$1,086,000
Programs for 2087-88	\$1,086,000
Programs for 2088-89	\$1,086,000
Programs for 2089-90	\$1,086,000
Programs for 2090-91	\$1,086,000
Programs for 2091-92	\$1,086,000
Programs for 2092-93	\$1,086,000
Programs for 2093-94	\$1,086,000
Programs for 2094-95	\$1,086,000
Programs for 2095-96	\$1,086,000
Programs for 2096-97	\$1,086,000
Programs for 2097-98	\$1,086,000
Programs for 2098-99	\$1,086,000
Programs for 2099-100	\$1,086,000

Detailed list of funding requests approved for 2025-2026:

Draft CDBG Project Proposals for Program Year 2025-2026 (in order by \$ amount - largest to smallest)					
ID	CDBG Funds Requested	District(s)	Department(s)	Activity	Location
1	\$252,000	3	Utility Systems	Phase 5 Whispering Pines Neighborhood Culverts – 19 areas	Census tract: 382115
2	\$200,000	City-wide	Neighborhood Services	Code Compliance Officer funding – to fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses.	ALL low- and moderate- income Census tracts, as needed.
3	\$80,000	City-wide	Public Works & Neighborhood Services	Homeowner Culvert Replacement Assistance Program – 100% forgivable grant for qualified low- and moderate-income households.	City-wide and low- and moderate- income Census tracts, as needed.
4	\$80,000	City-wide	Utility Systems & Neighborhood Services	Homeowner Water/Sewer Connection Assistance Program – 100% forgivable grant for qualified low- and moderate-income households.	City-wide and low- and moderate- income Census tracts, as needed.
5	\$75,000	City-wide	Neighborhood Services	Boys and Girls Club “Mobile” Club – bringing extra-curricular and STEM educational opportunities, and outdoor tutoring into neighborhood parks where brick and mortar Boys and Girls Clubs aren’t present yet.	City-wide and low- and moderate- income Census tracts, as needed.
6	\$70,000	City-wide	Economic Development & Neighborhood Services	Small Business Commercial Façade Improvement Grant Program – up to \$10,000 matching grant.	City-wide and low- and moderate- income Census tracts, as needed.

Draft CDBG Project Proposals for Program Year 2025-2026 (in order by \$ amount - largest to smallest)					
ID	CDBG Funds Requested	District(s)	Department(s)	Activity	Location
7	\$60,000	4	Public Works	SE Veteran's Memorial Parkway Sidewalk – connection at Post Office	Census tract: 382010
8	\$40,000	City-wide	Economic Development	<b>Business Accelerator Program</b> – The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 8-10 Small Businesses (up to \$5,000 grants each).	City-wide low- and moderate- income- qualified business owners and/or located in low- and moderate- income- Census Tracts.
9	\$25,000	4	Police Athletic League (PAL)	<b>Gym building security improvements and/or renovation project design and planning</b>	Census tract: 381802
10	\$4,000	4	Community Redevelopment Agency (CRA)	<b>Rivergate Parkway Sharrows</b> – bike lane and safety improvements	Census tract: 382010
<b>Total</b>	<b>\$886,000</b>				

Alternate Projects Draft CDBG Alternate Project Proposals for 2025-2026 (in order from largest to smallest CDBG proposal)					
ID	CDBG Funds Requested	District(s)	Department(s)	Activity	Location
A	\$450,000 – \$850,000	4	Police Athletic League (PAL)	<b>Police Athletic League (PAL) gym building renovations at Rotary Park</b>	Census tract: 381802



Alternate Projects Draft CDBG Alternate Project Proposals for 2025-2026 (in order from largest to smallest CDBG proposal)					
ID	CDBG Funds Requested	District(s)	Department(s)	Activity	Location
B	\$500,000	1	Parks and Recreation	Winterlakes Park facility & sports lighting materials	Census tract: 382124
C	\$325,000	4	Parks and Recreation	Rotary Park lighting and security cameras	Census tract: 381802
D	\$150,000	1	Parks and Recreation	Lyngate Park sidewalk lighting	Census tracts: 382010 and 382009

**NOTE:** All projects listed above were reviewed by staff to ensure that they are eligible for CDBG funding. In addition to eligibility the other most significant criteria for determining recommendations are compliance with goals established in the City's 5-Year CDBG Consolidated Plan 2021-25 and are shovel-ready, align with the City's Strategic Plans and will allow compliance with HUD's CDBG Timeliness Goal requirement.

Unfunded and approved projects can be recommended as alternative projects for completion if the approved projects do not move forward in a timely fashion or if a portion of the funding remains after a project is completed or if the City receives program income or additional funding. Alternate projects will be analyzed during the course of the program year based on needs assessments, readiness to execute, and budget available. Alternate projects will be assigned and executed as funding becomes available.

Surplus funding from other projects that have been completed will be assigned where there is need in the existing projects or programs in order to meet timeliness goals and stay in compliance with expenditure rates for the grant program.

## Grantee SF-424's and Certification(s)

OMB Number: 4040-0044  
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
<div> <div> * 1. Type of Submission:  <input type="checkbox"/> Preapplication  <input checked="" type="checkbox"/> Application  <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application:  <input checked="" type="checkbox"/> New  <input type="checkbox"/> Continuation  <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate letter(s):  <input type="text"/>  * Other (Specify):  <input type="text"/> </div> </div>		
* 3. Date Received: 10/01/2025		4. Applicant Identifier: 7 25 NC 12 003R
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
B. APPLICANT INFORMATION:		
* a. Legal Name: CITY OF PORT ST. LUCIE		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 86-6141662		* c. UEI: X24X133TN123
d. Address:		
* Street1: 121 SW FORT ST. LUCIE BLVD		
Street2: <input type="text"/>		
* City: PORT ST. LUCIE		
County/Parish: <input type="text"/>		
* State: FL - Florida		
Province: <input type="text"/>		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 34984-5039		
e. Organizational Unit:		
Department Name: NEIGHBORHOOD SERVICES		Division Name: COMMUNITY PROGRAMS
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.		* First Name: ALESSANDRA
Middle Name: <input type="text"/>		
* Last Name: CASCA		
Suffix: <input type="text"/>		
Title: DEPUTY DIRECTOR		
Organizational Attention: CITY OF PORT ST. LUCIE		
* Telephone Number: 772-579 3321		Fax Number: <input type="text"/>
* Email: ATASCAYCITYOFPEL.COM		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="City or Township Government"/>	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)"/>	
<b>11. Assistance Listing Number:</b> <input type="text" value="19-216"/> <b>Assistance Listing Title:</b> <input type="text"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="FY25 FORMULA ANNOUNCEMENT 2D"/> <b>* Title:</b> <input type="text" value="FISCAL YEAR (FY)25 ALLOTMENT FOR THE OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT (OCPD) PUBLIC LAW 117-258, PROVIDES FOR OUR JURISDICTION TO RECEIVE \$1,096,450 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS."/>	
<b>13. Competition Identification Number:</b> <input type="text"/> <b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="CITY OF PORT ST. LUCIE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN 2025-2029 SUBMISSION (DATE 8/16/2025)."/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: PI=16	* b. Program/Project PI=16
Attach an additional list of Program/Project Congressional Districts if needed	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: 10/01/2025	* b. End Date: 09/30/2026
18. Estimated Funding (\$):	
* a. Federal	1,544,454.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,544,454.00
19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: JESUS
Middle Name:	
* Last Name: MORALES	
Suffix:	
* Title: CITY MANAGER	
* Telephone Number: 772-873-6400	Fax Number:
* Email: JESUS@CITYOFFICIAL.COM	
* Signature of Authorized Representative:	* Date Signed: 8/11/25

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, in any manner for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

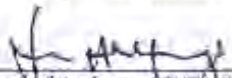
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

8/14/25  
Date

CITY MANAGER  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) \_\_\_\_\_ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.



**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature of Authorized Official

8/14/25  
Date

CITY MANAGER  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Applicant and Recipient  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

OMB Number: 2506-0044  
Expiration Date: 09/30/2021

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.112, 8.39, and 148.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.116, 8.37, or 148.35.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant (insert below the Name and Title of the Authorized Representative, name of Organization and the date of signature).

\*Authorized Representative Name:

Mr. James A. Davis

\*Title: Vice President

\*Applicant/Recipient Organization:

City of Houston

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the applicant to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 148 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 3.105(a) and 5.105 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 48 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment of expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification, if funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subgrants at all tiers (including sub-grants and contracts) to similarly notify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

10. I, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. 5372, 5802; 24 CFR §§ 2.104(b)(1)(iii)).

Signature:

Date: (mm/dd/yyyy)

8/14/25

Form HUD-424-B (1/2/2023)

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Form HUD 424-B (1/27/2023)