



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2024-2025 ANNUAL ACTION PLAN (AAP)



Submitted by August 16, 2024, by the
City of Port St. Lucie's Community
Programs Division of the Neighborhood
Services Department



CDBG 2024-2025 ACTION PLAN | August 2024

Annual Action Plan
2024

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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 245,000 as of July 1, 2023 [1]. The City has been experiencing a high rate of growth with an estimated population, percent change, from April 1, 2020, to July 1, 2023, estimated at 19.6%. Affordable Housing as well as 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 are able to 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 in the country 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 repair 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 2024/2025 the City is set to receive \$1.8 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 assist low- and moderate- income households to purchase the homes. The City's remaining NSP funds are being used for affordable housing activities. As of 12/31/2023, 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 2018-2022 is approximately 82.8% (up from 78.8% in 2016-2020 and 76.8% in 2014-2018) which is higher than the estimated national rate of 64.8% from 2018-2022.

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

The City of Port St. Lucie was incorporated on April 27, 1961 and has grown to an estimated 245,000 as of July 1, 2023. The City has been experiencing a high rate of growth with an estimated population, percent change, from April 1, 2020, to July 1, 2023, estimated at 19.6%. 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 are able to afford homes available, for those who have been able to retain jobs. 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. The City's Homeownership Rate continues to grow and is approximately the second highest in the country at almost 84%. These factors combined have caused a surge of needs among low- to moderate- income homeowners to maintain their homes and complete urgent home repair. The City has focused on providing funding for repair and rehabilitation and septic conversions to address environmental issues. The City also receives funding from the State Housing Initiatives Partnership (SHIP) grant program which for the last three years has increased significantly, hitting record levels. In 2024/2025 the City is set to receive \$1.8 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 the homes. The remaining NSP funds are being used for affordable housing activities. As of 12/31/2023, 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. During the past 18 months, the City has also joined forces with St. Lucie County and the City of Ft. Pierce to pursue the research and creation of a formal County-wide Housing Needs Assessment (HNA) and Implementation Plan. The project team is currently work-shopping and analyzing the draft Assessment with elected officials and the City's Affordable Housing Advisory Committee (AHAC). 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 alternative framework for the City to craft a longer term housing program plan in concert with our counterparts across the County.

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.

CDBG funding for 21/22, 22/23 & 23/24 addressed: sidewalk improvements including ADA connections, culverts and drainage, wastewater lift stations and air release valves (ARVs), outdoor fitness stations and ADA Playground Improvements, increasing Code compliance outreach and activities, as well as business development training and small business grants, homeowner repair and rehabilitation assistance including septic to sewer conversions. Projected CDBG funding for 2024/2025 will be utilized to address:

- Building an inclusive and safe playground with ADA accessibility
- Housing repair and rehabilitation assistance in the form of individual household assistance for low and moderate income household for water sewer connections and culverts
- Funding specialized Code Compliance Officers to address specialized code concerns
- Public service support to the Boys and Girls “Mobile” Club Program
- Continue funding for the City’s small business accelerator grant program and a new program to help small businesses for façade improvements in disadvantaged Census tract areas

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

Objective 1: Improve Public Facilities and Infrastructure in particular 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. After consulting with our public/private partners, the City establishes specific priorities for

allocating its funding each year. As indicated above, the City places its highest priorities in low- and moderate- income areas. 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. Even so, alternate, smaller scale projects to facilitate public services and small, business development will continue to be interwoven into the City's plans and projects.

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 business who are either low- and moderate- income or located within a CDBG Census Tract. Additionally, the City partners on initiative with the local Small Business Development Council and is currently developing a façade improvement program. CDBG-CV2 funding was also used for economic development grants for small businesses impacted by COVID.

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 of 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 is planning to shift its CDBG project 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 particular in the City's low- and moderate- income areas accountable to their older site plans.

During the past 18 months' time, the City has 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 have been accomplished including stakeholder workshops and currently a County-wide public survey. The project team is currently workshoping and analyzing the draft Assessment with elected officials and the City's Affordable Housing Advisory Committee (AHAC) and will be presenting more information to the public in the fall of 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 was presented and discussed at a Public City Council meeting on April 22, 2024. On Wednesday, April 10,

2024, at 12:30 p.m. and again at 5:30 p.m. (same presentation) at City Hall Council Chambers 121 SW Port St. Lucie Blvd., PSL, FL 34984 two public information sessions were 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 24, 2024, to seek community input on housing and community development needs and to allocate 2024/2025 funding by having 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 24, 2024, through July 24, 2024. All outreach data and comments will be attached to this final annual report and submitted to HUD by August 16, 2024.

This year Neighborhood Services is continuing to work on a special project in collaboration with the other two municipalities that comprise the entire County (St. Lucie County and Ft. Pierce). An Interlocal Agreement has been put in place to develop a County-wide Housing Needs Assessment (HNA) and Implementation Plan. In addition to the traditional outreach that was conducted for this year's Annual Action Plan the City worked with its partner municipalities to conduct specialized HNA workshops and a wide-spread public input survey. Additionally, staff applied to HUD's Thriving Communities Technical Assistance Grant Program and were awarded the grant.

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

HUD Thriving Communities release which was picked up by local papers and news outlets, email and through all social media channels, accommodations and paper or phone options offered. Communities Technical Assistance will help Port St. Lucie staff develop an action plan for addressing the housing challenges identified in the soon-to-be completed Housing Needs Assessment.

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's website and telephone/APP/APPLICATION 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 which calls for a solicitation of public comment in at least two public hearings each year. One main

public hearing is being 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 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 2024/2025 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. As a result of these comments since the drafting of the latest Consolidated Plan the City has been working on a large-scale, County-wide, Housing Needs.

*No public comments were submitted during the 30-day public comment period (which was from June 24-July 24, 2024). During the public meetings with City Council we did not receive any public comments. During the public information meetings we did not receive any public comments (attendance included 2 people in person and 4 people online virtually via Zoom meetings). Some comments were posted on social media under the public information meeting advertisements and they are attached to the Annual Report. The Neighborhood Services Department received a total of 5 responses to the annual online CDBG survey that was open from April 10-August 1, 2024. This survey was advertised online and disseminated via email to the City's contact list. The survey responses are attached to this Annual Report.

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 2024/25 CDBG Action Plan and the proposed activities are attached to the Annual Action Plan. The results from the survey that was disseminated are attached to the Annual Action Plan. Additional input that was collected over the past 18 months in connection to the development of the County's Housing Needs Assessment (HNA) and Implementation Plan are attached to the Annual Action Plan. The final HNA is also attached to this plan. The next steps will be that staff begins to workshop the HNA with staff and the City Council and it will also be incorporated into the workplan for the HUD Thriving Communities Technical Assistance Grant. This workplan is due to be presented and finalized in the fall of 2024. The Housing Needs public workshops and comments are summarized in the report attached with the public outreach ads and comments.

7. Summary

Managing growth is still a primary focus for our City Council and staff. The City adopted a revised Strategic Plan the end of July that has a revised Goal #2 now titled, "Planning for a Thriving Future - Advancing Community Design". The City has also continued to support public service projects under its goal for advancing education and is also working to prioritize workforce housing initiatives under its

Diverse Economy and Employment Opportunities goal. 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 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 & <https://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 2024/2025 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. Please see Unique Appendices for the signed redesignation. 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(I)

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 attends 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 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 threecounty area (St. Lucie, Martin, and Indian River). Their annual report and data was 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 24, 2024, to seek community input on housing and community development needs and to allocate 2024/25 funding. The Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 24, 2024, through July 24, 2024. 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. Public comments were also solicited through online forms and a specialized stakeholder workshop. A draft list of projects were presented at a public meeting on April 22, 2024, at 6:00 pm 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.

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.

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

See information in the attachment referencing the Treasure Coast Homeless Services, Inc. Annual Report. The City works in collaboration with all of the agencies listed as part of the Continuum of Care on all County initiatives and the Point in Time Count, which is also available in the attachments. The City also works closely and is part of the County's Council of Social Agencies (COSA) and participates at all of the monthly meetings and has representation on the Board of Directors of this organization.

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	Agency/Group/Organization	FORT PIERCE
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local lending consortium provide joint efforts to meet housing needs and fair housing goals, where possible.
2	Agency/Group/Organization	ST. LUCIE HABITAT FOR HUMANITY CHDO, INC
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	COUNCIL OF SOCIAL SERVICES AGENCIES INC
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, wherepossible.
4	Agency/Group/Organization	St. Lucie County Health Department
	Agency/Group/Organization Type	Services-Health Services-Education Regional organization

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

6	Agency/Group/Organization	BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Community Land Trust of Palm Beach County, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Subrecipient partnership
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with the CLT of PBC and the TC to assist in administering properties that the City designates for a CLT program.

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.

*The responses to the annual CDBG online survey are attached to the Annual Action Plan. All comments were accepted and are published.

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	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 Plan	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.
Housing Needs Assessment & Implementation Plan	St. Lucie County	The City worked in a collaborative partnership with the County and the other municipality within the County - Ft. Pierce, to produce this Assessment which was just finalized summer 2024. We will be using this document for upcoming analysis and project determinations.

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:

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.

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
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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. This upcoming year the City will be working on updating its Citizen Participation Plan in anticipation of producing its next 5 Year Consolidated Plan.

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	Needs Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: SPANISH & CREOLE</p> <p>Non-targeted/broad community</p> <p>SOCIAL SERVICES AGENCIES</p>	5 survey responses were received during the time period April - July.	All comments were favorable towards the City's administration and program.	None	

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 AND 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 on April 22, 2024, and June 24, 2024, 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 & 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 and meetings on April 10, 2024, and June 24, 2024, newspaper advertisement published 2 weeks prior disseminated via all City media channels. The hearings were advertised in the local newspaper & 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. Public information sessions were also held on April 22, 2024.</p> <p>Annual Action Plan 2024</p>	No comments received	N/A	25

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 & 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>2 Public Stakeholder Workshops and Public Input Sessions were conducted in person and accommodations were 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>No comments received, data and reports are attached to this Annual Action Plan.</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 process information was published on the City's website and calendar. Ads were published on all the City's social media channels.	Some general comments were received under social media ads and are attached.	N/A	www.cityofpsl.com/CD 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 2024-25 fiscal year in order 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	1,039,835.00	0.00	0.00	1,039,835.00	1,185,558.00	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	HOPWA allocation goes to the State of Florida

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 of 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. The city will continue to leverage NSP funding to develop city owned lots as they are made available until the grant is closed.

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. Approximately \$600,000 in program income from the NSP 1 and 3 Grants will be allocated to NSP related Housing Services after the County's Housing Needs Assessment is finalized in the fiscal year 2024/25. Future NSP program income received will be used to close out the grants or transferred to the CDBG program. A CLT 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	City of Port St Lucie	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS	CDBG: \$250,000.00 HOPWA: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
2	IMPROVE PUBLIC FACILITIES	2021	2025	Non-Housing Community Development	Windmill Point City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS ECONOMIC OPPORTUNITY	CDBG: \$225,000.00	Housing Code Enforcement/Foreclosed Property Care: 20000 Household Housing Unit
3	INCREASE ACCESS TO AFFORDABLE HOUSING	2021	2025	Affordable Housing	City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING	CDBG: \$176,868.00	Homeowner Housing Rehabilitated: 15 Household Housing Unit
4	ECONOMIC DEVELOPMENT	2021	2025	ECONOMIC DEVELOPMENT	City of Port St Lucie	ECONOMIC OPPORTUNITY	CDBG: \$80,000.00	Other: 8 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	PUBLIC SERVICES	2021	2025	PUBLIC SERVICES	City of Port St Lucie	PUBLIC SERVICES	CDBG: \$75,000.00	Public service activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted
6	GRANT ADMINISTRATION	2021	2025	Non-Housing Community Development GRANT ADMINISTRATION	City of Port St Lucie	PUBLIC SERVICES	CDBG: \$207,967.00	Other: 10000 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	INFRASTRUCTURE IMPROVEMENT
	Goal Description	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (Includes Sidewalks) Playground Equipment and Materials = \$250,000, matched with City funded installation and demolition = \$222,000 in CIP FY 24-25 - Contingent on approval of City CIP Budget request. Census tracts benefitting: 381502.02, 381503.02, 382002.05, and 382002.03.
2	Goal Name	IMPROVE PUBLIC FACILITIES
	Goal Description	

3	Goal Name	INCREASE ACCESS TO AFFORDABLE HOUSING
	Goal Description	Homeowner Culvert Replacement Assistance Program (Budget \$95,000) & Homeowner Water/Sewer Connection Assistance Program (Budget \$81,868) – 100% forgivable grant for qualified low and moderate income households. Rehabilitated: 20 Households Housing Units
4	Goal Name	ECONOMIC DEVELOPMENT
	Goal Description	Small Business Commercial Façade Improvement Grant Program (Businesses assisted: 8)
5	Goal Name	PUBLIC SERVICES
	Goal Description	Boys and Girls “Mobile” Club Program: Public Service Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
6	Goal Name	GRANT ADMINISTRATION
	Goal Description	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 2024/25 fiscal year in the amount of \$1,039,835.00, has been allocated to community development, public facilities, infrastructure improvement, public services, and administrative activities. Administrative funding totals \$207,967; CDBG project funding for 2024/25 totals \$831,868. 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 design including ADA at a transit hub, providing neighborhood playground improvements with a specialized shade structure system. 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	River Place Park Playground
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 playground improvements in Census Tracts 381502.02, 381503.02, 382002.05, and 382002.03, and infrastructure and housing improvements (specifically culverts and water/sewer connections) 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/or 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.

Alternative 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, sidewalk improvements and design, 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.

AP-38 Project Summary
Project Summary Information

1	Project Name	River Place Park Playground
	Target Area	City of Port St Lucie
	Goals Supported	INFRASTRUCTURE IMPROVEMENT IMPROVE PUBLIC FACILITIES
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$250,000.00
	Description	Inclusive Playground and Safety Surfacing to improve ADA accessibility (includes sidewalks); Playground Equipment and Materials = \$250,000, City CIP contribution of \$222,000; Census tracts in the area benefitting from the project: 381502.02, 381503.02, 382002.03, and 382002.05.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Percentage of lowmod income households and number of households (HH) in the census tracts in the area benefitting from the project: 381502.02 = 49.9% (HH 1,265/2,535), 381503.02 = 48.39% (HH 600/1,240), 382002.03 = 67.84% (HH 2,225/3,280), and 382002.05 = 47.65% (HH 355/745).
	Location Description	<p>River Place Park is located in the northern area of the City, next to the River. It was originally established in 2000 and consists of 7.75 acres, parking and ADA restrooms.</p> <p>It also has the following ammenities:</p> <ul style="list-style-type: none"> • One large pavilion (25 feet by 21 feet) with four 6-foot tables, electricity, water and three small grills • Multi-use baseball (backstop) soccer field area • Basketball and sand volleyball courts • Playground for ages 2–12 • Nature trails and canoe launch ramp to river at north corner of ball field (must hand carry boat from parking lot)
	Planned Activities	The playground will be constructed anew to make it more diverse and adaptable and modern.
2	Project Name	Code Compliance Officer Funding
	Target Area	Windmill Point City of Port St Lucie

	Goals Supported	INCREASE ACCESS TO AFFORDABLE HOUSING ECONOMIC DEVELOPMENT
	Needs Addressed	INCREASE ACCESS TO AFFORDABLE HOUSING ECONOMIC OPPORTUNITY
	Funding	CDBG: \$225,000.00
	Description	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.
	Target Date	4/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	All 15 City of Port St. Lucie CDBG Census Tract areas will benefit.
	Location Description	Project covers all CDBG Census Tract areas, special focus on economic corridors and areas of rapid growth and increased development activity.
	Planned Activities	Increase Code Compliance activities in both commercial and residential CDBG Census Tract areas (qty. 15).
3	Project Name	Homeowner Culvert Replacement Assistance Program
	Target Area	WATER Windmill Point City of Port St Lucie
	Goals Supported	INFRASTRUCTURE IMPROVEMENT INCREASE ACCESS TO AFFORDABLE HOUSING
	Needs Addressed	INCREASE ACCESS TO AFFORDABLE HOUSING PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
	Funding	CDBG: \$95,000.00
	Description	100% forgivable grant for qualified low and moderate income households.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	City-wide project, assistance will be assigned based on individual household income.
	Location Description	City-wide

	Planned Activities	Culvert replacements for failed culverts for individual property owners that qualify as low- and moderate- income households.
4	Project Name	Homeowner Water/Sewer Connection Assistance Program
	Target Area	WATER Windmill Point City of Port St Lucie
	Goals Supported	INFRASTRUCTURE IMPROVEMENT INCREASE ACCESS TO AFFORDABLE HOUSING
	Needs Addressed	INCREASE ACCESS TO AFFORDABLE HOUSING PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
	Funding	CDBG: \$81,868.00
	Description	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.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	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.
5	Project Name	Small Business Commercial Facade Improvement Grant Program
	Target Area	Windmill Point City of Port St Lucie
	Goals Supported	ECONOMIC DEVELOPMENT
	Needs Addressed	ECONOMIC OPPORTUNITY
	Funding	CDBG: \$80,000.00
	Description	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.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately, eight (8) businesses will receive up to \$10,000 matching grant opportunity to improve a part of their business facade and appearance.
	Location Description	City-wide income qualified business owners, and low- and moderate-income Census tracts, as needed.
	Planned Activities	Program outreach to inform businesses about this new opportunity. Development of new matching grant program.
6	Project Name	Boys and Girls "Mobile" Club
	Target Area	Windmill Point City of Port St Lucie
	Goals Supported	PUBLIC SERVICES
	Needs Addressed	PUBLIC SERVICES
	Funding	CDBG: \$75,000.00
	Description	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.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Public Service Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
	Location Description	City-wide and low- and moderate- income Census tracts, as needed.
	Planned Activities	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.
7	Project Name	Business Accelerator Grant Program
	Target Area	City of Port St Lucie
	Goals Supported	ECONOMIC DEVELOPMENT
	Needs Addressed	ECONOMIC OPPORTUNITY
	Funding	CDBG: \$25,000.00

	Description	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.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately, five (5) businesses would receive a \$5,000 grant for their small business after completing the City's Business Accelerator Program.
	Location Description	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.
	Planned Activities	\$5,000 grant for small business economic development, after completing the City's Business Accelerator Program.
8	Project Name	Administration & Planning
	Target Area	City of Port St Lucie
	Goals Supported	GRANT ADMINISTRATION
	Needs Addressed	INCREASE ACCESS TO AFFORDABLE HOUSING PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS IMPROVE PUBLIC FACILITIES ECONOMIC OPPORTUNITY PUBLIC SERVICES CORONAVIRUS PANDEMIC & EMERGENCY RESPONSE
	Funding	CDBG: \$207,967.00
	Description	Funding for the administrative and staffing costs of managing the CDBG program and activities.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	City-wide
	Location Description	City-wide
	Planned Activities	Grant planning and administration activities.

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 nearly 245,000 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 2015 ACS data, there were fifteen census tract block groups within the City where over 46.81% 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 particular 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 fifteen census tract block groups within the City where over 46.81% of the residents (the City's Exception Criteria) have incomes below the region's median low- income; ten of those block groups include more than 50% of residents whose incomes fall within that category. 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 46.81% exception criteria based on 2015 ACS estimate of the city as follows: 3815.02/2, 3815.03/2, 3816.03/2, 3818.02/1 & 2, 3818.03/2, 3820.02/3 & 5, 3820.03/2, 3820.06/1, 3820.09/2 & 3, 3821.11/4, and 3821.13/1 & 4.

The NSP 1 and NSP 3 programs required targeting of the highest need areas based on foreclosures and foreclosure risk within the following nine (9) designated census tracts: 3821.05, 3821.04, 3815.03, 3820.05, 3820.02, 3820.03, 3820.01, 3818.02, 3818.01.

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	40
Special-Needs	5
Total	45

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	62
Acquisition of Existing Units	0
Total	62

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 twelve (12) households using 2024/25 remaining grant funds, an additional allocation, and/or program income from past CDBG housing activities. Additionally, at least ten (10) more households will be assisted with culverts. We also anticipate repairing a total of approximately 35 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. 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

Not applicable.

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

Not applicable.

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 the 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

In 2023, the TCHSC was able to provide its top five (5) services (including: housing, utilities, case management, health and food) to 17,766 individual clients in St. Lucie County. This encompasses a total of \$1,393,349.41 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 number of funding available was reduced as COVID-19 related funding has been reduced or is no longer available. Assistance provided included \$1,066,759.33 in Housing Related Services, \$126,357.92 in Utilities assistance, \$117,222.22 in Case Management Services, \$41,850.94 in Food Services, and \$4,157.00 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, \$494,328 in permanent supportive housing services were provided to 56 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

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 longterm 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 56 clients/households in St. Lucie County using a total of \$494,328 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.

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 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 assure 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. 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 assure 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 its most recent Analysis of Impediments in March 2017 and finalized a new analysis/update 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 Analysis 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:

- Continues to enforce its fair housing ordinance. Proclaims one month of each year fair housing month and displays fair housing posters in all appropriate public buildings. Works with other 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. Collaborates 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 for the City as Port St. Lucie was particularly hard hit during the great recession and other factors. 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 multifamily 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. Neighborhood Stabilization Program funding has helped to improve the housing stock, but there is much more to be done.

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 Assessment (HAN) and Implementation Plan was just completed in collaboration with the County and Ft. Pierce. We will be working on workshopping this plan and identifying City-wide strategies and priorities for the short-term, mid-term and long-term. The Final HNA is attached to this Annual Action 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 reassess 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 and NSP) have been planned to address the aging of 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:

2. STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM YEARLY ENTITLEMENT ALLOCATION (Administered by Florida Housing Finance Corporation - State): The City is estimated to receive \$1,800,000 in SHIP funding for 2024-25, which includes 10% for administration. Units being funded will be counted as completed in 2024-25;

3. NEIGHBORHOOD STABILIZATION PROGRAM [NSP 1 and NSP 3] (Administered by HUD – Federal) HUD allocated \$13,523,132 in NSP 1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes to eligible low to middle income households; \$1,352,313 of those funds is available for program administration. HUD allocated an additional \$3,515,509 in NSP 3 funding with \$351,550 reserved for project administration. For 2024-25, we have NSP1 funds totaling \$742,484 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 program income funds may be transferred to the CDBG program to fund activities within the low/moderate income census tracts. The transfer of program income funds allows us to move the NSP grants towards closeout.

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 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 aids in storm water drainage.
- Neighborhood Stabilization Program (NSP 1 and 3): The City will continue to use its NSP monies to assist in redeveloping any future potential vacant lots and develop an affordable housing plan for those homes targeted at households with incomes up to 80% of median. Low-income households, particularly existing homeowners, are rated as a high priority in the City's Plan. 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	17,179
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
Total Program Income:	17,179

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.	100.00%

CDBG Funding is being managed by the City and HOME funding has been assigned to the County, where the City participates as part of a Consortium.

Attachments

Citizen Participation Comments



PO Box 531744 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

DEFAULT

Terrance Meneses

City of Port St. Lucie, Neighborhood Services/Housing Div

121 SW Port St. Lucie BLVD

Port St. Lucie FL 34984-5041

STATE OF WISCONSIN, COUNTY OF BROWN

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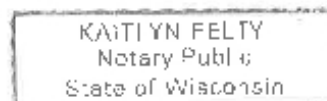
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Page 1 of 2



NOTICE OF PUBLIC HEARING FOR FINANCING ALLOCATION FOR THE 2024-2025 FISCAL YEAR CITY OF PORT ST. LUCIE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF THE 2024 ACTION PLAN

The City of Port St. Lucie will hold a public hearing on June 24, 2024, at 6:30 p.m. during a regular City Council public meeting in the City of Gladiators, Building A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34954. All public meetings can be viewed online and public comments can also be submitted on the through the online comment form at <https://www.cityofpsl.com/government/departments/communications/psl>. If you do not have internet access or cannot attend the meeting in person, please contact the Clerk's Office at 772-677-5757 and TDD number 772-573-5870 at least two (2) days prior to the meeting and a staff member will provide you with the requested information.

The purpose of the hearing is to present the City's 2024-25 Annual Community Development Block Grant (CDBG) Action Plan for approval at a public meeting and to solicit and encourage the priority needs and proposed activities to be included in the plan as well as open the 30-day public comment period. All public comments received will be incorporated into the Action Plan and submitted to the Department of Housing and Community Development by August 15, 2024.

The Action Plan is the master operating plan designed to meet specific objectives identified in the City's Consolidated Plan. All projects can be viewed online at <https://www.cityofpsl.com/cdbg>.

The City is set to receive \$1,609,636 in CDBG funding for the 2024-25 program year which begins on October 1, 2024 through September 30, 2025. The 2024-25 program provides opportunities for projects and programs that will improve the physical, economic and social conditions of the community. In general, eligible projects must serve one or more of the three CDBG National Objectives: (1) low and moderate income persons, (2) address a physical need or address climate and health, as well as follow all HUD CDBG program regulations. Eligible activity categories include public facilities, public services, housing and community and economic development. Typical project funded include infrastructure improvements in low income areas, renovation of public facilities, and repair and rehabilitation of under-occupied residential homes.

City will be also funding that \$207,967 (13% of the allocation) be reserved for program administration, per HUD eligibility rules, and the remaining \$83,658 will be allocated to the physical, economic development, and housing needs projects listed in the plan. In addition, there may be other funding, including additional funding received, or program income generated from funds can be allocated, as needed to any of the projects, if there is a need, or a benefit to project as listed in the plan. All project activities are listed on the basis of community needs analysis and need a CDBG.

2024-25 Proposed Projects		
Funding Amount	Department	Proposed Activity
\$250,000	Parks & Recreation	River Place Park – Inclusive Playground and Safety Sanitary to improve ADA accessibility includes wheelchair.
\$225,000	Neighborhood Services	Code Compliance activities and special programs for CDBG Section 108(b)(6).
\$170,000	Public Works & Neighborhood Services	Homeowner Gutter Replacement Assistance Program – 10% funding grant for qualified low and moderate income households.
\$81,866	Utility Systems & Neighborhood Services	Homeowner Water/Sewer Connection Assistance Program – 10% funding grant for qualified low and moderate income households.
\$75,000	Economic Development & Neighborhood Services	Small Business Commercial Facade Improvement Grant Program.
\$55,000	Neighborhood Services & the Boys & Girls Club of St. Lucie County	Boys and Girls' Mobile Club – providing safe, fun, and educational activities and a safe place for neighborhood youth where they can spend time and Boys and Girls Club can present, etc.
\$25,000	Economic Development & Neighborhood Services	Small Business Accelerator Grant Program – This program will be offered by the Small Business Development Center and provide business consulting, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills for individuals seeking jobs and assist in the creation and growth of the existing business community in Port St. Lucie. Small businesses up to \$5,000 grants each.
\$121,868	Total Estimated Costs for Proposed 2024-25 Projects	

The proposed Action Plan will be available for public review from Mon-Fri, between 11 a.m. and 4 p.m. from June 25, 2024, through July 25, 2024, in Building A at the Neighborhood Services Department, City Hall Complex, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, 34954 (appointments are recommended) and also on the City's website at www.cityofpsl.com/cdbg beginning June 25th. To make an appointment contact 772-344-4084. All public comments will also be accepted by mail or email. Written comments can be addressed to Terrence Capozzato, Director of Neighborhood Services, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34954, or sent to psl@cityofpsl.com.

In providing notice to the public, the City follows a 30-day participation plan that includes a plan for monitoring the development of projects resulting from activities funded under the CDBG program and its plan to assist and promote voluntary projects. As provided in the 2024-25 Action Plan, the activities are categorized that will be included in the plan. The City of Port St. Lucie CDBG program was not designed to be applied to any person because of race, color, religion, sex, handicap, familial status, or national origin.

If you require any special assistance as the result of a disability or require any translations of any of the CDBG documents in Spanish or Chinese please contact the Neighborhood Services Department for assistance at 772-344-4084 or email psl@cityofpsl.com.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD AND MAXIMUMS LISTED ABOVE MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST FOR MEETINGS WITH AT LEAST THREE (3) DAYS ADVANCE NOTICE. PLEASE CONTACT THE NEIGHBORHOOD SERVICES DEPARTMENT AT 772-344-4084 OR EMAIL psl@cityofpsl.com.



AVISO DE AUDIENCIA PÚBLICA PARA LA ASIGNACIÓN DE FONDOS PARA EL PLAN DE ACCIÓN 2024 - 2025 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 **24 de junio de 2024**, a las **6:30 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 y los comentarios públicos también se pueden enviar en línea a través de los formularios de comentarios en línea en: <https://www.cityofpsl.com/government/departments/communications/psl-tv>. 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 772-873-6344 al menos dos horas antes de la reunión y un miembro del personal le proporcionará con la información de llamada requerida.

El propósito de la audiencia es presentar el Plan de Acción Anual de Subsidios en Bloque para el Desarrollo Comunitario (CDBG) 2024-25 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 comentario público 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 16 de agosto de 2024.

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/cdbg>.

La Ciudad recibirá **\$1,039,868** dólares en fondos CDBG para el programa anual 2024-25 que va del 1 de octubre de 2024 al 30 de septiembre de 2025. 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 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 **\$207,967** dólares (20% de la asignación) para la administración del programa, según las reglas de elegibilidad de CDBG y que los \$831,868 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 reciban fondos adicionales o se reciban 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.

2024-25 Proyectos Propuestos		
Funding Amount	Department	Proposed Activity
\$250,000	Parques y Recreación	River Place Park: Área de juegos inclusiva y superficie de seguridad para mejorar la accesibilidad ADA (incluye asfalto).
\$225,000	Servicios del Vecindario	Actividades de Cumplimiento de Códigos y mejorando especial para áreas del barrio central CDBG.
\$100,000	Otras Pólizas y Servicios del Vecindario	Programa de asistencia para el remplazo de sistemas de agua y plomería de viviendas, asistencia 100% económicamente viable para hogares calificados de ingresos bajos y moderados.
\$51,866	Sistemas de Servicios Públicos y Servicios del Vecindario	Programa de asistencia para la conexión de agua y asesoramiento para propietarios de viviendas, asistencia 100% económicamente viable para hogares calificados de ingresos bajos y moderados.
\$75,000	Desarrollo Económico y Servicios del Vecindario	Programa de subvenciones para mejoras de oficinas comerciales para pequeñas empresas.
\$75,000	Servicios del Vecindario y el Club de Niños y Niños del condado de St. Lucie	Club "Móvil" de Niños y Niños - creando un espacio seguro y divertido en el vecindario y STPL, y ofreciendo al niño acceso a los parques del vecindario donde los "Clubs" tradicionales no están presentes.
\$25,000	Desarrollo Económico y Servicios del Vecindario	Programa de Subvenciones para la Asistencia de Pequeñas Empresas - El programa es administrado por el Centro de Desarrollo de Pequeñas Empresas y brinda asesoramiento empresarial, asistencia técnica y capacitación para pequeñas empresas. El programa de este programa se mezcla con habilidades y actividades empresariales, crear empleos y ayudar en la expansión y el crecimiento de la comunidad empresarial existente en Port St. Lucie a pequeñas empresas (hasta \$5,000 en subvenciones cada una).
\$821,868	Total Estimated Costs for Proposed 2023-24 Projects	

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 25 de junio de 2024 hasta el 25 de julio de 2024, 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 recomienda hacer una cita) y también en la página web de la ciudad en 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.

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 2024-25, 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 creole, comuníquese con el Departamento de Servicios del Vecindario para obtener ayuda al 772-344-4084 o envíe un correo electrónico a 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 SOLICITUDES 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.

La enfermedad del poder

Por Omaira Martínez Cardona - Periodista Colombiana



Hace unos años escribí sobre la Híbris, un concepto moral heredado de los griegos que representa la desmesura. En la actualidad, la ciencia habla del Síndrome de Hubris, o la enfermedad del poder como un trastorno mental y una variedad de comportamiento narcisista que, aunque puede afectar a cualquiera, es más común en gobernantes o quienes ostentan algún cargo de poder.

Desde el estudio de la política se ha comprobado que el poder es adictivo, y que genera dependencia. Es por lo que quienes lo tienen, se aferran con ansias a él de manera desmesurada y quienes lo quieren, hacen hasta lo inimaginable para obtenerlo.

Siempre en tiempos de campaña electoral, se reactivan aún más los síntomas de quienes padecen esta enfermedad que se desarrolla con el virus del poder que puede llegar a corroer, envilecer y hasta destruir pueblos y naciones. En la historia ha quedado el legado de algunos gobernantes que, con acciones desmesuradas, delirios de grandeza y la testaruda obsesión de satisfacer su ego y sus caprichos, así todos los advierten sobre sus errores, hacen lo que quieren, convencidos de que poseen dones especiales con los que pueden realizar cosas extraordinarias. Y si alguien se opone, lo demonizan como enemigo.



Algunos de estos adictos al poder no temen ser ridiculizados, ni perder la credibilidad y confianza de sus pueblos porque se blindan con una fachada que esconde despotismo, coerción, soberbia, grosería y cinismo.

Entre muchos ejemplos, la mitología da cuenta de la historia de Icaro, quien no tuvo en cuenta la

advertencia de su padre de no volar más allá de los límites con las alas que le había fabricado para huir, y cuando el joven altivo y arrogante, insistió en volar tan alto como los dioses para llegar al Olimpo, el sol derretió sus alas y cayó.

Actualmente, la lista de los afectados por este síndrome, así como sus catastróficos actos de gobierno es interminable y llena de excentricidades. Esta enfermedad la han padecido desde monarcas y dictadores esquizofrénicos hasta políticos y gobernantes modernos como Serdar Berdimuhamedov, presidente de Turkmenistán, un pequeño país situado en el centro de Asia con poco más de 6 millones de habitantes, quien prohibió a sus ciudadanos usar Barba y pronunciar la palabra Covid. El joven mandatario, segundo sucesor de Nyazov, considerado como uno de los dictadores más extravagantes de la historia no sólo por autoproclamarse como presidente vitalicio, lo que no es una novedad en estos tiempos, sino porque cambió el nombre de los meses, decretó un nuevo ciclo vital y obligaba a sus ciudadanos a leer un tratado político espiritual que los llevaría directamente al paraíso.

Aún no se encuentra una cura para esta enfermedad del poder que se está esparciendo rápidamente dejando millones de afectados en todo el mundo, estado derrocados, saqueados, arruinados, países empeñados al mejor postor y sin el más mínimo asomo de esperanza.

En nuestra cultura latinoamericana hemos escuchado que el poder es para poder, pero para poder hacer las cosas bien. Es urgente detener este síndrome que una vez entra en el corazón y la mente de quienes lo padecen, es nefasto. Como ciudadanos es prioridad detectar y contener las consecuencias de un poder mal ejercido y dominado por delirios de grandeza y un afán desmedido que pueden terminar en autodestrucción, pérdida de la cordura o más quemados que las alas de Icaro.

No hay que dejarse contagiar de este virus disfrazado en falsas promesas e ilusiones de cambios. El verdadero ejercicio de la política no es un asunto de género, de dones especiales o superpoderes, sino de ciudadanos preparados para administrar los recursos de una nación en convivencia con las otras, y una incondicional e incorruptible vocación de servicio.

oma66co@gmail.com



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Housing Needs

Assessment and Implementation Plan

ST. LUCIE COUNTY AND THE CITIES OF FORT PIERCE AND PORT ST. LUCIE, FLORIDA



ACKNOWLEDGMENTS

Board of County Commissioners

- Cathy Townsend, Chair, District 5
- Chris Dzadvosky, Vice Chair, District 1
- Larry Leet, District 2
- Linda Bartz, District 3
- Jamie Fowler, District 4

Fort Pierce City Commission

- Mayor Linda Hudson
- Arnold Gaines, District 1
- Curtis Johnson, Jr., District 1
- Jeremiah Johnson, District 2
- Michael Broderick, District 2

Port St. Lucie City Council

- Mayor Shannon M. Martin
- Vice Mayor Jolien Caraballo
- Stephanie Morgan, District 1
- David Pickett, District 2
- Anthony Bonna, Sr., District 3

County and City Staff

- Jennifer Hance, Director, Community Services, St. Lucie County
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- Carmen Capezzuto, Director, Neighborhood Services, City of Port St. Lucie
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TPMA empowers organizations and communities through strategic partnerships and informed solutions that create positive, sustainable change. TPMA provides professional consulting services and delivers transparent insights to the complete workforce, education, and economic development ecosystem that allows them to move forward, together. TPMA envisions a world that thinks strategically, works collaboratively, and acts sustainably.

Our economic development approach aims to achieve community resiliency through economic diversity, resource alignment, and community vibrancy. TPMA's Economic Development and Community Resiliency Team provides expertise in assessing markets, identifying business sector opportunities, building innovation and entrepreneurial ecosystems, and conducting housing assessments.

Visit www.tpma-inc.com and follow TPMA on social media, including [LinkedIn](#), [Facebook](#), and [X](#).

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GLOSSARY OF TERMS

Area Median Income (AMI):

Calculated annually by HUD, AMI is the midpoint of an area's household income distribution. HUD uses this metric as the basis for many of its programs. Recently, HUD has begun referring to this same metric as Household Area Median Family Income (HAMFI), but it is still commonly referred to as AMI, as it is throughout this report.

Affordable:

Section 420.0004 of the 2023 Florida Statutes defines a housing situation as affordable if "monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households." This definition is roughly in line with the definition used by HUD.

Community Land Trust (CLT):

CLTs are nonprofits that hold land on behalf of a community and dedicate the uses of that land for community purposes. When used for affordable housing, CLTs are a form of shared equity homeownership. As the CLT retains ownership of the land, it is able to maintain affordability in the long term through a variety of mechanisms including deed-restrictions.

Cost Burdened Households:

According to HUD definitions, a household that spends more than 30% of their income on housing costs is considered cost burdened, meaning that the cost of housing is placing limits on what can be spent on other essentials such as food, clothing, and transportation.

Inclusionary Zoning:

Inclusionary zoning is a subset of local policies that either require or incentivize the inclusion of dedicated affordable or workforce housing units as part of new developments. Inclusionary zoning policies often offset the cost of providing affordable housing units by providing developers with incentives, such as density bonuses, fee waivers, tax abatements, etc. According to Florida statutes, required inclusionary zoning is permitted only where the costs associated with providing affordable units are "fully offset" through incentives.

Low-Income Household:

Florida Statute 420.9071 defines a low-income household as "one or more natural persons or a family that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size..." This definition is roughly in line with the definition used by HUD.

Market-Rate Housing:

Housing that is considered market-rate is that which is not subsidized. For the purposes of this report, this term is also used to describe housing which is affordable for households earning 120% or greater of AMI.

Market-Rate/Naturally Occurring Affordable Housing:

Housing with monthly costs that fall into the affordability range for households earning up to 80% AMI without subsidies.

Workforce Housing:

Section 420.5095 of the 2023 Florida Statutes defines workforce housing as "housing affordable to natural persons or families whose total annual household income does not exceed 80 percent of the area median income, adjusted for household size, or 120 percent of area median income, adjusted for household size."

Very Low-Income Household:

Florida Statute 420.9071 defines a low-income household as "one or more natural persons or a family that has a total annual gross household income that does not exceed 50 percent of the median annual income adjusted for family size..." This definition is roughly in line with the definition used by HUD.

EXECUTIVE SUMMARY

St. Lucie County and the Cities of Fort Pierce and Port St. Lucie hired TPMA to conduct a Housing Needs Assessment to develop a full understanding of the dynamics of the local and regional housing market and to develop a flexible long-term community housing plan with specific goals and objectives to address identified local and regional housing needs.

The scope of the study included a variety of methods for quantitative and qualitative data collection. High-level summaries of these findings and analyses include:

DEMOGRAPHIC TRENDS

Population Growth

St. Lucie County (SLC or “the County”), Fort Pierce (FP) and Port St. Lucie (PSL) are experiencing dramatic growth, driving up demand for housing in the area. Port St. Lucie, the largest population center in the county, showed 4.13% year-over-year growth in 2022, its fourth consecutive year over 3% YoY growth.

Aging and Commuting Population

The County’s population is aging (nearly 25% of current residents are over 65 years of age) and many of the households in the area are either home to retired family members or commuters into job centers outside of the county (63% of the County’s workforce commutes out of the county for work). This leads to an imbalance between what the typical resident can afford in terms of housing and what the area’s resident workforce can afford.

Housing Mix and Development Trends

There is a limited variety of housing types throughout the County, largely due to the dominance (over 92%) of single-family homes in PSL. Recent development trends have only increased this imbalance. Limited variety potentially places these communities at greater risk during economic downturns. It can also add to the rising cost of housing (as single-family homes are the least efficient use of increasingly expensive land and lead to higher infrastructure costs), and the lack of availability as there are few options to meet the variety of needs that different members of the community might have – see [Housing Life Cycle section](#).

HOUSING COSTS

Rising Purchase Prices

Along with population growth and increased demand for housing, housing costs have risen dramatically. In the five years from 2019 to 2024, the purchase price for a home has risen by 71% in FP, 80% in PSL, and 74% in SLC. Fort Pierce has seen the sharpest increase in recent years, showing a 23% increase from 2022 to 2024. Property values are continuing to rise, leading to higher amounts paid in taxes. Insurance rates are also up statewide, growing at a remarkable rate and placing significant pressure on homeowners throughout the County.

Increasing Cost to Rent

Charged rent is also on the rise throughout SLC with market rates spiking by over \$300 from 2019 to 2023. As of the end of 2022, over 41% of rental units in the County were renting at higher than \$1,500 per month.

HOUSING AFFORDABILITY

Cost Burden

According to HUD definitions, a household that spends more than 30% of their income on housing costs is considered cost burdened, meaning that the cost of housing is placing limits on what can be spent on other essentials such as food, clothing, and transportation.

As of 2022, an estimated one-third of all households in the County were considered cost burdened. This number includes 54% of all renter-occupied housing units. It is believed that the prevalence of cost burdened has only worsened since 2022 given the rapid rise to the cost of housing in the months since.

Workforce Affordability

The [Florida Statute sets definitions](#) for low-income housing and workforce housing. These definitions are based on percentages relative to the Area Median Income (AMI) and are roughly in line with definitions used by HUD. However, data suggest that much of the County’s actual workforce does not fall neatly into the brackets outlined by these definitions.

According to estimates, roughly one-quarter of all households fall into the less-than-50% AMI bracket that is defined in this report as “very low income” households. Another 22% of households earn between 50% and 80% of AMI. In total, those households that would meet the widely used definition of “workforce housing” (80-120% AMI) make up under 14% of all of the County’s households.

Strategic Framework

The recommendations presented at the end of this report are focused around three goals, strategies and implementation steps for which are presented in an implementation matrix. These goals and top-level strategies are:



Goal 1: Regional governments have appropriate capacity, coordination, and resources to support housing initiatives

- Strategy 1.1: Ensure collaborative environment across jurisdictions throughout the county
- Strategy 1.2: Review the capacity of existing housing staff and departments to manage and grow housing services and strategies
- Strategy 1.3: Commit resources to housing services and strategies
- Strategy 1.4: Advocate for changes to state-level housing strategies



Goal 2: Increased supply and diversity of housing units

- Strategy 2.1: Utilize overlay districts to incentivize targeted types of residential development
- Strategy 2.2: Prioritize middle- and high-density development
- Strategy 2.3: Expand permissions for smaller housing types
- Strategy 2.4: Activate small-scale developers
- Strategy 2.5: Increase supply of rental opportunities



Goal 3: Improved Housing Affordability

- Strategy 3.1: Implement Inclusionary Zoning
- Strategy 3.2: Promote public-private partnerships to provide workforce housing
- Strategy 3.3: Maintain existing affordable housing



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INTRODUCTION

In July of 2022, St. Lucie County ("County" or "the County"), in collaboration with the cities of Fort Pierce (FP) and Port St. Lucie (PSL), issued a Request for Proposals (RFP) for the completion of a Housing Needs Assessment and Implementation Plan intended to develop a full understanding of the dynamics of the local and regional housing market and to develop a flexible long-term community housing plan with specific goals and objectives to address identified local and regional housing needs. In addition to these central components of the study, a public education and outreach campaign was to be developed to help educate the public on affordable housing and "address issues arising from nimbyism" (i.e., "Not in My Backyard," a general term applied to opposition to development near where a person lives, especially when not opposed to similar development in other places.) The County selected the consulting firm TPMA to conduct the full assessment, which launched in the Fall of 2022.

Along with County and City staff, TPMA consultants designed a project plan, study, and final report with the goals of identifying and addressing issues related to affordable workforce housing and to construct a strategic framework to reposition affordable housing as a critical component to the County's economic resilience and the health and well-being of its residents.

Due to a variety of factors, including a largely unprecedented population surge and homebuyer migration from other markets, population shifts resulting from factors such as the COVID-19 pandemic and the trends around remote work, recent successes in economic development strategies, and skyrocketing insurance rates and premiums, residents throughout St. Lucie County are experiencing significant and sudden increases in their housing costs. These trends are placing a significant burden on existing residents and are likely to present a significant risk to the region's economic sustainability, threatening business operations and driving the resident workforce out of the area.

Through implementing this plan's recommendations and strategies, St. Lucie County, Fort Pierce, and Port St. Lucie will look to address the significant issues presented by these rapid shifts in the housing market and take steps to ensure the continued economic success of the region.

Through one-on-one interviews with subject matter experts, regular communication and feedback sessions with elected bodies at all three jurisdictional levels and the County Affordable Housing Advisory Committee (AHAC), in-person stakeholder workshops, a housing-related public opinion survey, continual guidance from staff members with the County and cities of FP and PSL, the project team has identified strategies to meet three goals for the County and cities:

1. Regional governments have appropriate capacity, coordination, and resources to support housing initiatives
2. Increased supply and diversity of housing units
3. Improved housing affordability

Strategies for each goal are provided at the conclusion of this report, including specific recommendations for each of the three jurisdictions. Ultimately, the project team feels this strategic framework will help St. Lucie County, Fort Pierce, and Port St. Lucie to address the growing housing and affordability challenges identified in this report. However, long-term success in addressing these needs and creating economic sustainability for the entire region will depend largely on the willingness and ability of these three jurisdictions to collaborate and find opportunities to work together.

METHODOLOGY

Discovery

DOCUMENT REVIEW

At the launch of this project, TPMA consultants reviewed a number of documents to gain familiarity with the region, including its history, recent planning efforts, and established housing-related goals. The reviewed documents include:

- St. Lucie County Comprehensive Plan (2019)
- City of Fort Pierce Comprehensive Plan (2021)
- City of Port St. Lucie Comprehensive Plan
- St. Lucie County AHAC Report (2021)
- City of Fort Pierce AHAC Report (2021)
- City of Port St. Lucie AHAC Report (2021)
- St. Lucie County HOME-ARP Allocation Plan (2022)
- ALICE in St. Lucie County
- St. Lucie County Website
- City of Fort Pierce Website
- City of Port St. Lucie Website
- St. Lucie Economic Development Corporation Website
- Fort Pierce Equity Report
- The NCS St. Lucie County Community Livability Report (2019)

DATA SOURCES

In addition to the documents and research mentioned above, a number of additional sources were utilized to gather housing, labor market, and other relevant data. These sources, including public and third-party sources, include:

- The U.S. Census Bureau and the American Community Survey
- The Bureau of Labor Statistics
- Federal Reserve Economic Data (FRED)
- The University of Florida Shimberg Center for Housing Studies and Florida Housing Data Clearinghouse
- The Florida Housing Coalition Data Dashboards
- St. Lucie County Property Appraiser
- ESRI
- Lightcast
- CoStar
- Redfin
- Zillow

Engagement

STAKEHOLDER WORKSHOPS

On March 29th and March 30th of 2023, TPMA conducted three (3) in-person workshops to discuss the current state of housing in St. Lucie County with identified stakeholders. Larger group workshops were facilitated for two hours, and a workshop with the St. Lucie County AHAC that lasted one hour.

In total, sixty (60) individuals participated in the workshop sessions. During these sessions, there were opportunities for individual reflection and group discussion, guided by the TPMA facilitators. Data was collected through notecards, worksheets, and a questionnaire.

Stakeholders were asked to participate in interactive activities to help the project team to collect information on recent successful efforts to provide affordable housing throughout the county, identify barriers that are limiting those successes, and identify solutions and potential partnerships to address the region's housing gaps moving forward. A complete description of these workshops and a summary of the findings are provided in [Appendix A](#) at the completion of this report.

STAKEHOLDER INTERVIEWS

The project team also engaged a variety of County and city staff officials and other subject matter experts throughout the project to help the project team gain a nuanced understanding of the housing environment in the area, gather a historical perspective and understand trends that resulting in the current housing environment, and speak to partners who have been working to address these challenges throughout the county.

ELECTED OFFICIAL INTERVIEWS AND UPDATES

In addition to the stakeholder workshops, the project team held one-on-one interviews with elected officials with the Board of County Commissioners, the Fort Pierce City Commission, and the Port St. Lucie City Council. These discussions focused around providing an update on project tasks, collecting information about direction for research, and soliciting feedback on potential strategies and concepts for the report.

PUBLIC OPINION SURVEY

TPMA, working in collaboration with the County and staff from both cities, developed a community survey to gather information from the public on perceived housing needs and attitudes toward attainable housing efforts. Respondents were asked to answer questions relating to:

- household location and demographic information
- individual preferences for housing types and amenities
- levels of support for types and markets for new housing development
- levels of support for a variety of housing-related policy changes
- gaps in the housing supply to meet the needs of senior residents

The survey was launched in June 2023 and held open into July. In total, 1,616 completed surveys were submitted. TPMA created an online dashboard, where users can filter and view responses based on demographic and household information. This dashboard can be accessed at slchousing.org. A complete list of survey questions is presented in [Appendix B](#) at the end of this report.

Analysis

HOUSING DEMAND MODEL

TPMA has developed a housing demand model that forecasts demand for new for-sale and for-rent housing units for the next ten years, broken down into five- and ten-year increments. This model segments projections into age brackets to achieve a more nuanced view of the projected growth within St. Lucie County. Housing needs can vary greatly for different age groups, and this analysis can help to determine the types of housing that might be needed to address differences in population and market segments. With Esri data and American Community Survey estimates, the model estimates housing demand between 2022 and 2027. Housing demand is modeled based on two market segments: demand from new households, and demand from existing households.

To predict demand from new households, the project team uses five-year projections. To extrapolate to ten years, the growth rate over the first five years (2022-2027) is assumed to remain constant over the next five years (2027-2032). The project team also assumes that the propensity to own or rent, based on American Community Survey estimates, will remain unchanged over the next ten years. Using this information, demand from new households is estimated.

Every year, some households may choose to move from one home in St. Lucie County to a new home within the county. This serves as the basis for demand from existing households. Using household projections, as discussed above, geographic mobility data, and estimates of demand for new housing, demand from existing households is calculated.

WORKFORCE AFFORDABILITY ANALYSIS

Data and research specialists with TPMA conducted an analysis of earnings associated with the common, growing, and essential occupations in the county. The earnings associated with these occupations were then compared to housing costs in the county. Primarily, they serve to produce an understanding about what is affordable for the local and regional workforce.

As the comparison of single occupations to overall household incomes and housing costs could potentially be misleading (individual incomes do not necessarily equate to household incomes), the affordability analysis uses the cost of one-bedroom units in addition to median rent across the market where possible to calculate housing costs for single income-earners. Some of the most common jobs, and many of those expected to show growth, are often held by younger individuals, so these analyses are helpful for understanding a specific portion of the target market for new housing developments.

Strategy Development

COUNCIL AND COMMISSION WORKSHOPS

On November 7, 2023, TPMA presented initial strategy recommendations to elected officials serving on the St. Lucie County Board of County Commissioners. On January 16, 2024, presentations were given to the Fort Pierce City Commission and the Port St. Lucie City Council. These presentations were designed to collect feedback and provide direction on a collection of strategies to address the housing needs identified through the project's discovery process. Recordings from the two January 16th presentations are available on the jurisdictions' websites.¹²

IMPLEMENTATION WORKSHOPS

Guided by feedback provided from the three elected bodies, members of the project team met with staff and planning and zoning officials to determine appropriate action items, implementation steps, potential partnerships, and relevant success metrics to begin the process of enacting the strategies that were supported in the council and commission workshops. These implementation workshops resulted in the implementation matrix provided at the conclusion of this report.

Public Education Campaign

To create more wide-spread understanding of the state of housing in St. Lucie County, the project team developed a presentation and facilitation guide for distributing this information to the community. The content of the presentation relays important information such as housing-related terms; reasons housing costs are increasing; the impact of the housing environment on the community; the responsibilities and limitations of government to address housing needs; available programs and resources; and ways to support housing-related strategies.

The public education campaign will need to be a broad, long-term, and on-going effort if it is to be successful. For this reason, the project team reached out to key stakeholders with the opportunity to become housing liaisons and facilitate sessions that communicate critical information about the housing environment to the community. St. Lucie County hosted a four-hour interactive training for these housing liaisons to learn how to plan and present the housing information provided by the project team. A full summary of the public education component is provided in [Appendix C](#) at the conclusion of this report.

¹ Fort Pierce: <https://www.cityoffortpierce.com/356/Streaming-Video>
² Port St. Lucie: <https://palregister.com/Calendar.aspx>

BACKGROUND AND CONTEXT

County Overview

Located in southeastern Florida, St. Lucie County is a dynamic region known for its recent population growth, diverse transportation links, and stunning coastline. The County, with a population nearing 370,000, has experienced a remarkable 33% increase in residents since 2010, reflecting its appeal as a residential and economic hub. As of March 2023, the Port St. Lucie metro area was home to one of the largest migrations of homebuyers in the country, ranking fourth on Freddie Mac's list of the Top 10 Metro Areas with the Largest Net Migration Gains.³

In addition to large areas of unincorporated agricultural land, St. Lucie County is comprised of two major jurisdictions, Fort Pierce to the north and Port St. Lucie to the south. These two communities have vastly different histories and timelines that continue to shape their economies, communities, and housing environments. A study of the County, therefore, demands an accounting of the history of these two communities, how they have come to exist in relation to one another, and how the weight of history may impact their needs and efforts for collaboration moving forward.

Fort Pierce Overview

The City of Fort Pierce, with a population of approximately 49,000 residents, boasts a rich tapestry of history and culture. Officially incorporated in 1901, Fort Pierce experienced rapid growth and prosperity with the introduction of new railroads, which facilitated the expansion of its citrus and agricultural industries. However, from its earliest days, Fort Pierce grappled with racial segregation, confining African Americans to the Northwest area, now known as Lincoln Park—a community that remains predominantly African American. Fort Pierce still bears the imprint, both positive and negative, of its divided past and the preservation of much of its cultural legacy must be considered throughout the transformative economic boom that is expected to continue to shape this historic city.

As Fort Pierce continues to evolve, efforts around economic development signal promising opportunities for growth. Investments in the historic downtown area, the Port of Fort Pierce, and the Treasure Coast International Airport's transformation into a thriving aviation center promise to usher in a new chapter of economic vitality.

Port St. Lucie Overview

With a population of roughly 240,000 residents, the City of Port St. Lucie ranks as the sixth-largest city in Florida. Despite its size, Port St. Lucie boasts a close-knit community atmosphere that is critically important to many of its long-term residents and its appeal as a destination for thousands of vacationers and new residents. A relatively new city, Port St. Lucie had as few as 250 homes before its incorporation in 1961. By 1990, its population had reached nearly 56,000, a number that has roughly quadrupled in the 30-plus years since. Today, Port St. Lucie is home to more than 82,000 homes, 92% of which are single-family.

Port St. Lucie, it could be said, has been on a trajectory of rapid growth for most of its existence; and the last few years have been no exception. Due in large part to heavy migration from more expensive areas in South Florida and large segments of transplants coming from New England and elsewhere, the Port St. Lucie metro area was among the top-five fastest growing communities in the country in 2023. This growth has brought the competing forces of new opportunities and dramatic increases to the cost of living in the area, placing pressure on local leaders to quickly adjust to the surge in residents and plan accordingly to maintain the comforts that so many residents have come to love and that so many transplants are seeking.

³ <https://www.freddiemac.com/research/insight/20230524-top-10-metro-areas-homebuyers-are-moving-and-stay/>

Economic Context

The economy in St. Lucie County is characterized by its diversity, with key sectors including tourism, agriculture, manufacturing, and healthcare. The Port of Fort Pierce, known as a home of service and repair for mega yachts, bolsters the local economy. The healthcare industry has seen significant recent growth, with numerous hospitals and medical facilities serving a rapidly growing population of residents and visitors alike.

Agriculture remains a significant factor in the local industry mix, with cattle ranches dotting the rural landscape in the western parts of the County, many of which have replaced the once abundant citrus groves that were recently devastated by a wave of greening disease. Recent research has sparked optimism about the return of this important component to the local and state agricultural sectors. The agricultural lands have also been somewhat threatened by the westward sprawl of residential and commercial development over the past decade or so.

INDUSTRY MIX AND WORKFORCE

Ultimately, however, many of the County's residents work elsewhere, commuting primarily to Martin and Palm Beach Counties for their jobs. Commuting patterns indicate a significant net outflow of 45,714 workers from the County and into neighboring areas. In total, just over 63% of the County's working population is employed elsewhere.

FIGURE 1: COMMUTER INFLOW/OUTFLOW ANALYSIS, ST. LUCIE COUNTY, 2021



Source: OnTheMap

A majority of the County's residents live in Port St. Lucie, which was largely built as a "bedroom community" for commuters and retirees, the result is that many of the jobs and industries within the County itself are comprised on service-type occupations that cater to the needs of these residents. A majority of workers employed in St. Lucie County are concentrated in the Government (14.5%), Health Care and Social Assistance (13.8%), and Retail Trade (13.3%), and Accommodation and Food Services (9.6%) industries.

TABLE 1: TOP INDUSTRIES BY JOB COUNT (2-DIGIT NAICS) IN ST. LUCIE COUNTY
SOURCE: LIGHTCAST

Industry Description	2018 Jobs	2023 Jobs	2028 Jobs (proj.)	2018-2028 % Change
GOVERNMENT	14,448	14,535	15,460	7%
HEALTH CARE AND SOCIAL ASSISTANCE	12,762	13,879	15,147	19%
RETAIL TRADE	12,004	13,312	14,143	18%
ACCOMMODATION AND FOOD SERVICES	8,741	9,658	10,256	17%
CONSTRUCTION	6,670	8,613	9,403	41%

Transportation

St. Lucie County boasts a diverse range of transportation options, including rail, a custom-serviced international airport, and a deep-water port. These linkages support the county's growing economic activity and contribute to its status as a thriving metropolitan area. Ongoing infrastructure projects aim to accommodate the county's growing population, ensuring access to essential services and amenities for residents and businesses alike. The anticipated expansion of commercial carrier flights through the Treasure Coast International Airport presents new opportunities for a significant economic boost to the region.

Infrastructure

Providing a potential barrier to the expansion of the housing supply throughout the county is the relatively low percentage of existing wastewater infrastructure. A sewer expansion program has made significant gains in Port St. Lucie, completing over 10,000 septic to sewer conversions as of September of 2023. However, significant areas of the County, specifically those in the unincorporated areas, are still using septic systems. The County is currently developing major infrastructure improvements, including additional potable water and wastewater regional facilities and the associated lines to serve its utility service area. The current predominance of septic throughout the County is likely to create additional barriers to increasing the housing supply. For example, expanding permissions for Accessory Dwelling Units (ADUs) is a strategy that is often utilized in the creation of additional housing options. However, the widespread use of septic systems makes strategies like these less feasible in the County and the City of Port St. Lucie.

Available Funding and Legislative Opportunities

STATE FUNDING SOURCES

State Housing Initiative Program (SHIP)

The Florida State Housing Initiatives Program, or SHIP, was created in 1992 by the William E. Sadowski Affordable Housing Act. The intent of the Act was to create a dedicated source of state funding for affordable housing programs in the state. The SHIP program receives approximately two-thirds of state funding for affordable housing. The Florida Housing Finance Corporation administers SHIP, which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program is designed to assist very low-, low- and moderate-income households. SHIP funds can be used for various housing programs including new construction, rehabilitation, down payment and closing cost assistance, gap financing, and property acquisition for affordable housing. Funds are distributed to local governments on a population basis, and the state requires certain percentages of the funds be allocated towards specific activities and income thresholds. SHIP funds are available to all counties and Community Development Block Grant cities in Florida. Fort Pierce and Port St. Lucie, in addition to St. Lucie County, are eligible to receive SHIP funding.

State Apartment Incentive Loan (SAIL)

The Florida State Apartment Incentive Loan, or SAIL, program was created in 1992 by the William E. Sadowski Affordable Housing Act. The Act provides a dedicated funding source for affordable housing programs such as SAIL, which receives approximately 20% of state funding for affordable housing. The SAIL program is administered by the Florida Housing Finance Corporation and provides low-interest loans on a competitive basis to developers of affordable housing. Those eligible to receive funding include individuals, public entities, not-for-profit or for-profit organizations that propose the construction or substantial rehabilitation of multifamily units affordable to very low-income households. A project must include a minimum of 20% of all units be set aside for families earning 50 percent or less of the area median income. SAIL funding has been used in the construction of 19 multifamily housing developments in St. Lucie County to provide affordable housing to low-income county residents.

Florida Job Growth Grant Fund for Affordable Housing

The Florida Job Growth Grant Fund is an economic development program within the Florida Department of Commerce. The Fund is used to promote economic opportunity by improving public infrastructure and enhancing workforce training. The Live Local Act recently expanded the types of eligible projects for funding to include state or local public infrastructure projects to facilitate the development or construction of affordable housing. This provision is intended to sunset on July 1, 2033.

STATE LEGISLATION

Florida Community Redevelopment Act

Florida state statutes provide significant incentives that promote infill development and redevelopment and encourage the construction of housing. The Florida Community Redevelopment Act of 1969 allows local governments to create community redevelopment agencies (CRAs) that encompass areas where certain conditions such as blight exist. The local government can create a community redevelopment agency, which is an independent entity that is tasked with carrying out a community redevelopment plan. The redevelopment plan is intended to address the proposed land uses, infrastructure improvements, and affordable housing, if proposed, within the redevelopment area. The Act allows the CRA to finance redevelopment activities through tax increment financing, bonds, or other sources.

Live Local Act

In 2023, the Florida legislature enacted the Live Local Act intended to expand the supply of workforce housing in the state through an increase in statewide housing funds and through the preemption of certain local development regulations. These preemption laws allow a qualifying project, which is a multifamily or mixed-use development where 40% of the residential units are affordable to households at or below 120% of the area median income (AMI), to be built on any land zoned for commercial, industrial, or mixed-use. Additionally, the qualifying project can have the same building height as any residential or commercial project within one mile and can have the same density as the highest residential density allowed within the jurisdiction. The Live Local Act also requires that qualified project applications must be approved administratively, with no regulatory changes required. This legislation is likely to have an impact on several areas of St. Lucie County. It is important for the County and its jurisdictions to look to pair the Live Local Act with community redevelopment area plans that could allow for public improvements to coincide with new development.

The Live Local Act also greatly increased funding available for affordable housing efforts. The Act provides \$100 million for the Hometown Heroes Program, which provides downpayment assistance for eligible workers to purchase a home in the county they work in. Additionally, the Act provides an opportunity for Florida businesses to receive a tax credit by contributing to the Florida Housing Finance Corporation (FHFC). These contributions would help to provide funding for the State Apartment Incentive Loan (SAIL) program, which is intended to help fund mixed income, mixed use and infill multifamily development. The Live Local Tax Credit program caps the amount the SAIL program can receive through the tax credit at \$100 million. The Live Local Act also increased the amount of funding for the SHIP program, which provides funding for a wide variety of housing activities for low- and moderate-income families and households, by \$252 million.

RELEVANT DATA AND ANALYSIS

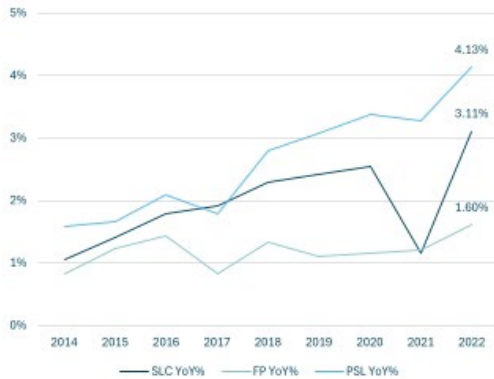
Demographic and Housing Trends

POPULATION TRENDS

Over the last ten years, the population of St. Lucie County has demonstrated steady and significant growth. The rapid migration to the area has been characterized by a combination of international migration, out-of-state transplants, and in-state relocations from high-cost regions in southeastern Florida.⁴

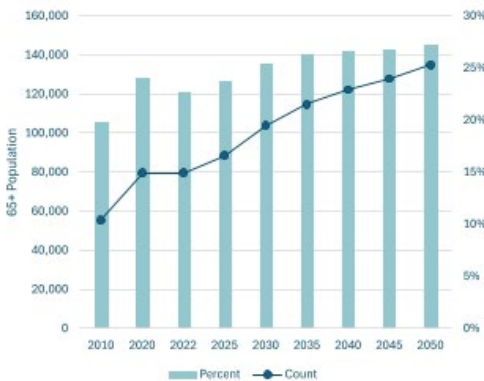
FIGURE 2. YEAR-OVER-YEAR POPULATION GROWTH

Source: ACS 5-Year Estimates



While not all of the population growth over the past few years is represented by seniors, St. Lucie County does have an aging population. Since 2010, St. Lucie County's senior population has grown by nearly 25,000, from just over 55,000 to almost 80,000. Moreover, seniors represent a larger share of the total population. In 2022, seniors accounted for 23% of the total population. By 2050, this is expected to have grown to 27%. Likely, this will present specific needs for the County's housing stock moving forward.

FIGURE 43 ST. LUCIE COUNTY SENIOR POPULATION, 2022 TO 2050
Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse



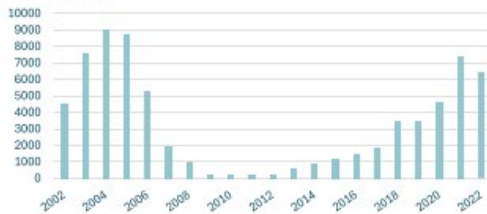
⁴ U.S. Census Bureau Population Estimates Program (2020 - 2022) and County-to-County Migration Flows (2016-2020).

RESIDENTIAL DEVELOPMENT TRENDS

St. Lucie County

Housing development throughout St. Lucie County and the municipalities therein had already begun a steady rise in the years leading up to the COVID-19 pandemic, adding over 4,000 units per year in 2018 and 2019. Development numbers then began to spike during the pandemic, approaching the number of new developments added during the significant boom years in the early 2000's. Figure 5 depicts the total year-by-year residential development within the County and its municipalities.⁵

FIGURE 4: NEW PRIVATE HOUSING STRUCTURES AUTHORIZED BY BUILDING PERMITS, ST. LUCIE COUNTY
Source: FRED St. Louis



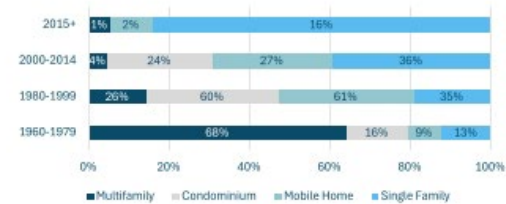
Much of the development since the year 2000 has focused on, single-family detached homes added within the Port St. Lucie municipal boundaries.

TABLE 2: RESIDENTIAL PARCELS BY YEAR BUILT
Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse

	1960-1979	1980-1999	2000-2014	2015+
SINGLE FAMILY	13,918	37,036	38,159	24,813
MOBILE HOME	427	2,782	1,235	97
CONDOMINIUM	2,320	8,765	3,454	0
MULTIFAMILY	752	291	45	14

Development of other housing types, such as mobile homes, condominiums, or multifamily properties has slowed significantly. The overwhelming majority of multifamily homes were developed prior to 2000, with just 5% being built in the years since. Largely this is due to the fact that zoning in Port St. Lucie offers significantly more opportunities for single-family development than for multifamily developments.

FIGURE 5: RESIDENTIAL PARCELS BY YEAR BUILT
Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse



⁵ For the information provided throughout this report, data and narrative referring to St. Lucie County should be assumed to reference the entirety of the areas within the County, inclusive of the incorporated areas of municipalities, unless otherwise stated.

Housing Mix

ST. LUCIE COUNTY

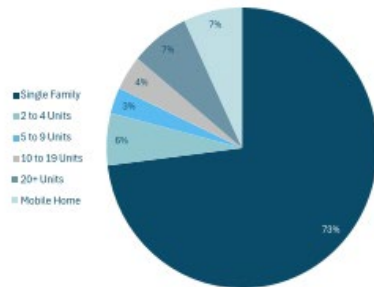
Housing in St. Lucie County is heavily skewed towards home ownership, with owner-occupied units representing the majority of housing units. This has increased slightly in the past ten years, with owner-occupied units increasing from 74.6% of occupied units in 2012 to 77.1% in 2022.

TABLE 3: HOUSING TENURE, 2022.
Source: ACS 5-Year Estimates

	St. Lucie County	Fort Pierce	Port St. Lucie
OWNER-OCCUPIED	77.1%	47.3%	82.8%
RENTER-OCCUPIED	22.9%	52.7%	17.2%

St. Lucie County's housing mix reflects the community's history of planned developments as well as the peak in demand resulting in recent years' growth. The county's housing stock is primarily comprised of over 120,000 single-family detached homes. The medium-density (2-9 units per structure) and high-density (10 or more units per structure) developments that are present in the County are more heavily concentrated in Fort Pierce. Port St. Lucie's housing stock is estimated at 91% single-family detached homes. Recent development approvals within unincorporated St. Lucie County have included a mix of single-family homes on larger lots, single-family homes on smaller lots, multifamily projects (apartments, townhomes and villas) as well as single-family projects with specific affordable/workforce housing requirements (a percentage of the units required to satisfy certain income ranges).

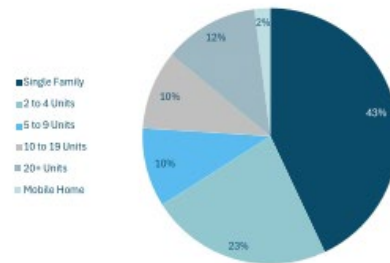
FIGURE 6: ST. LUCIE COUNTY HOUSING MIX BY TYPE, 2022
Source: ACS 5-Year Estimates



FORT PIERCE

Representative of the relative age of the two major jurisdictions in the County, housing options in Fort Pierce tend to be older with an estimated 30% of housing units built before 1970 and a majority of the housing constructed between 1970 and 2000. Fort Pierce also has a more even density mix of 43% single-family, 33% medium-density multifamily, and 21% high-density multifamily.

FIGURE 7: HOUSING MIX BY TYPE IN FORT PIERCE, 2022
Source: ACS 5-Year Estimates



The housing stock in Fort Pierce is both more affordable and in poorer condition than the more affluent areas in Port St. Lucie to the south. Fort Pierce is home to nearly all of the "naturally occurring" affordable housing in the area, meaning that the market pricing for these homes fits a regional definition of affordability without direct subsidies. However, much of this housing is in need of significant repair and significant portions of Fort Pierce's SHIP funding goes to rehabilitation projects.

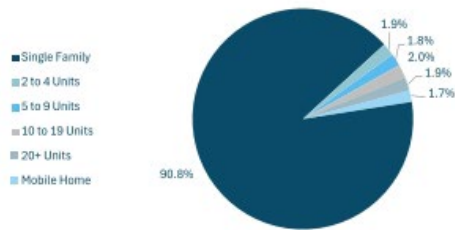
PORT ST. LUCIE

Port St. Lucie, in contrast to Fort Pierce, is a significantly newer and more affluent community with very little naturally occurring affordable units, if any. The significant population boom in the area has largely taken place in and around Port St. Lucie, and new residential developments are creeping westward into previous designated agricultural areas. The addition of the expansive, master-planned community of Tradition development has added over 5,000 homes and 12,000 residents in the past two decades, and continued development in this area is expected. As of the time of this report, the least expensive advertised home in Tradition starts at a \$366,000 purchase price.⁶

The housing stock in Port St. Lucie is made up almost entirely (91%) of single-family homes with multi-family units representing just 8% of the total housing stock. The vast majority of homes are owner-occupied, with a homeownership rate estimated at slightly over 80% in 2022.

FIGURE 8: HOUSING MIX BY TYPE IN PORT ST. LUCIE, 2022.

Source: ACS 5-Year Estimates

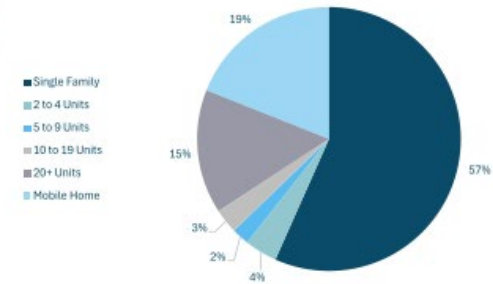


UNINCORPORATED ST. LUCIE COUNTY

In unincorporated St. Lucie County, only 57% of homes are single-family homes, which does not include the nearly one-in-five homes that fall into the category of mobile homes. The third largest group is made up of high-density structures with over twenty units per building, many of these are likely condominiums on Hutchinson Island, which is included in the unincorporated sections of the County.

FIGURE 9: HOUSING MIX BY TYPE IN UNINCORPORATED ST. LUCIE COUNTY, 2022.

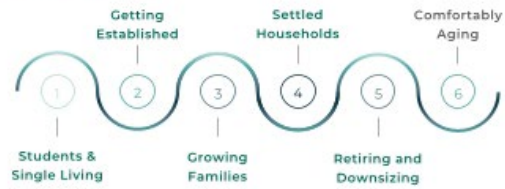
Source: ACS 5-Year Estimates



THE HOUSING LIFE CYCLE

A diverse housing mix is vital for the health and sustainability of a local economy. Whether a region is suburban or rural, affluent or low-income, a housing supply that meets a variety of needs for residents and workforce creates stability for the businesses and services that support the community. The housing life cycle is broken down into 6 stages, which provides a community and its residents the flexibility and mobility necessary to meet the needs of residents with varying incomes, lifestyles, and needs.

FIGURE 10. HOUSING LIFE CYCLE



1. "Students and Single Living" - Entry-level households		
Singles or couples in their early 20s	No children, often living with roommates	Prefer inexpensive apartments
2. "Getting Established" - First-time homebuyers and move-up renters		
Often married or cohabitating couples; mid-20s to mid-30s	Some households include children	Purchase modestly priced single-family homes or relocate to upscale rental properties
3. "Growing Families" - Move-up homebuyers		
Mostly married or cohabitating families; late 30s through 40s	Many households include children	Often purchase newer, larger, and more expensive homes from previous stage
4. "Settled Households" - Mature families, emerging empty-nesters, and never-nesters		
Typically couples in their 50s and 60s	Couples whose children have left home or couples/individuals who never had children	Many prefer owning their homes, but some consider renting at this point. Prefer lower-maintenance housing options
5. "Retiring and Downsizing" - Empty-nesters and younger independent seniors		
Typically couples and individuals in their late 60s and 70s	Couples and individuals who are able to live without significant health or lifestyle constraints	Many still prefer owning their homes, but are increasingly moving to low-maintenance options. Increasing preference for rental options
6. "Comfortably Aging" - Older seniors		
Increasing number of individuals living alone who are in their mid-70s or older	Higher percentage of females at this stage due to shorter life expectancy for males	Higher likelihood of the need to leave a single-family home due to health constraints or desire for very low-maintenance housing

Ultimately, St. Lucie County offers limited options to residents across a number of these housing life cycle stages. For example, a combination of high purchase price and the prevalence of single-family detached homes limits much of the available housing stock to “growing families” and “settled households” from the table above. Younger residents who are looking for housing (those households represented above by “students and single living” and “getting established”) are largely unable to find suitable accommodations for the needs of their households. Community members frequently share anecdotes about the inability of their children to rent or buy a home in the area. New construction has not been responding to the needs of these residents, as large developers tend to focus on the construction of luxury homes that are more likely to earn them a greater return.

Further complications can arise from not meeting the housing needs of the “retiring and downsizing” and “comfortably aging” stages. Oftentimes, a lack of downsizing housing options creates an artificial constraint on the supply of housing in an area. If seniors, many of whom may be looking to downsize, are unable to find suitable housing that meets their needs, they are likely to want to remain in the single-family homes that they raised their families in, even if those homes are larger and require more maintenance than they would otherwise prefer.

Not everyone wants to give up the privacy and comforts of a single-family home as they look to downsize, and a lack of suitable downsizing options beyond “active lifestyle” communities or independent living options can limit the turnover in the housing market that is critical for opening up existing supply. When downsizing seniors have few options available to them, the restriction on the supply that results can lead to significant spikes in housing costs as growing demand can only be met by the construction of new units.

Increasing the County’s housing supply must be understood in this context. The creation of more of the same (or bigger and better versions of the same) single-family homes does not meaningfully meet the needs of County residents and expansive single-family developments like Tradition do not create any real diversity in the area’s housing stock. St. Lucie County would benefit from the prioritization of different kinds of housing units that meet a wider variety of needs. In fact, the needs of residents at earlier and later stages of the housing life cycle can often be met with similar unit types. For example, expanding permissions for duplexes and smaller single-family homes can present new options for first-time homebuyers, downsizing seniors, and renters alike.

Zoning and land use regulations throughout St. Lucie County (incorporated and unincorporated areas) are one factor that creates barriers to broadening the mix of housing options. Another is the preference of large developers towards large, luxury homes. The County and cities should make efforts, where possible, to work with and encourage developers who are more likely to produce smaller-scale projects and possibly smaller homes.

In summary, limited variety in the housing supply leads to higher costs by restricting the existing housing supply and creating an imbalance between what is needed and what is available. The costs of all housing types will increase due to this imbalance, and quite often the result is a community that will struggle to grow equitably until the seniors who occupy much of the existing housing are forced to leave it as opposed to having options that allow them options for comfortably aging in their own communities.

Housing Costs

As this report demonstrates, there are a number of factors that are leading to a steep rise in housing costs throughout St. Lucie County. Population boom and limited housing variety are leading to significant imbalances between the demand for housing and the supply of it. Added to these factors are other issues such as increased cost of construction, increased land costs, and property taxes resulting from increase land and property values, stronger and more damaging storms, and the related rise in insurance and maintenance costs. The repercussions of rising housing costs can be felt throughout the community, with 60% of respondents to the public opinion survey reporting difficulty affording their housing cost in the last year. Moreover, the cost to buy or rent a home were some of the most commonly reported reasons why survey participants were considering moving out of the County. If left unaddressed, the affordability crisis will continue to grow, and the impact on the community will be significant, impacting the community atmosphere, businesses, and economic growth of the County.

PURCHASE PRICE TRENDS

The median home sale price in St. Lucie County has risen by nearly 75% over the last five years, from January 2019 to January 2024. Moreover, since the start of the Covid-19 pandemic, the median purchase price has increased by over \$140,000. While sales prices appear to have plateaued recently, year-over-year growth remains positive, meaning that prices are higher than they were a year before.

FIGURE 11: MEDIAN HOME SALE PRICE BY MONTH, JANUARY 2019 TO JANUARY 2024.

Source: Redfin Market Insights



Moreover, while the median value of owner-occupied homes increased by 83% from 2017 to 2022, the median household income increased by 40% over the same time period, making homeownership increasingly out of reach for existing St. Lucie County residents.⁷ Figure 11 displays these increases for St. Lucie County and for the cities of Fort Pierce and Port St. Lucie.

⁷ 2017 and 2022 American Community Survey 5-Year Estimates.

Fort Pierce

The median purchase price in Fort Pierce has increased by 71% over the past five years, from \$172,500 to \$295,000. However, there is some variation by home size, with one-bedroom homes experiencing a notable decrease of 26.2% in sale price compared to the previous year. Two-bedroom and four-bedroom homes saw similar, modest increases of 2.3% and 1.1%, respectively. Three-bedroom homes witnessed a significant rise of 12.3% and 5+ bedroom homes saw a notable increase of 7.8%.⁸

Fort Pierce has seen some new developments in recent years. Of the residential parcels that have been developed in the last five years, about 97% have been for single-family homes. These homes provide options in a range of sizes, with equal percentages being less than 1,400 square feet of finished space and more than 3,000 square feet.

TABLE 4: NEW (2017 TO 2023) SINGLE-FAMILY HOMES BY FINISHED AREA IN FORT PIERCE

Source: St. Lucie County Property Appraiser Real Estate Property Search

Finished Area (sq. feet)	Percent of New Single-Family Homes
LESS THAN 1,400	14%
1,400 TO 1,799	34%
1,800 TO 2,399	29%
2,400 TO 2,999	9%
3,000 TO 3,999	14%
4,000 OR MORE	0%

Port St. Lucie

As mentioned above, much of the population growth has been concentrated in Port St. Lucie. Due to the growth in population, Port St. Lucie has added a significant amount of new housing stock in recent years. Over 99% of the residential parcels developed in the last five years have been for single-family homes. A vast majority of these new developments are single-family homes. These single-family homes tend to be larger, with just 3% having less than 1,400 square feet of finished area. Moreover, 72% are 1,800 square feet or larger.

TABLE 5: NEW (2017 TO 2023) SINGLE-FAMILY HOMES BY FINISHED AREA IN PORT ST. LUCIE

Source: St. Lucie County Property Appraiser Real Estate Property Search

Finished Area (sq. feet)	Percent of New Single-Family Homes
LESS THAN 1,400	3%
1,400 TO 1,799	25%
1,800 TO 2,399	55%
2,400 TO 2,999	14%
3,000 TO 3,999	3%
4,000 OR MORE	0%

⁸ Change in median sale price by bedroom count data as of January 2023. Source: Fort Pierce Housing Market Report, Rocket Homes. <https://www.rockethomes.com/real-estate-trends/fort-pierce>.

Given the size of these homes, it's not surprising that of the three geographies, Port St. Lucie experienced the largest increase in median home sale price, rising from \$222,000 in January 2019 to \$399,450 in January 2024, an increase of 80%. In January 2024, the housing inventory in Port St. Lucie saw notable changes in various bedroom types compared to the previous month. The inventory of 1-bedroom homes experienced a substantial increase of 100%, while 2-bedroom homes saw an uptick of 11.7%. Similarly, 3-bedroom homes witnessed a notable rise of 18.3%, followed by a 13.2% increase in 4-bedroom homes. Additionally, 5+ bedroom homes saw a significant increase of 18.4%.⁹ These findings are according to a housing report conducted by Rocket Homes.

Unincorporated St. Lucie County

Over the past five years, about 96% of residential parcels were developed for single-family homes, with an additional 4% being developed for mobile homes. The single-family homes developed in Unincorporated St. Lucie County tend to be smaller, with over being less than 1,800 square feet.

TABLE 6: NEW (2017 TO 2023) SINGLE-FAMILY HOMES BY FINISHED AREA IN UNINCORPORATED ST. LUCIE COUNTY

Source: St. Lucie County Property Appraiser Real Estate Property Search

Finished Area (sq. feet)	Percent of New Single-Family Homes
LESS THAN 1,400	6%
1,400 TO 1,799	46%
1,800 TO 2,399	27%
2,400 TO 2,999	11%
3,000 TO 3,999	6%
4,000 OR MORE	3%

⁹ Source: Port St. Lucie Housing Market Report, Rocket Homes.
<https://www.rockethomes.com/real-estate-trends/9/port-st-lucie>



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RENTAL COSTS TRENDS

Much like the upward trend seen in purchase prices over the past five years, rental costs have also grown, although the growth has been more tempered than in the for-sale market. From 2013 to 2022, rental prices grew steadily throughout the County. In 2023, the market asking rent decreased slightly, providing some relief to renter households in the County. This slowdown may be due in part to the increase in rental supply, as over 2,500 new units entered the rental market during this time period. Despite the recent decrease in rent, the market asking rent is still up by 25% over the past five years.

Alongside overall growing costs, the supply of lower cost, "naturally affordable" rentals has decreased since 2017. In 2017, units with gross rents less than \$1,000 per month represented 40% of the rental supply. In 2022, rentals at that same price point comprised just 22% of the rental stock in the County.

FIGURE 12: MARKET ASKING RENT PER UNIT
Source: CoStar



FIGURE 13: RENTAL HOUSING UNITS BY GROSS RENT, 2017 TO 2022
Source: ACS 5-Year Estimates



INSURANCE

The property and casualty insurance has been in turmoil in Florida for the past few years, with multiple major insurers leaving the state, with the increased risk of extreme weather events and overly litigious environment frequently cited as the drivers. In addition to insurers leaving the state, five property and casualty insurance companies went insolvent between 2022 and 2023.¹⁰ With limited options, homeowners are left holding the bill for costly insurance, with costs continuing to rise. In discussions with stakeholders, rising insurance costs were consistently noted as a barrier to housing affordability, with the cost of home/renters insurance being the most frequently reported reason why public opinion survey participants were considering moving out of St. Lucie County. In the County, the average insurance premiums for homeowners, regardless of the type of home, have increased by over 70% in the past five years.

TABLE 7. AVERAGE INSURANCE PREMIUMS IN ST. LUCIE COUNTY, 2018 AND 2023.
Source: Florida Office of Insurance Regulation Quarterly Supplemental Report; calculations by TPMA

	2018 Q4	2023 Q4	% Change in Premium
CONDOMINIUM UNIT OWNERS	\$890	\$1,541	73%
HOMEOWNERS (EXCLUDING TENANT AND CONDO) - OWNER	\$1,811	\$3,090	71%
TENANTS	\$225	\$199	-12%
MOBILE HOMEOWNERS	\$1,245	\$2,165	74%

While insurance costs are a significant barrier to housing affordability, these are challenges that must be addressed at the state and/or federal level. In recent years, the Florida legislature has undertaken sweeping insurance reform, to try to alleviate the strain on Florida homeowners. These include, but are not limited to:

- Increased accountability and oversight of insurance companies, including prohibiting officers and directors of insolvent insurance companies from receiving a bonus (Senate Bill 7052, Senate Bill 2A);
- The expansion of damage mitigation discounts for policyholders (House Bill 799);
- Changes to the bad faith framework to reduce frivolous litigation (House Bill 837, Senate Bill 2A);
- Establishment and expansion of eligibility for the My Safe Florida Home Program (Senate Bill 2D, House Bill 881);
- Establishment of the Florida Optional Reinsurance Assistance Program for the 2023 hurricane season (Senate Bill 2A) and the Reinsurance to Assist Policy program (Senate Bill 2D);
- Prohibiting insurance companies from denying coverage solely based on roof age if the roof is less than 15 years old or is determined to have at least 5 years of useful life (Senate Bill 2D).

Six new insurers are expected to enter the Florida market in the first quarter of 2024, an early indicator of change to the market.¹¹ However, it remains to be seen if these changes will have a meaningful impact on affordability for homeowners.

10 "Insolvency Reports," Florida Department of Financial Services. <https://myfloridafco.com/division/receiver/companies/insolvency-reports>

11 "Florida Insurance Update as Homeowners Receive 'Very Positive' News," Newsweek. <https://www.newsweek.com/florida-insurance-update-homeowners-receive-very-positive-news-1864258>

COST BURDEN

The U.S. Department of Housing and Urban Development (HUD) has established a nationwide metric to determine the level of housing affordability. Using this metric, households that spend more than 30% of their household income on housing costs (including mortgage, rent, taxes, insurance, and/or utilities) are considered to be “cost burdened,” which can lead to difficulty affording other necessities, such as food, clothing, transportation, or medical care.

St. Lucie County

In 2022, one-third of St. Lucie County households are considered cost burdened. While this is a decrease from 2017, this should be interpreted with caution; this could be indicative of an increase in affordable units, or a signal that lower-income residents are being driven out of the County due to high housing costs. Broken down by tenure, 27% of owner-occupied households are considered cost burdened, compared to 54% of renter households. However,

TABLE 8: COST BURDEN BY TENURE, ST. LUCIE COUNTY
Source: ACS 5-Year Estimates

Household Type	2017	2022
ALL HOUSEHOLDS	36%	33%
OWNER-OCCUPIED	28%	27%
RENTER-OCCUPIED	59%	54%

Housing cost burden varies considerably by income, with low-income renters facing the highest incidence of cost-burden. Regardless of tenure, the percentage of households that are cost burdened decreases significantly when annual household incomes are at least \$75,000.

FIGURE 14: COST-BURDEN BY HOUSEHOLD INCOME AND TENURE, ST. LUCIE COUNTY, 2022
Source: ACS 5-Year Estimates



Fort Pierce

Much like the County as a whole, the overall incidence of cost burden has decreased in Fort Pierce. Notably, the percentage of cost burdened owner-occupied households increased, which may be an indication of a growing affordability crisis.

TABLE 9: COST BURDEN BY TENURE, FORT PIERCE
Source: ACS 5-Year Estimates

Household Type	2017	2022
ALL HOUSEHOLDS	47%	42%
OWNER-OCCUPIED	27%	31%
RENTER-OCCUPIED	66%	51%

Similarly, the incidence of cost burden varies significantly by household income, with over 70% of households making less than \$50,000 per year being cost burdened.

FIGURE 15: COST-BURDEN BY HOUSEHOLD INCOME AND TENURE, FORT PIERCE, 2022
Source: ACS 5-Year Estimates



Port St. Lucie

While the incidence of cost burden is decreasing throughout the County, regardless of tenure, Port St. Lucie deviates slightly from this trend. Owner-occupied households experienced about two percentage point decrease in the rate of cost burden. However, renter-occupied households had a two percentage point increase in the incidence of cost burden, increasing from 56% of renter households to 58% of renter households.

TABLE 10. COST BURDEN BY TENURE, PORT ST. LUCIE

Source: ACS 5-Year Estimates

Household Type	2017	2022
ALL HOUSEHOLDS	36%	33%
OWNER-OCCUPIED	30%	28%
RENTER-OCCUPIED	56%	58%

As with the County as a whole and Fort Pierce, the incidence of cost burden varies by household income. However, even as incomes rise in Port St. Lucie, the high rate of cost burden persists, not decreasing to less than half of households until the \$50,000 to \$74,999 income bracket.

FIGURE 1a. COST-BURDEN BY HOUSEHOLD INCOME AND TENURE, PORT ST. LUCIE, 2022

Source: ACS 5-Year Estimates



Economic Impact

As discussed above, the St. Lucie County industry mix is diverse, with core industry clusters centering around tourism, agriculture, manufacturing, and healthcare. In order to sustain the growth of the local economy, the housing supply must cater to the needs of these workers, in addition to the housing needs of retirees and residents working outside the County. If these needs aren't met, the consequences for the business community could be dire.

The effects of the lack of affordable housing and homogeneous housing mix can already be felt by business owners, as indicated in a survey of St. Lucie County business owners, conducted by the St. Lucie County Chamber and the St. Lucie Economic Development Corporation. In this survey, nearly half of business owners indicated that their business operations have already been impacted by the lack of affordable workforce housing. Moreover, nearly three-quarters of respondents expected their operations to be impacted in the future.

TABLE 11. EFFECT OF THE LACK OF AFFORDABLE WORKFORCE HOUSING ON BUSINESS OPERATIONS

Source: Survey of business owners, St. Lucie County Chamber & St. Lucie Economic Development Corporation

	Business operations have been impacted	Business operations will be impacted in the future
YES	49%	72%
NO	38%	17%
DON'T KNOW	14%	11%

In open-ended comments, respondents shared that they struggle with employee recruitment, attraction, and retention due to the high housing prices and the availability of housing. Without intervention, these issues will become increasingly severe, causing workers to find housing elsewhere, creating a risk to the local economy.

WORKFORCE AFFORDABILITY

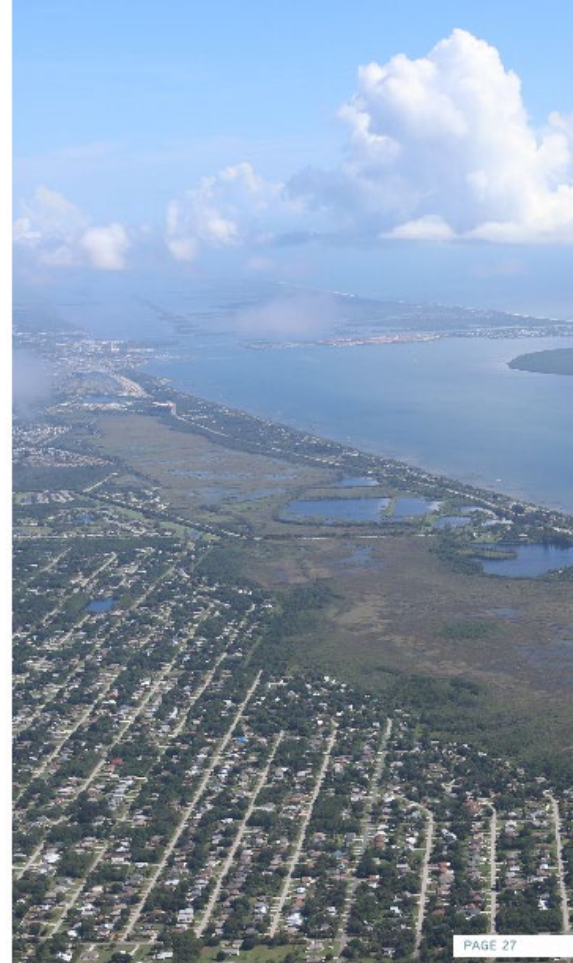
Much of the County's workforce is largely centered around service-type occupations and businesses that cater to the relatively affluent, suburban communities that make up the County, such as those in Port St. Lucie. These service occupations tend to be lower-earning and, as a result, are more likely to be cost burdened and/or priced out of the local housing market.

Affordability for Common Occupations

The ten most common occupation in St. Lucie County, and their corresponding earnings, can be seen in Table 7. Importantly, the median annual earnings for all but two of these occupations is below \$40,000 per year, with the three most common jobs with median annual earnings below \$30,000.

TABLE 12: MOST COMMON OCCUPATIONS (5-DIGIT SOC) IN ST. LUCIE COUNTY
Source: Lightcast 2024.1

Description	2018 Jobs	2023 Jobs	2028 Jobs	Median Annual Earnings
RETAIL SALESPERSONS	2,929	2,986	3,198	\$28,376
CASHIERS	2,299	2,653	2,741	\$25,835
FAST FOOD AND COUNTER WORKERS	2,974	2,336	2,498	\$23,637
STOCKERS AND ORDER FILLERS	1,135	2,251	2,476	\$30,705
CUSTOMER SERVICE REPRESENTATIVES	2,302	2,218	2,217	\$33,908
LANDSCAPING AND GROUNDSKEEPING WORKERS	1,831	2,190	2,228	\$30,917
OFFICE CLERKS, GENERAL	2,172	2,023	2,061	\$36,495
WAITERS AND WAITRESSES	1,942	1,896	1,985	\$27,505
GENERAL AND OPERATIONS MANAGERS	1,081	1,594	1,743	\$76,259
REGISTERED NURSES	1,730	1,490	1,633	\$74,000



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To provide further insight into the relationship between the most common occupations and housing affordability, the project team calculated the housing affordability ceiling, the maximum monthly amount that could be paid without being cost burdened as well as the percentage of monthly income, based on reported annual earnings which would need to be spent to rent a one-bedroom and two-bedroom apartment in St. Lucie County.¹² Retail salespersons, cashiers, fast food & counter workers, stockers & order fillers, customer service representatives, landscaping & groundskeeping workers, office clerks, and waiters & waitresses would need to spend at least half of their monthly income to afford a one-bedroom rental, without considering the cost of utilities. For those occupations, renting a two-bedroom apartment is even more out of reach, requiring at least 60% of their monthly income.

TABLE 13: PERCENT OF MONTHLY INCOME FOR MARKET ASKING RENT AND HOUSING AFFORDABILITY CEILING FOR THE MOST COMMON OCCUPATIONS IN ST. LUCIE COUNTY
Source: Lightcast 2024.1, CoStar; calculations by TPMA

Description	1 Bedroom	2 Bedroom	Monthly Housing Affordability Ceiling
RETAIL SALESPERSONS	64%	77%	\$709
CASHIERS	71%	85%	\$646
FAST FOOD AND COUNTER WORKERS	77%	93%	\$591
STOCKERS AND ORDER FILLERS	59%	71%	\$768
CUSTOMER SERVICE REPRESENTATIVES	54%	65%	\$848
LANDSCAPING AND GROUNDSKEEPING WORKERS	59%	71%	\$773
OFFICE CLERKS, GENERAL	50%	60%	\$912
WAITERS AND WAITRESSES	66%	80%	\$688
GENERAL AND OPERATIONS MANAGERS	24%	29%	\$1,906
REGISTERED NURSES	25%	30%	\$1,850

¹² This is calculated as 30% of monthly median income, calculated by dividing the median annual earnings by 12.

Affordability for Growth Occupations

There is significant variability in the median annual earnings for the top growing occupations in St. Lucie County, ranging from \$25,835 per year to \$76,259 per year. Recent economic development wins are likely to result in the continuing growth of workers in warehousing and transportation occupations. However, even with the advertised average salary in the \$50,000 range, workers are likely to find significant difficulty in finding affordable housing options near their jobs.

TABLE 14: HIGHEST GROWTH OCCUPATIONS (NET CHANGE) (5-DIGIT SOC) IN ST. LUCIE COUNTY
Source: Lightcast 2024.1

Description	2018 Jobs	2023 Jobs	2028 Jobs	Net Change, 2018 to 2023	Median Annual Earnings
STOCKERS AND ORDER FILLERS	1,135	2,251	2,476	1,116	\$30,705
LIGHT TRUCK DRIVERS	609	1,186	1,493	577	\$36,308
GENERAL AND OPERATIONS MANAGERS	1,081	1,594	1,743	512	\$76,259
COOKS, FAST FOOD	130	598	597	467	\$25,203
LANDSCAPING AND GROUNDSKEEPING WORKERS	1,831	2,190	2,228	359	\$30,917
CASHIERS	2,299	2,653	2,741	353	\$25,835
HEAVY AND TRACTOR-TRAILER TRUCK DRIVERS	841	1,178	1,311	338	\$42,570
CLINICAL LABORATORY TECHNOLOGISTS AND TECHNICIANS	145	415	470	270	\$53,920
LABORERS AND FREIGHT, STOCK, AND MATERIAL MOVERS, HAND	911	1,146	1,365	234	\$30,479
JANITORS AND CLEANERS, EXCEPT MAIDS AND HOUSEKEEPING CLEANERS	1,023	1,254	1,394	231	\$27,282

Of the ten occupations with the largest increase in jobs in the past five years, only one can afford a one- or two-bedroom apartment in St. Lucie County and spend less than 30% of their monthly income. Workers in the occupation that's seen the largest amount of growth, stockers and order fillers, would need to spend nearly 60% of their monthly income to afford a one-bedroom apartment in the County, without considering the cost of utilities.

TABLE 15: PERCENT OF MONTHLY INCOME FOR MARKET ASKING RENT AND HOUSING AFFORDABILITY CEILING FOR THE HIGHEST GROWTH OCCUPATIONS IN ST. LUCIE COUNTY

Source: Lightcast 2024.1, CoStar; calculations by TPMA

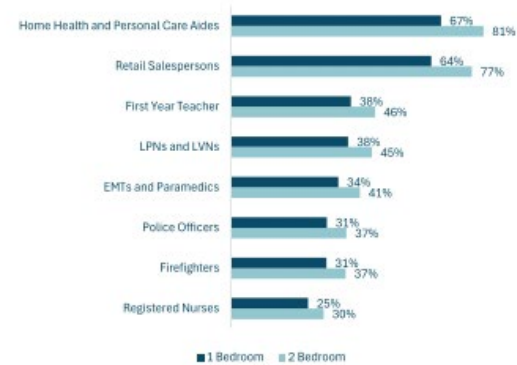
Description	1 Bedroom	2 Bedroom	Monthly Housing Affordability Ceiling
STOCKERS AND ORDER FILLERS	59%	71%	\$768
LIGHT TRUCK DRIVERS	50%	60%	\$908
GENERAL AND OPERATIONS MANAGERS	24%	29%	\$1,906
COOKS, FAST FOOD	72%	87%	\$630
LANDSCAPING AND GROUNDSKEEPING WORKERS	59%	71%	\$773
CASHIERS	71%	85%	\$646
HEAVY AND TRACTOR-TRAILER TRUCK DRIVERS	43%	52%	\$1,064
CLINICAL LABORATORY TECHNOLOGISTS AND TECHNICIANS	34%	41%	\$1,348
LABORERS AND FREIGHT, STOCK, AND MATERIAL MOVERS, HAND	60%	72%	\$762
JANITORS AND CLEANERS, EXCEPT MAIDS AND HOUSEKEEPING CLEANERS	67%	80%	\$682

Affordability for Essential Workers

As discussed above, workers in many of St. Lucie County's most common and fastest growing occupation are likely to have difficulty affording housing within the County. This can reduce worker availability, putting a strain on the County's businesses. However, workers of other occupations are affected by the high housing costs found throughout the County. As seen in Figure 21, essential workers from many different industries, including healthcare workers, teachers, police officers, and firefighters, would need to spend more than 30% of their income on rent for a one- or two-bedroom rental. Failing to provide affordable housing locally for these critical positions can decrease the responsiveness of critical services within the County.

FIGURE 17: PERCENT OF MONTHLY INCOME FOR 1-BEDROOM AND 2-BEDROOM MARKET ASKING RENT IN ST. LUCIE COUNTY.

Source: Lightcast 2024.1, CoStar



Data and Analysis Summary

ST. LUCIE COUNTY

Rapid growth and aging population

- 18% growth between 2010 and 2020
- 1 in 5 residents over age 70 by 2040

High demand for continued residential development

- Over 25,000 residential structures built since 2018
- Expected demand for 34,240 additional new units by 2033

Limited diversity in housing mix

- 44% of housing stock built since 2000
- 82% of all homes are single-family

Housing increasingly expensive

- Median Sale Price:
 - Jan 2022 – Jan 2024: \$41,000 (12%) increase
 - Jan 2019 – Jan 2024: \$163,000 (74%) increase
- \$286/mo. increase in effective rent 2020-2022

Housing is unaffordable for many residents

- 44% of households are cost burdened (more than 30% of household incomes spent on housing costs)
- Deficit of affordable households at 60% of AMI: -4,789 (2019 estimate)

Housing costs are affecting the broader community

- 49% of businesses responded that housing costs are impacting operations (71% say it will impact operations in the future)

FORT PIERCE

13.7% population growth 2010-2020

1 in 6 residents over age 70 by 2040

47% homeownership rate

18% of housing stock built since 2000

45% of housing units are single-family

42% of households are cost burdened

Housing increasingly expensive

- Median Sale Price:
 - Jan 2022 – Jan 2024: \$55,000 (23%) increase
 - Jan 2019 – Jan 2024: \$122,500 (71%) increase

PORT ST. LUCIE

24.5% population growth 2010-2020

1 in 5 residents over age 70 by 2040

80% homeownership rate

#4 nationally in net homebuyer migration 2020-2022

49% of housing stock build since 2000

92% of housing units are single-family

33% of all households are cost burdened

Housing increasingly expensive

- Median Sale Price:
 - Jan 2022 – Jan 2024: \$48,500 (14%) increase
 - Jan 2019 – Jan 2024: \$177,450 (80%) increase

FURTHER FINDINGS AND ANALYSIS

Housing Demand Estimates

DEFICIT IN HOUSING FOR LOW-INCOME HOUSEHOLDS

Residents earning lower incomes within the County face significant challenges in affording suitable housing, with a notable portion of their income allocated to housing expenses. The Florida Housing Data Clearinghouse provides estimates of the surplus or deficit of affordable and available rental units. In the Port St. Lucie MSA, the existing deficit for those with incomes less than or equal to 60% of the area median income is nearly 10,000 units. While this provides some understanding of the existing affordability crisis for low-income residents, this is an underestimate of the problem as a whole, as it does not include owner-occupied or for-sale units. It is also important to note that the Port St. Lucie MSA extends beyond the boundaries for St. Lucie County and into area of Martin County.

TABLE 16: ESTIMATED AFFORDABLE HOUSING DEFICIT IN THE PORT ST. LUCIE MSA

Source: Shinerberg Center for Housing Studies, Florida Housing Data Clearinghouse

	0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI
AFFORDABLE UNIT DEFICIT	6,425	8,045	9,155	9,611

PROJECTED DEMAND FOR NEW UNITS

Results from TPMA's Housing Demand model, as detailed in the Methodology section, estimate demand for an additional 16,598 units by the end of 2028, and a total of 34,240 units.

TABLE 17: PROJECTED HOUSING DEMAND BY TENURE

Source: Esri Population Projections, TPMA Calculations

Estimated 5-Year Demand		Estimated 10-Year Demand	
New For-Sale Units	New For-Rent Units	New For-Sale Units	New For-Rent Units
11,808	4,790	24,358	9,882
Total Estimated Demand for New Units		34,240	

While adding additional units may ease some of the mismatch between housing supply, other steps will need to be taken to correct the imbalances in the current housing market. The housing supply needs to have options for different income levels, lifestyles, and preferences, giving choices to those at all stages of the housing life cycle. If housing demand continues to outpace supply, and new supply continues to perpetuate the existing gaps in the housing market, St. Lucie County residents will be left with rising costs and insufficient housing choices.

Defining Housing Affordability

The U.S. Department of Housing and Urban Development (HUD) and the Florida Housing Finance Corporation (FHFC) set a variety of thresholds for the purposes of defining affordability and income limits for various housing programs and services. The formulas used to calculate these thresholds use percentages that are established for the entire nation that are then applied to regional income metrics that are adjusted yearly. In general, income limits are calculated based on the determination that a household should not spend more than 30% of their household income on housing costs (which can include mortgage, rent, insurance, and utilities).

Using the most recent U.S. Census Bureau Estimates for St. Lucie County, Table 14 displays the annual income thresholds for different income brackets as percent of the County's median income.

TABLE 18: AMI SUMMARY FOR ST. LUCIE COUNTY (2022)

Source: ACS 5-Year Estimates 2017-2022, TPMA Calculation

	Household Income
30% AMI	\$19,846
50% AMI	\$33,077
60% AMI	\$39,692
80% AMI	\$52,923
100% AMI	\$66,154
120% AMI	\$79,385

These definitions and thresholds are important for determining who qualifies for certain subsidies. They are also often used in decisions around inclusionary zoning, for example, as these ordinances often use these calculations to determine the sale price or rent that can be applied to the dedicated affordable units that are to be included as part of a new development.

Communities throughout the state often use these HUD/FHFC definitions in their own codes to ensure that local definitions do not contradict those used for federal programs. This is something the communities in St. Lucie County should consider for consistency across local, state, and federal programs. Such is the case with St. Lucie County, which uses similar thresholds and adds terminology commonly associated with incomes relating to these various percentages.

The Florida Statutes define households as very-low-income, low-income, moderate-income, and workforce based on the percent of AMI. A “low-income household” is defined as earning 50%-80% of AMI. “Workforce housing” is defined as affordable for households earning between 80%-120% of AMI. Using these definitions, Figure 22 presents calculations based on ACS 5-Year Estimates from 2022, which listed the County’s AMI as \$66,154.¹³

TABLE 19: HOUSING AFFORDABILITY BRACKETS

Source: County LDC Definitions, ACS 5-Year Estimates, Lightcast, TPMA Calculations

Income Bracket	% AMI (\$66,154)	Estimated Households	% of households	Maximum Monthly Costs	Maximum Annual Costs
VERY LOW INCOME	< 50%	31,345	24.79%	\$827	\$9,923
LOW INCOME / AFFORDABLE	50% - 80%	27,851	22.03%	\$1,323	\$15,877
WORKFORCE	80% - 120%	17,572	13.90%	\$1,985	\$23,815
MARKET RATE	> 120%	49,675	39.29%	-	-

Using the definitions, only 2 in 5 households can comfortably afford market rate housing (anything over 120% of AMI) in St. Lucie County. The next largest group, nearly a quarter of all households, would fall under the 50% AMI threshold. More than one-in-five households in the County need “low-income housing.” Perhaps most importantly, the segment that qualifies as “workforce” households make up less than 14% of all households in the county. Much of the County’s actual workforce earns far less.

According to these estimates, housing that is developed specifically for those in the “workforce” housing bracket (80%-120% AMI) will not meet the housing needs of nearly 47% of the County’s families; and units that are developed for families earning up to 120% AMI (as is the case in the Oak Ridge Ranches development¹⁴) only target those at the very top of this bracket’s affordability range.

Creating housing for these vast segments of the County’s population will require significant effort and partnerships. Even inclusionary zoning practices, which are listed among the recommendations at the conclusion of this report, will need to focus not on this “workforce” housing bracket, but rather on the very low- and low-income brackets to make a meaningful impact on the affordability crisis facing the County.

¹³ The County’s AMI as estimated by the ACS differs from the 2023 number used by HUD because the latter uses the Port St. Lucie MSA to calculate AMI. However, as rest of these calculations use 2022 ACS 5-Year Estimates, that is the AMI used for these calculations. Using ACS figures is more likely to understate the affordability issues present here, as opposed to overstating them.

¹⁴ The Oak Ridge Ranches PUD is discussed in more detail in the Impact of Zoning section of this report.

Impact of Zoning

RESIDENTIAL ZONING

A review of zoning policies in Fort Pierce and Port St. Lucie can give insight into the two cities’ contrasting approaches to residential development, particularly in accommodating a variety of housing types and densities.

Fort Pierce

Fort Pierce offers a number of residential zones that offer a range of permitted uses and densities, including single-family zones with conditional use permissions for duplexes, townhouses, multi-dwelling buildings. Around 40% of the residential area in Fort Pierce is zoned for multi-family development of a variety of densities. The highest density multifamily zones permit 15 units per acre, but there are very few of these districts in the city. Single-family zones permit a range of low (four units per acre), intermediate (five units per acre), and moderate (six units per acre) density. An interactive zoning map for Fort Pierce can be found here: <https://www.cityoffortpierce.com/1089/Planning-and-Zoning-Map>.

Port St. Lucie

Port St. Lucie also has zoning districts for a variety of single- and multi-family uses. However, multifamily districts make up only 1.09% of areas zoned for residential use. Port St. Lucie has considerably more land devoted to Planned Unit Development districts, for which use permissions vary by individual district. Single-family zones do not list duplexes or townhomes as conditional uses, although the most common single-family zone does permit commercial parking in approved cases. An interactive zoning map for Port St. Lucie can be found here: <https://pslgis.maps.arcgis.com/apps/webappviewer/index.html?id=954ca0870d546d780f4388e32662aef6>.

Minimum Living Area in Port St. Lucie

A vast majority of residential zones in Port St. Lucie are categorized as RS-2 single-family zones. Beginning in June of 1996, RS-2 zones require a minimum living area of 1,200 square feet. A review of current listings on real estate websites shows that a conservative estimate for the market value of a single-family detached home in Port St. Lucie is about \$250/sq. ft. While surely this was not the original intention of the ordinance, the result of this policy is that single family homes that could sell for less than \$300,000 are effectively outlawed in Port St. Lucie.

Many affluent communities across the country have single-family neighborhoods that offer a variety of housing types and sizes. Smaller single-family homes should not be viewed as a blight on a community, but rather as opportunities for first-time homebuyers and downsizing seniors. They offer homeownership potential for one-person households or those getting started in their careers or for the next generation of Port St. Lucie residents and essential services workers.

Smaller single-family homes can be built to match the design and aesthetics of the surrounding neighborhood and are among a variety of opportunities to infuse greater density that will likely find more support among community members. Finally, small single-family homes will not bring down property values for the homes around them. Many cottage communities, for example, are in very high demand and have high market values. Port St. Lucie is actually home to some very high-priced small homes in the Motorcoach Resort of St. Lucie West. Permitted because they are in a Planned Unit Development (PUD), these casitas are often built between 500-700 square feet of living space and their current value is around \$800,000. While these casitas are not intended to be full-time residences, there are many examples throughout the country of homes this size that do function for full-time residency.

HOUSING MIX AND ECONOMIC SUSTAINABILITY

In a 2018 article in the *Journal of Planning Education and Research*, researchers explored foreclosure rates resulting from the 2008 housing crisis and discovered that “neighborhoods with less housing diversity... have higher foreclosure and sales rates.”¹⁵ While the full study has a number of findings that are pertinent to this report (including the importance of downsizing options for seniors on economic sustainability), the correlation between low diversity of housing stock and the economic instability associated with high foreclosure rates should concern elected officials in Port St. Lucie.

In 2004, Port St. Lucie was among the fastest growing cities in America with a 12% growth rate over a 12-month period.¹⁶ In 2008, the first year of the housing crisis, Port St. Lucie households saw 10,000 foreclosures. Two years later, in 2010, the city was still suffering with the 16th-highest foreclosure rate among America cities.¹⁷ While Port St. Lucie was not a part of the 2018 article mentioned above, these local results would seem to support the authors’ findings that areas with low housing diversity were at the greatest risk of high foreclosure rates.

15. Chakraborty, A., & McMillan, A. (2022). Is Housing Diversity Good for Community Stability? Evidence from the Housing Crisis. *Journal of Planning Education and Research*, 42(2), 150-161. <https://doi.org/10.1177/0739456X18810287>
 16. http://www.cityofpsl.com/statistics/quick_facts_population.html#:~:text=Port%20St%20Lucie%20Florida%20had%20the%20fastest%20growth%20rate%20in%202004,2008
 17. <https://www.forbes.com/sites/morganfreeman/2011/10/26/the-worst-cities-for-foreclosures-in-2010/?sh=6>

In 2017, when Port St. Lucie was again beginning to show significant growth rates, the percentage of single-family detached homes was estimated at 87.3%.¹⁸ Between 2017 and 2023, according to data from the St. Lucie County Property Appraiser’s Office, 99% of all newly constructed residential parcels were for single-family detached homes. As a result, the percentage of single-family detached homes had increased to 87.7%.

Researchers also found that “if a city overzones for high-priced units, new residents may be forced to purchase houses above their means, thereby increasing their exposure to risks of economic downturn.” According to Port St. Lucie’s City Ordinances, single-family homes built after 1996 must have a minimum size of 1,200 sq. ft. of living space, eliminating the possibility for a wider variety of homes, and essentially setting a minimum value for a newly built home relative to the market. Were ordinances like these not part of the city’s code, smaller and therefore less expensive units would be permitted and allow a greater diversity of housing stock.

INCLUSIONARY ZONING

One effective way of adding affordable housing units is through a policy approach known as inclusionary zoning. Inclusionary zoning is a practice that either requires or incentivizes developers to include dedicated affordable units within new developments. Examples of incentive packages might include density bonuses, reduction of parking requirements, relaxing of height requirements, expedited permitting, and fee waivers.

Evidence across Florida and throughout the country shows that incentives alone are not often utilized by developers. The most effective forms of inclusionary zoning combine these incentives with requirements for developers to include a certain percentage of affordable units. Under current state law in Florida, required inclusionary zoning is permitted so long as efforts are taken to ensure that developers are not being forced to lose potential profits on these new developments.¹⁹

In addition to ensuring that developers are not being forced into lesser profits, one critical factor in devising a successful inclusionary zoning policy is determining what level of affordability will be required as part of the policy. For example, as part of the permitting and rezoning process for the forthcoming Oak Ridge Ranches PUD, the developer has agreed to provide around 400 units dedicated for workforce housing (affordable for households earning between 80% and 120% AMI). While these negotiations should prove as an effective pilot for how to infuse inclusionary zoning practices into new developments in the County, these roughly 400 units may still be unaffordable for a majority of the County’s residents and workforce. Were St. Lucie County, Port St. Lucie, and Fort Pierce to adopt recommended inclusionary zoning policies, efforts should be made to ensure that the housing needs of a larger segment of the area’s workforce are being served through the development of housing for households earning, for example, below 60% AMI.

18. American Community Survey 2013-2017 5-Year Estimates.
 19. For more information on inclusionary zoning in Florida, the Florida Housing Coalition has compiled an explainer here: <https://flhousing.org/wp-content/uploads/2020/04/Inclusionary-Zoning-FAQ.pdf>

STRATEGIC FRAMEWORK

Recommendations²⁰

Goal 1: Regional governments have appropriate capacity, coordination, and resources to support housing initiatives

There is no simple solution for addressing rapidly rising housing costs. The causes that have led to these issues are themselves varied and historical. To address these issues, a combination of approaches will be required. Ultimately, however, the level of success for these approaches will depend on the degree to which regional government partners are committed to truly addressing these core issues. This starts with an understanding of the staffing, capacity, and resources necessary to have a significant impact on these vital issues.

It is also imperative that county and city governments work together to ensure that actions taken in one part of the county are not detrimental to efforts in the others. As such, a county-wide vision for the future of housing in the region will need to be reached collectively. St. Lucie County and the cities should consider adopting definitions for affordable and workforce housing that are consistent at the local, state, and federal level as each jurisdiction will need to participate actively in these conversations.

Opposition to the concept of affordable is likely to present a barrier to reaching collective goals throughout the county. Housing is often a controversial topic among some residents. However, as the research for this report has uncovered, much of this opposition emerges from a lack of understanding about the emerging crisis faced throughout the region and stereotypes and preconceived notions about what affordable or workforce housing is and can be. Public education campaigns like the ones designed as part of this project can help to change those perceptions.

Ultimately, whether or not these public perceptions or political attitudes change, dedicated affordable and workforce housing will remain a critical need throughout the county. Simply put, there is no free-market solution to address the housing needs of middle-to-low income earning households and intervention of a variety of types and approaches will be needed to create housing for residents across the income spectrum and provide sustainability for the entire community in the long run.

BEST PRACTICE:

21 Elements Collaboration in San Mateo County

The 21 Elements initiative facilitates regular and meaningful dialogue between San Mateo County and its constituent cities through a forum for local jurisdictions to share tools, resources, and strategies to meet housing needs. The collaborative meets regularly to discuss changes to state/federal policy and resources, upcoming engagement initiatives, and status updates on ongoing projects. 21 Elements is co-sponsored by San Mateo County Department of Housing and the San Mateo City/County Association of Governments.

GOAL 1 STRATEGIES

- ✕ ➤ **Strategy 1.1:**
Ensure collaborative environment across jurisdictions throughout the county
- ✕ ➤ **Strategy 1.2:**
Review the capacity of existing housing staff and departments to manage and grow housing services and strategies
- ✕ ➤ **Strategy 1.3:**
Commit resources to housing services and strategies
- ✕ ➤ **Strategy 1.4:**
Advocate for changes to state-level housing strategies

Best Practice: [Illinois Affordable Housing Tax Credit](#)

²⁰ The strategies that are presented below apply to the County and the jurisdictions therein. Recommendations specific to a single jurisdiction are indicated as such in the implementation matrix.

Goal 2: Increased supply and diversity of housing units

The population of St. Lucie County has been rising at a remarkable rate over the past few years. It is likely that the demand for new housing will continue due to rising housing costs in other areas, as well as the economic development successes in parts of the county. While an overall increase in housing supply is a critical component to flattening the curve of rising housing costs throughout the County, local and regional governments should also focus attention on the types of housing that are currently available and those that are being constructed.

A broader mix of housing types and options will provide a number of benefits to the communities in the region, including the mitigation of impact on the business community, securing access to essential services, creating more turnover in the housing market, and offering additional opportunities for seniors to age comfortably in place. Most importantly, a broader mix of housing types will help St. Lucie County, Fort Pierce, and Port St. Lucie limit economic risk and become more resilient communities in the face of economic downturns.

As recent development trends demonstrate, large scale developers and developments are unlikely to broaden the mix of housing types on their own. Even where the market supports a variety of housing types, those that provide the highest possible return on investment are the most likely result of new builds unless other incentives make the construction of different types of units financially palatable to for-profit developers.

BEST PRACTICE:

Middle- and High-Density Policies in South Bend, IN

South Bend made significant amendments to its zoning policies in 2021 to address “missing middle” housing. The city allows the construction of duplexes, cottage courts, and ADUs by right in all single-family zones. Small multifamily buildings (containing 3-4 units for apartments or 3-8 for townhomes) are allowed in multiple zones, also expanded in 2021.

GOAL 2 STRATEGIES

- ✕ ➤ **Strategy 2.1:**
Utilize overlay districts to incentivize targeted types of residential development
Best Practice: [Flexible Zoning Techniques by American Planning Association](#)
- ✕ ➤ **Strategy 2.2:**
Prioritize middle- and high-density multifamily development
- ✕ ➤ **Strategy 2.3:**
Expand permissions for and encourage smaller housing types
- ✕ ➤ **Strategy 2.4:**
Activate small-scale developers
Best Practice: [Pre-Approved Building Plans by Strong Towns](#)
- ✕ ➤ **Strategy 2.5:**
Increase supply of rental opportunities

Goal 3: Improved Housing Affordability

Ultimately, St. Lucie County and the municipalities therein should take significant steps to address the significant lack of housing options that are affordable for the County's workforce. The cost of housing has risen so quickly and to such a degree that there are almost no options for the area's workforce. It is of further importance to understand who this workforce is and where they fall in the income spectrum.

Recent economic development efforts have been successful, but the success of recent and future efforts are put at risk by the lack of housing for members of the workforce. The average wage of workers for the incoming Costco Warehouse are advertised to make roughly 80% of the average wage in the area. Dedicated efforts to add housing that is affordable for those households making 120% of AMI will not meaningfully increase the opportunities for area workers to find housing. More efforts to increase the options at lower price points will be needed to ensure that area workers have options to live near their jobs. Without these efforts, there is a significant risk of losing the local workforce and also a number of critical services on which so many residents rely.

St. Lucie County's workforce needs a greater number of units that are affordable on their salaries. Much of this supply will likely need to come with new developments, and developers are unlikely to provide them without being incentives, flexibility, or requirements to do so. But new units alone will not fully solve the problem. Many existing homes are in need of repair and many homeowners are in need of assistance to keep what is already affordable in place. The government is not in a position to solve all of these problems on their own, and partnerships with developers and innovative thinking will be paramount to maintaining or improving the affordability throughout the region.

BEST PRACTICE:

Workforce Housing Program in Palm Beach, FL

The Workforce Housing Program, established in the county's Comprehensive Plan, requires that a percentage of units in new residential developments of 10 units or more be affordable households between 60% to 140% AMI. Units can be for-sale or for-rent, with a required affordability period of 30 years for rentals, and 15 years for for-sale units. Available incentives for this program include density bonuses, traffic performance standards mitigation, expedited permitting, zoning, and plan approval, and offsets for impact fees and other development fees.

GOAL 3 STRATEGIES

Strategy 3.1:

Implement Inclusionary Zoning

Strategy 3.2:

Promote public-private partnerships to provide workforce housing

Best Practice: [Successful Public/Private Partnerships: From Principle to Practices by Urban Land Institute](#)

Strategy 3.3:

Maintain existing affordable housing

Best Practice: [Affordable Housing Preservation Program and Task Force in Fairfax County, VA](#)

Implementation Matrix

Goal 1: Regional governments have appropriate capacity, coordination, and resources to support housing initiatives

Strategies	Action Items	Timeline	Progress Indicators
1.1 ENSURE COLLABORATIVE ENVIRONMENT ACROSS JURISDICTIONS THROUGHOUT THE COUNTY	1.1.1 Conduct joint visioning sessions with AHAC committees and elected officials to arrive at shared goals for the future of housing throughout the county	Near term (1-2 years)	Session(s) conducted
	1.1.2 Review county and city ordinances for areas of existing conflict and possibilities for coordination	Near term (1-2 years)	Review completed
	1.1.3 Adopt shared set of definitions for affordable housing, workforce housing, etc.	Near term (1-2 years)	Definitions adopted
1.2 REVIEW THE CAPACITY OF EXISTING HOUSING STAFF AND DEPARTMENTS TO MANAGE AND GROW HOUSING SERVICES AND STRATEGIES	1.2.1 Revise existing roles and responsibilities for existing staff	Near term (1-2 years)	Completed review of current roles
	1.2.2 Hire or assign Housing Coordinator	Near term (1-2 years)	New position created
1.3 COMMIT RESOURCES TO HOUSING SERVICES AND STRATEGIES	1.3.1 Establish Affordable Housing Trust Fund with annual contribution or other sustained financial commitment	Mid-term (2-5 years)	Trust fund established
	1.3.2 Continue to expand wastewater and storm water infrastructure	Long-term (5-10 years)	Increased infrastructure capacity
	1.4.1 Petition state to develop state-level low-income housing tax credit	Near-term (1-2 years)	Letters written

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Goal 2: Increased supply and diversity of housing units

Strategies	Action Items	Timeline	Progress Indicators
2.1 UTILIZE OVERLAY DISTRICTS TO TARGET AND INCENTIVIZE TARGETED FORMS OF DEVELOPMENT	2.1.1 Establish Redevelopment Districts in areas with high levels of vacant and/or blighted buildings	Near term (1-2 years)	Districts established
	2.1.2 Port St. Lucie: Expand boundaries of Community Redevelopment Areas	Near-term (1-2 years)	New boundaries drawn
	2.1.3 Encourage Mixed-Use Development in existing commercial zones through incentive packages and expanded permissions	Mid-term (2-5 years)	Incentives developed
	2.1.4 Fort Pierce: Encourage additional residential opportunities in historic downtown area	Mid-term (2-5 years)	Incentives developed
2.2. PRIORITIZE MIDDLE- AND HIGH-DENSITY MULTIFAMILY DEVELOPMENT	2.2.1 Consider allowing duplexes in some single-family zones	Mid-term (2-5 years)	Zoning permissions adjusted
	2.2.2 Permit and encourage the development of townhomes and other middle-density options	Mid-term (2-5 years)	Zoning permissions adjusted
2.3 EXPAND PERMISSIONS FOR AND ENCOURAGE SMALLER HOUSING TYPES	2.3.1 Consider permissions for lot-splitting or multiple homes per lots where infrastructure allows	Mid-term (2-5 years)	Zoning permissions adjusted
	2.3.2 Fort Pierce: Allow for Accessory Dwelling Units (ADUs) where infrastructure allows	Near-term (1-2 years)	Zoning permissions adjusted
	2.3.3 Port St. Lucie: Reduce minimum living area requirements for single-family homes	Near-term (1-2 years)	Zoning permissions adjusted
2.4 ACTIVATE SMALL-SCALE DEVELOPERS	2.4.1 Consider the use of preapproved building plans and designs	Mid-term (2-5 years)	Designed approved
	2.4.2 Task Housing Developer with developing network with local developers to ensure information about housing programs and strategies are communicated	Near-term (1-2 years)	Position assigned Local developer network established
2.5 INCREASE SUPPLY OF RENTAL OPPORTUNITIES	2.5.1 Expand use of multifamily zones to facilitate development of additional rental housing	Mid-term (2-5 years)	Future land use maps updated

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Goal 3: Improved Housing Affordability

Strategies	Action Items	Timeline	Progress Indicators
3.1 IMPLEMENT INCLUSIONARY ZONING	3.1.1 Conduct feasibility study to ensure compliance with Florida H.B. 7103	Near-term (1-2 years)	Study completed
	3.1.2 Develop inclusionary zoning ordinances with combination of requirements and incentive packages to ensure developer profitability	Mid-term (2-5 years)	Ordinances Developed
	3.1.3 Work collectively or by other means ensure that county and city ordinances are not in conflict with one another	Mid-term (2-5 years)	Crosswalk completed
3.2 PROMOTE PUBLIC-PRIVATE PARTNERSHIPS TO PROVIDE WORKFORCE HOUSING	3.2.1 Leverage the Live Local Program Tax Credit to encourage local businesses to contribute to SAIL funds	Near-term (1-2 years)	Information packet developed and shared with local businesses
3.3 MAINTAIN EXISTING AFFORDABLE HOUSING	3.3.1 Develop and maintain affordable housing preservation inventory	Near-term (1-2 years)	Inventory created and maintained

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APPENDIX A: STAKEHOLDER WORKSHOP SUMMARY

Introduction

On March 29th and March 30th of 2023, TPMA conducted three (3) in-person workshops to discuss the current state of housing in St. Lucie County with identified stakeholders. Larger group workshops were facilitated for two hours, and a workshop with the St. Lucie County Affordable Housing Advisory Committee (AHAC) that lasted one hour.

In order to prepare for these workshops, TPMA and St. Lucie County Board of County Commissioners collected contact information for the following stakeholder groups, representing key agencies and organizations from Fort Pierce, Port St. Lucie, and St. Lucie County:

- Government (48 invitees)
- Economic Development (15 invitees)
- Business Community (23 invitees)
- Community Action (70 invitees)

Invitations were sent out starting the last week of February, and registrations were accepted up until the start of the workshops. Individuals who registered were sent advanced materials, including an agenda and list of current housing programs and strategies.

In total, sixty-seven (67) individuals participated in the workshop sessions. During these sessions, there were opportunities for individual reflection and group discussion, guided by the TPMA facilitators. Data was collected through notecards, worksheets, and a questionnaire.

Stakeholder engagement workshops were designed to collect information from stakeholders about current conditions throughout the county as they pertained to affordable housing initiatives. Each workshop session was divided into three sections or "breakouts", each focused on a particular topic:



Accelerate
Momentum



Identifying
Barriers



Collaborative
Efforts

For each breakout, stakeholders were guided through interactive activities that allowed them to work both individually and collectively with other stakeholders. Stakeholder groups were determined prior to each session and designed to foster collaboration between stakeholders from different backgrounds and organizations.

Breakout 1: Accelerate Momentum

Breakout 1 was focused on identifying successful programs and strategies around affordable housing throughout the county. The goal of this session was to recognize efforts that have worked or are currently working at the city or county level, identify best practices and possibilities to scale successful programs, and potentially identify gaps where programs do not currently exist.

PROMPTS

Stakeholders were asked to respond to three questions:

- What progress has been made toward stated housing goals?
- What programs/efforts have worked well?
- What allowed these programs/efforts to be effective?

RESULTS

Community Land Trust

Several participants noted that the community land trust model has worked well in the County to help build an inventory of affordable housing for future generations. Many individuals would like to see this type of program and strategy scaled to make greater long-term impact.

Homeless Interventions

Some participants were aware of the efforts to address homelessness in the County and its communities. However, most documented a specific organization, the Treasure Coast Homeless Services Council, Inc., as the key partner for this challenge in the region encompassing St. Lucie County as well as Martin County and Indian River County. TCHSC is the lead agency for the Continuum of Care.

Down Payment Assistance

Many individuals referenced the success of programs for down payment assistance. These were seen as effective ways of supporting middle- to low-income families with homeownership goals, as well as a prime opportunity for scaling impact if funds were to become more readily available.

Repair/Rehab

Programs that provide funding and grants for home repairs and rehabilitation were popular in this breakout session as an example of what is working and what should be scaled were additional funding to become available.

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Economic Growth

The recent efforts toward county-wide economic growth, but particularly in the Port St. Lucie area in Tradition were viewed mostly as a positive. It is seen as positive progress to business and worker attraction. Additionally, some participants were impressed to see that by and large, housing is seen as a barrier to economic development and that affordable housing could be a solution to that challenge.

Existing Collaborations

With the diverse group of individuals that participated in the workshops, many examples of existing collaborations were highlighted in documentation from the sessions. These included the City of PSL with a housing working group to implement affordable housing within the city.

Homebuyer Education

Opportunities for education for potential homebuyers continuously came up as an activity that works well and should be expanded to support more individuals in a way that is cost effective and can be done at scale. Examples of education included preparation for homeownership, mentorship, and different forms of financial education like credit improvement and budgeting.

Single-Family Developments

Some participants pointed to the success of developing single-family homes. These notes did not see the development of rentals, multi-family complexes, or accessory dwelling units (ADUs) as having much, if any, success in the County.

Tax Credits

The Community Contribution Tax Credit Program (CCTCP) from the Florida Department of Economic Opportunity was seen by some participants as an effective incentive program to bring employers into critical conversations and solutions around housing that affect workforce development.

Other Projects

Participants identified projects or program that were ongoing in this breakout about what is working. Commonly mentioned projects are broken down separately, but others that were documented include Incubate Neighborhood Center's home-ownership program, Project Lift's tiny home construction projects, Tenant-Based Rental Assistance Program (TBRA), and more supporting seniors, State Housing Initiatives Partnership (SHIP).

Breakout 2: Identifying Barriers

During the second breakout, stakeholders were asked to identify barriers to accomplishing many of the affordable housing strategies and goals outlined in the numerous local and regional plans reviewed by the project team. Participants were first asked to work individually to arrive at a list of barriers. Next, the groups reconvened and worked together to categorize the barriers that each participant had identified. The barrier categories provided were:

1. Funding/Resources
2. Collaboration
3. Capacity
4. Policy
5. Other

Finally, once the list of barriers had been divided into categories, groups were asked to work together to assign a level of difficulty (easy, medium, hard) to overcome each barrier.

PROMPTS

- What hasn't worked as well as we hoped?
- What barriers exist to accomplishing the goals established in recent planning efforts?

RESULTS

Barriers in Funding/Resources



- Lack of funding to complete updates to CDC & comp plan regs
- SHIP training for paperwork
- Financial literacy needed
- Getting funding from general fund to use towards land purchase/affordable housing



- Lack of federal, state, and local government investment/funding
- Lack of quality social services
- Need for braided funding with grants, tax revenue, and private investment
- Better supports for childcare costs/accessibility
- Ways to support seniors, SSA income not keeping up with rising rent



- Rising cost of materials, supplies, labor
- Need for increased allowances for families qualifying for funding assistance (cannot find homes in line with the cost restrictions)
- Funding for transitional housing
- Lower loan interest rates

Barriers in Collaboration



- Need better coordination between city and county
- Need improved collaboration between municipalities
- Developers are not bought-in
- Partnerships to alleviate childcare needs during housing education opportunities
- Education needed on self-sustainability
- Increased partnerships among 501c3s, churches, and other agencies that want to build housing on their property



- Public/private partnerships
- Mixed priorities where housing is not top for all partners
- Uncooperative landlords
- Lack of community involvement in discussions



- Public apathy and taxpayer resistance to funding affordable housing initiatives
- Limited institutional knowledge

Barriers in Capacity



- Developers don't honor agreements to build affordable housing
- No HUD certified housing counseling agencies



- Lack of buildable and appropriately zone land, including large plots of land for multi-family developments
- Current program capacity
- Conducting successful outreach to distribute important information
- Low stock of affordable housing
- High housing costs and low inventory generally
- Increased market value driving up home, rental prices
- Housing stock mismatched with amount of jobs/employees. Middle and low wage workers cannot afford what is available
- Lack of living wage jobs
- Lack of non profit developers



- Programs aren't meeting the unique needs of different residents and their circumstances
- Current infrastructure won't support higher density communities (roads, water, wastewater)
- Developers don't honor agreements to build affordable housing
- Few affordable/workforce housing developers
- Homeless shelters in Fort Pierce & Port St. Lucie
- Programs are needed at scale

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Barriers in Policy



EASY TO
SOLVE

- Current land development code & comprehensive plan is restrictive
- Language in permitting and zoning
- Housing incentives are not at the same level as economic development initiatives
- Policies and programs are not working with nonprofits
- Lack of inclusionary zoning ordinances
- Current down payment assistance doesn't cover what the real cost with current market value home prices



MODERATE
TO SOLVE

- Lack of political buy-in
- Policies "encourage" action but don't make it required or mandatory
- Ability to make newly developed homes permanently affordable
- Challenges with vouchers: policies disallow shared homes, availability limited, long waits
- Limitations on modular homes
- Flexibility needed on density regulations and permissions



DIFFICULT
TO SOLVE

- Band-aid solutions that aren't sustainable long-term (CARES, FEMA, etc)
- Hurricane codes impede cost effectiveness for new developments
- Strict eligibility for affordable housing programs is challenging

Uncategorized Barriers



EASY TO
SOLVE

- Lack of funding to complete updates to CDC & comp plan regs



MODERATE
TO SOLVE

- Costs of childcare costs and accessibility
- Ways to support seniors
- SSA income not keeping up with rising rent



DIFFICULT
TO SOLVE

- Rising cost of materials, supplies, labor
- Need for increased allowances for families qualifying for assistance (cannot find homes with the cost restrictions)

Breakout 3: Collaborative Efforts

Prompts

- How can we work towards/build consensus?
- How can we strengthen current and/or forge new partnerships?
- How can we overcome barriers?

Results

Participants participated in brainstorming activities that were solutions-focused to address some of the barriers and challenges identified in the second section and leverage the strengths identified in the first section. The most popular solutions-focused ideas collected were:

- Provide education and training opportunities that aim to soften attitudes about affordable housing and provide detailed insight into workers' challenges in finding and maintaining quality housing.
- Develop collective strategies to be implemented in both cities and county-wide and create cohesive land development patterns across both cities & county to lessen competition.
- Always involve elected officials in meetings, workshops, and other collaborations to get buy-in, garner support, and build their knowledge.
- Capitalize on the areas where policymakers can agree; focus on what the jurisdictions have in common and meets most residents' needs.
- Identify overlaps in services and use that as an opportunity for pooling resources to meet common goals and create larger impact
- Utilizing incentives to reach goals
 - More incentives for developers to build affordable housing
 - New incentives for landlords to rent homes at fair market values and accept vouchers
- Expand the use of community land trusts as a mechanism that is working and could be scaled further
- Ensure authentic community engagement
 - Make concerted efforts to get the right people at the table
 - Be transparent and follow-up after people have used their time to give input and participate in discussions

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Questionnaire

Outside of the information collected during breakout sessions, all invited participants (including those who could not attend in-person) were asked to complete a questionnaire to help us:

- Learn more about the invited organization and their current priorities and their work related to the housing system,
- Find additional stakeholders that may not have been identified by St. Lucie County and TPMA but have key perspectives and resources for this work, and
- Determine what might have been missing from our approach to understanding current housing conditions in St. Lucie County. This questionnaire was available in both digital and paper formats.



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APPENDIX B: PUBLIC OPINION SURVEY

St Lucie County Housing Survey

St. Lucie County, Fort Pierce, and Port St. Lucie have partnered together on a Housing Needs Assessment with the goal of informing decisions to address current and future housing issues throughout the county.

The questions in this survey will help your local leaders to better understand public opinions about housing affordability, needs, and types of development.

No personal or other identifying information will be provided to city or county departments, staff, or elected officials. All information collected in this survey will be reported only in the aggregate and will be fully anonymized.

1. In which St. Lucie County jurisdiction do you currently live:
(for help identifying your jurisdiction, enter your address in the Know Your Jurisdiction map tool [here](#).)

- Fort Pierce
- Port St Lucie
- St Lucie Village
- St Lucie County (unincorporated)
- I do not live in St. Lucie County

2. Please enter the ZIP Code of your primary residence:

- [number box]

3. Which of the following best describes your age:

- 18-24 years
- 25-35 years
- 36-45 years
- 46-55 years
- 56-65 years
- 66-75 years
- Over 75 years

4. How long have you lived in St. Lucie County?

- Less than 1 year
- 1-5 years
- 6-10 years
- More than 10 years
- I don't live in St. Lucie County

5. How many individuals live in your household?

- [number box]

6. How many children (under 18 years) currently live in your household?

- [number box]

7. How many non-senior adults (18-65 years) currently live in your household?

- [number box]

8. Including yourself, how many senior adults (over 65 years) currently live in your household?

- [number box]

9. Including yourself, how many people in your household are currently employed (either full-time or part-time)?

- [number box]

10. Do you currently own or rent your home?

- Own
- Rent
- Other _____

11. Which of the following best describes your current residence?

- Multifamily (apartment or condominium)
- Townhome
- Duplex
- Single-family/Detached home
- Tiny home
- Modular home (manufactured or other pre-fabricated structure)
- Other: _____

12. Which of the following best describes your commute to work?

- Less than 10 minutes one way
- Between 10 and 30 minutes one way
- Between 30 and 60 minutes one way
- Over 60 minutes one way
- I work from home/remote exclusively
- I work hybrid-remote (split time between home and office/on-location)
- I am not currently working
- Other: _____

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12a. In a typical week, how many days do you commute to your job?

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- Other: _____

12b. On the days you commute to your job, how much time does it typically take (one way)?

- Less than 10 minutes one way
- Between 10 and 30 minutes one way
- Between 30 and 60 minutes one way
- Over 60 minutes one way
- Other: _____

13. Over the past twelve months, have you had difficulty affording your housing costs? (Housing costs can include: mortgage or rent payments, homeowners or renters insurance, property taxes, homeowners association fees, and/or utilities)

- * Yes
- * No
- * Prefer not to answer
- * Other: _____

13a. Are you having difficulty with the cost of maintaining your home? (including: repairs, yard maintenance, septic system, water softeners, HVAC, etc.)?

- * Yes
- * No

14. Are you considering moving out of St. Lucie County due to any of the following reasons? (Select all that apply.)

- * Availability of jobs in the area
- * Commute time
- * Property taxes
- * Cost of home or renters insurance
- * Cost to buy a home
- * Cost to rent a home
- * Lack of available housing options
- * Lack of senior-friendly housing
- * No, I am not considering moving out of St. Lucie County
- * I do not live in St. Lucie County
- * Other: _____

15. If/when you move to your next home, which type(s) of home would you consider? (Select all that apply.)

- * Apartment
- * Condominium
- * Townhome
- * Duplex
- * Single-family/Detached home
- * Tiny home
- * Modular home (manufactured or other pre-fabricated structure)
- * I have no intention to move to another home
- * Other: _____

16. How important is _____ as a factor for you when choosing a home.

- * 1 – not at all important
- * 2 –
- * 3 – neutral
- * 4 –
- * 5 – very important
- Proximity to schools
- Proximity to my job
- Proximity to parks/green space
- Proximity to shopping/groceries
- Proximity to restaurants/bars
- Proximity to public transportation
- Proximity to major roadways
- Having a yard
- Having limited maintenance

17. Please indicate your level of support for each of the following statements on a scale of 1 to 5:

- * 1 – Strongly oppose
- * 2 –
- * 3 – Neutral
- * 4 –
- * 5 – Strongly support

St. Lucie County needs more housing options with total monthly housing costs _____ (including mortgage, rent, insurance, taxes, and/or utilities):

- Less than \$1,000 per month
- \$1,001 - \$1,500 per month
- \$1,501 - \$2,000 per month
- Greater than \$2,000 per month

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18. Please indicate your level of support for each of the following statements on a scale of 1 to 5:

- 1 – Strongly oppose
- 2 –
- 3 – Neutral
- 4 –
- 5 – Strongly support

New housing development in St. Lucie County should prioritize creating additional _____.

- multifamily development (e.g., apartments and/or condominiums)
- rental housing opportunities
- mixed-use commercial/residential development (e.g., Tradition)
- townhomes
- detached homes
- allowances for tiny homes
- allowances for modular homes (manufactured or other pre-fabricated structure)

19. Please indicate your level of support for each of the following statements on a scale of 1 to 5:

- 1 – Strongly oppose
- 2 –
- 3 – Neutral
- 4 –
- 5 – Strongly support

Future housing policy throughout St. Lucie County should include:

- Additional opportunities for mixed-use development (combination of commercial and residential uses; e.g., Tradition)
- Increased opportunities for accessory dwelling units (e.g., “in-law suite”)
- Additional flexibility to build duplexes in single-family zones/ neighborhoods
- Replacing vacant or blighted commercial areas with residential development
- More high-density development (apartment and condo buildings with multiple stories and 20+ units)
- Incentives for developers to include affordable housing units in new developments
- Requirements for developers to include affordable housing units in new developments
- Creation of a small tax or fee to assist in the creation of affordable housing units

20. Please indicate whether you agree or disagree with each of the following statements:

- Agree, St. Lucie County needs more
- Disagree, St. Lucie County does not need more
- Unsure/No Opinion

To meet the needs of its older adult residents, St. Lucie County needs more _____.

- Smaller, more affordable housing options
- Options for creating accessory dwelling units within existing homes (e.g., “in-law suites”)
- Single-level living options (e.g., housing with bedrooms, kitchen, and bathrooms on the same level)

21. Which of the following best describes your annual household income (including all income earners who contribute to housing costs): *Note: All personal information collected in this survey will remain anonymous. This question will help researchers determine the representativeness of survey results.*

- Less than \$19,999
- \$20,000 - \$34,999
- \$35,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 or more
- Prefer not to answer

22. In the space below, please provide any additional comments you have regarding housing in St Lucie County:

- [open comment box]

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APPENDIX C: PUBLIC EDUCATION OVERVIEW

Overview

Stakeholders from across St. Lucie County were invited to participate in an interactive half-day session with a train-the-trainer model. Invitees would attend the session and learn the material to be able to facilitate the public education and distribute materials to different audiences in the County moving forward. This way, the trainers can take ownership in the education of their constituents and communities, as well as customize the presentations to groups of stakeholders and public audiences that have a variety of needs and motivations.

This training was offered on February 20th 2024 from 8:30a-12:30p. TPMA provided each participant with a binder of materials both to help them actively participate in the train-the-trainer session, but also to guide them in conducting presentation with the material in the future.

Training Content

The half-day session involved two parts. First, participants were given information about how to facilitate public-facing sessions, including how to organize sessions and select content, tips on conducting outreach and communication with different audiences, and key facilitation and engagement skills to make content interesting and appealing.

Second, TPMA delivered the presentation content that attendees are being asked to deliver moving forward. This included:

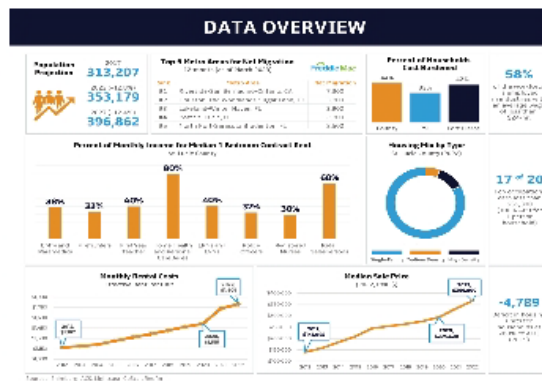
- 1. Important Housing-Related Terms
- 2. Considerations for Rising Housing Costs
- 3. Impacts of Housing Challenges on the Community
- 4. Other County and Municipal Data & Information
- 5. Local Government Responsibilities
- 6. Available Housing Programs & Services
- 7. Strategies & Private Sector Support

During the presentation, attendees could follow along using the facilitation guide – which included presentation content and corresponding information and context to share aloud with the audience as a presenter. Following the housing overview, participants were asked to work in groups to select content slides that would appeal to a given audience and practice facilitation. Groups then presented those slides to all attendees.

Materials

Housing liaisons were provided with a toolkit for organizing their public education sessions including the slide deck, facilitation guide, handouts, and outreach strategies. St. Lucie County will provide updates of the information to all housing liaisons when available on an ongoing basis. Likewise, liaisons are expected to report their session attendance to the County, provide feedback, and ask questions as applicable.

DATA OVERVIEW



PROGRAMS OVERVIEW



FACILITATOR GUIDE

PowerPoint Slides & Facilitation Notes

Slide 11: This data for median sale price (the mid-point for all home sales in St. Lucie County for a given year) shows how the price of buying a home has grown over the last 10 years.

- Over the full 10-year period (2012-2022), there has been a 100% increase.
- Over the last 5 years (2017-2022), a 43.9% increase.
- Just in the last 2 years (2020-2022), 24.5% increase.

Timing: 1 minute

Slide 12: This data for median monthly rental costs (the mid-point cost to rent any multi-family unit in St. Lucie County in a given year) demonstrates how the price of buying or renting has grown over the last 10 years.

- Over the full 10-year period (2012-2022), there has been a 54.3% increase.
- Over the last 5 years (2017-2022), a 60.1% increase.
- Just in the last 2 years (2020-2022), 31.1% increase.

Timing: 1 minute

Slide 13: Even though the previous slides showed big increases in how much people are paying to live in St. Lucie County, regardless of if they rent or own, wages have not kept up with these costs. It costs nearly 25% more to buy a house today than in 2020, most people's earnings have not increased by 25%. This makes it harder to "afford" housing at all.

Timing: 1 minute

STATE OF HOUSING IN ST. LUCIE COUNTY SLIDE DECK

The slide deck includes thirty-nine slides covering a wide variety of topics. Facilitators were trained on presenting all of the slides in the deck, but they are able to select a combination of slides for their presentations depending on audience, setting, timing, and more.

Definitions

1. Affordable housing
2. Cost-burdened
3. Area Median Income (AMI)
4. Low-income housing
5. Workforce housing
6. Market rate housing

What local government *can* do:

1. Advocates at the local, county, state, and federal levels to meet local resident needs for more affordable housing.
2. Continue investments in housing solutions.
3. Partner with (or incentivize) the private sector to invest in more mixed-income housing to meet demand while understanding the need for return on investment.
4. Seek out philanthropic support to help make economic stability and homeownership achievable.
5. Adjust zoning and policy to facilitate private developments.





TCHSC

Treasure Coast Homeless Services Council

Connect Collaborate Cultivate

2023

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

🌐 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 2023.

A message from the Board Chair

Dear Collaborators,

As we head into 2024, our goals of preventing and ending homelessness on Florida's Treasure Coast are stronger than ever. In 2023 we saw tremendous change and growth for our agency, and with it tremendous growth. We have increased services and programs and began improving our methods of program delivery.

We have such immense gratitude for all of those who have supported our mission and believed in our good work. Thanks to your continued support, the CoC has assisted over 10,000 individuals in 2023 and provided over \$4.4 million dollars' worth of assistance in programs and services. Across the Treasure Coast, the CoC has provided over 84,000 services to those in need. The impact of our work in the communities we serve is simply invaluable.

Providing housing for those who need it most has meant so much more than just four walls and a roof over the heads of those we've served. It's meant safety, respect, support, and health. It's provided the opportunity to take advantage of supportive services that increase access to positive results and stability in their health, career, finances, and even personal relationships.

This has been made wholly possible by your support. Whether you're a donor, community partner, board member, staff, or volunteer, **thank you for making our success possible.**

A message from the Visionary Leader

In upcoming years, TCHSC will be working harder than ever to leverage data and strong collaborations to drive systemic change in homelessness across the Treasure Coast. We aspire to be a data-driven leader, working alongside our member agencies to target the very root causes of homelessness.

Our vision for a better future includes a strong partnership with our data management system to create predictive analytics where real-time data can predict and prevents homelessness before it occurs. This will require us to continue developing a robust data infrastructure and strong partnerships with local municipalities and social service agencies across the Continuum of Care. All of our partnering agencies are instrumental to the success of our efforts.

We are excited, as the lead agency, to help cultivate this lasting change. Moving forward, TCHSC is actively working on repositioning, rebranding, and building a new vision in 2025. These efforts will be one of the first moves as we work towards our vision of a truly collaborative Treasure Coast. We will re-define how we interpret and approach homelessness and how we enact housing solutions, with the client's needs always at the center of everything we do.

Through a strong focus on housing first principles and developed understanding of individual's social determinants of health, TCHSC will work collaboratively to connect individuals quickly to the services they need, cultivating lasting change on the Treasure Coast.

As the Visionary Leader of TCHSC, I am personally dedicated to upholding these changes, fostering transparency throughout this process, and providing unwavering support to our Continuum of Care. I believe this data-driven, collaborative approach will empower them to be even more effective. Together, we will build a future where homelessness is not just managed, but prevented. Thank you.

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.

2023 Board of Directors

Executive Committee

Todd Heckman
Board Chair

Leigh Anne Uribe
Secretary

William Wims
Board Member

Julianne Price
Vice Chair

Diana Grossi
Treasurer

Jeff Francisco
Board Member

At-Large Board

Melissa Arndt
Stacy Malinowski
Matt Tanner
Vicki Soule

Deana Shatley
Sabrina Barnes
Marty Mercado
Linda Kane
Michelle Miller

Kylee Fuhr
Renee Bireley
Brenda Dickerson
Catherine Sala



Todd Heckman
Life Resource Planners
of the Treasure Coast
2023 Board Chair



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

A Story Of Preserverence

32-year-old Zachery had a history of facing homelessness when he was enrolled into the Supportive Services for Veteran Families (SSVF) Program, where he was supported in receiving a housing voucher and monthly assistance through The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program.

Despite this initial support, Zachery still struggled with motivation and found it difficult to pursue complete independence. He connected with Rhoshanda Jones, Outreach Specialist through the Homeless Veteran Reintegration Program (HVRP).

Rhoshanda was able to share her personal story of previous homelessness, recovery, and perseverance. This allowed Zachery to share his own recovery journey, creating a connection that helped bring him out of his shell as Rhoshanda encouraged him to connect with services.

Zachery enrolled in the Success Training Employment Program (STEP) through United Against Poverty. He graduated and completed his resume and only three days later landed a job! And his upward momentum didn't end there.

Just a month later, Zachery celebrated a year in recovery. He has started his career through Indian River State College's Welding School and is now actively working on regaining his Driver's License. He was even able to purchase an e-bike to enhance his independent mobility to his job and around town.

In less than a year, Zachery has a safe home, a job, is pursuing education, and is even re-building his relationship with his family.

"I'm focused now and so full of gratitude. Thank you to all of those who made this possible."



Programs and

Ongoing

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.

St. Lucie Housing Hub (Men's Shelter): Provides emergency shelter, meals, and basic necessities for homeless men in St. Lucie County, offering a safe place to stay while they connect with resources.

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

New

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.

Homeless Veteran Reintegration Program: Specifically assists homeless veterans in accessing resources and support services to reintegrate them into stable housing and communities.

St. Lucie Housing Hub (Women's Shelter): Provides emergency shelter, meals, and basic necessities for homeless women 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 2023 We Focused On

- Housing First Principles
- Shared Housing Principles
- Social Determinants of Health
- Increasing supportive services in all three counties
- Increased services focused on women
- Increased services focused on marginalized communities
- Increasing reliable data input and using data as a catalyst for prevention
- Create shelters in St. Lucie County
- Increased services for Veterans facing homelessness
- Rapid Resolution and Rapid Re-Housing Efforts
- Increase services across the tri-county region by 50%

"To save a life is a real and beautiful thing. To make a home for the homeless...yes, it's a thing that must be good; whatever the world may say, it cannot be wrong."
- Vincent van Gogh



HOUSING FIRST



"It's important to remember that...behind every statistic is a human being with a story. We can't forget that these are our neighbors, our friends, our coworkers, and our family members who are struggling."

- Bruce Cady, Director of Operations.

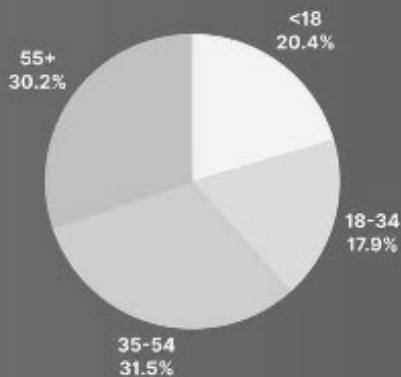


Point-In-Time

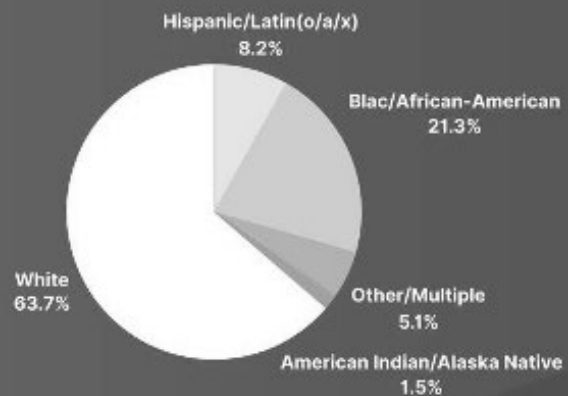
The annual Point-in-Time (PIT) conducted on one of the last 10 days in January, for a 24-hour period across the tri-county region of Indian River, St. Lucie, and Martin Counties. During that time, staff, volunteers, and community collaborators joined together to identify individuals experiencing literal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

In 2023, the count was held on January 26th and showed a total of 925 literally homeless individuals (736 adults and 189 children), showing a 9% increase from the previous year.

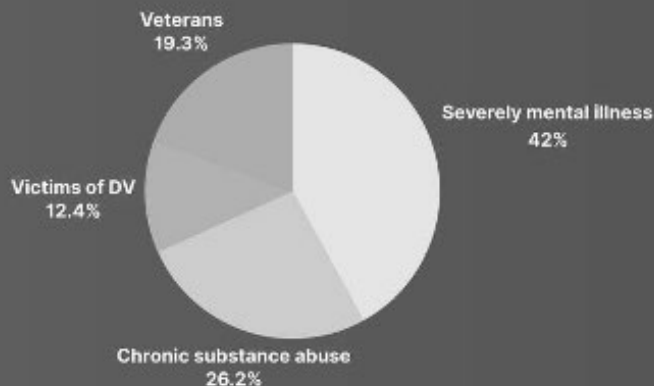
BY AGE



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. In 2023, we amped up Veteran services through our Supportive Services for Veteran Families (SSVF) grant as well as through our Homeless Veteran Re-Integration (HVRP) grant. This increase in Veteran focused services has allowed us to better address Veteran homelessness on the Treasure Coast in 2023.



**REVIEW FULL
PIT DATA HERE**



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

Your COC

5,444 Children Served

668 Veterans Served

57% BIPOC Served

387 Served Through Shelters

TCH

Connect Collaborate

Treasure Coast Home

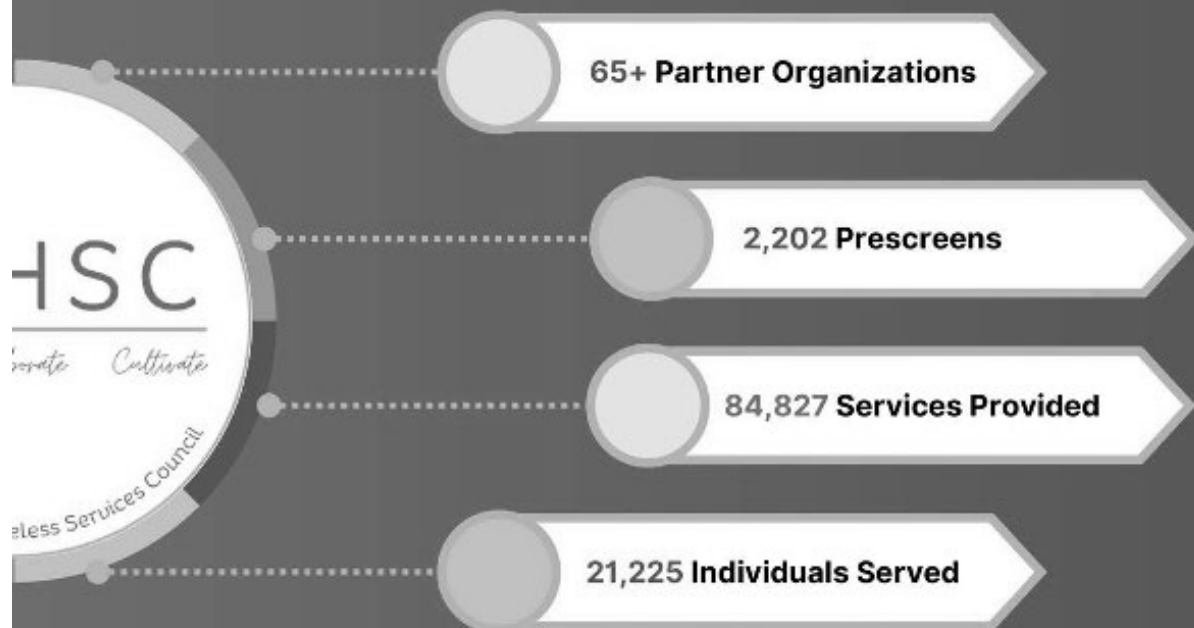
INDIAN RIVER

23,818 services
provided to
3,404
households.

ST. L

45,1
servi
provid
4,9
househ

At Work



Top Five Services Provided Per County By Value

INDIAN RIVER COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,251,651.44	905
FOOD	\$399,042.81	4,064
HEALTH	\$218,202.82	1,689
UTILITIES	\$201,478.89	1,765
CASE MANAGEMENT	\$192,440.31	2,827

ST. LUCIE COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,066,759.33	551
UTILITIES	\$126,357.92	775
CASE MANAGEMENT	\$117,222.22	8,279
HEALTH	\$41,850.94	866
FOOD	\$41,157	7,295

MARTIN COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$448,831.71	313
UTILITIES	\$155,722.12	615
CASE MANAGEMENT	\$65,139.52	3,051
HEALTH	\$22,205.83	482
FOOD	\$9,980	2,213

The CoC reported a 14.5% increase in service delivery in 2023, logging 10,735 more service entries than in 2022.

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	\$1,085,736	143
ST. LUCIE	\$494,328	56
MARTIN	\$355,884	23
TOTAL	\$1,935,948	222

2023-2024 Fair Market Rent (FMR)

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms

INDIAN RIVER COUNTY					
YEAR	0 BED	1 BED	2 BED	3 BED	4 BED
FY 2024 FMR	\$991	\$1,195	\$1,462	\$1,844	\$2,481
FY 2023 FMR	\$845	\$1,048	\$1,264	\$1,629	\$2,104

ST. LUCIE & MARTIN COUNTY					
YEAR	0 BED	1 BED	2 BED	3 BED	4 BED
FY 2024 FMR	\$1,278	\$1,286	\$1,573	\$2,175	\$2,433
FY 2023 FMR	\$1,153	\$1,160	\$1,458	\$1,969	\$2,265

2023

CONNECT COLLABORATE CULTIVATE



Rapid Resolution Respite opened in collaboration with the Indian River Hospital District to provide immediate safe housing for those who would otherwise exit into homelessness.

The Housing Hub Women's Shelter opened with generous funding from St. Lucie County, offering non-congregate solutions for single, unaccompanied women with collaboration from SafeSpace, Inc.

TCHSC made an increased effort to improve services in St. Lucie and Martin Counties in 2023. Increasing provided services by 92% and 42% respectively.



TCHSC became the designated awardee of Homeless Veteran Reintegration Program (HVRP) through the Department of Labor, \$500,000 yearly for three years.

Increase services provided in St. Lucie County (92%)
Increased services provided in Martin County (42%)

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

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

TCHSC provided **5,529** services to **1,038** individuals, including **130** Veterans. Tri-county services increased by a total of **50%** in 2023.



MORE THAN ONE MILLION dollars in new funding to support new programs in the community such as HVRP, Rapid Resolution Respite, and more.

2023 ANNUAL EVENT

112 collaborative partners attended the 2023 CoC Annual Event and celebrated as we wrapped up our productive year, enjoyed the insightful words of speaker Senator Rosalind Osgood, and handed out 19 awards to local agencies and individuals who had been nominated as exemplary in their field.



Individual Awardees



Stefanie Myers
FL Department
of Health



Jessie
Adamson
Tykes & Teens



Christopher
Nolan
Let the Heroes
Know



Miranda Flatt
RiteLife
Services



Carla-Paula
daSilva
U.S. Dept. of
Veteran Affairs



Lesley
Frederick
House of
Hope



Heyward
Silcox
Love & Hope
In Action



Sherry
Siegfried
Treasure Coast
Food Bank

Agency Awardees



A legacy of dedication

In October 2023, we lost our beloved coworker Walter Washington. For nearly a decade, Walter provided exceptional professional care to those experiencing homelessness, mental illness, and substance abuse. His empathy and temperament allowed him to bring compassionate care and services to hundreds of men, women, and children across the Treasure Coast.

At the 2023 annual meeting, in Walter's memory, TCHSC revealed a new award. The Walter Washington "In His Shoes" award. This award will be handed off each year to a new organization exemplifying the qualities necessary to carry on Walter's work.

These qualities were developed by Walter's daughter to help us uphold his memory for years to come and encourage our community partners to always put their best foot forward.

Those qualities include:

- Dedicated in the field
- Displayed leadership
- Communicate with ALL demographics
- Willing to put in work even after clocking out.
- Positive and balance of professionalism and humor.

So remember Walter as you conduct your daily work and just know that he is here in spirit encouraging us all to continue doing our absolute best at all times.

"If the awardee has a story of how they overcame any trying obstacles...let them embrace that past and apply it in a positive way to serve others."

- Shanene Washington



In His Shoes Award

Bronze cast from an actual pair of Walter Washington's shoes.

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 2022, we spent 97% of revenue on programs, 2.9% on administration, and 5% on fundraising. 2023 audit information is on extension and 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, 2022.

ASSETS	
Cash and Cash Equivalents	\$2,210,514
Accounts Receivable	\$461,558
Other Current Assets	\$63,962
Property and Equipment	\$2,345,115
Other Assets	\$295,315
TOTAL ASSETS	\$5,376,464

LIABILITIES AND NET ASSETS	
Liabilities	
Accounts Payable	\$32,897
Deferred Revenue	\$48,705
Other Liabilities	\$52,057
TOTAL LIABILITIES	\$133,659
Assets	
Without Donor Restrictions	\$2,883,284
With Donor Restrictions	\$2,259,521
TOTAL NET ASSETS	\$5,242,805
TOTAL LIABILITIES AND NET ASSETS	\$5,376,464

EXPENSE

Programs | 97%
Administration | 2.9%
Fundraising | 0.2%



REVENUE

Government Grants | 84.1%
Rental Income | 8.7%
Individual/Grants (Non-Govt) | 7.3%



THANK YOU

TO OUR 2023 SUPPORTERS

\$750,000+

Department of Children and Families
City of Port St. Lucie

\$500,000+

U.S. Department of Veteran Affairs
U.S. Department of Labor
St. Lucie County BOCC

\$250,000+

Indian River Hospital District

\$100,000+

U.S. Department of Housing & Urban
Development (HUD)
City of Fort Pierce

\$50,000+

Indian River County BOCC
Bernard E. Egan Foundation
John's Island Foundation

\$25,000+

John's Island Community Service
League
Martin County BOCC
Indian River County United Way
Community Church of Vero Beach
United Way of St. Lucie & Okeechobee
(BOCC Funding)

\$5,000+

Camp Younts

\$1,000+

H&J IRC Fund
Schlitt Services

\$500>

Treasure Coast Hope for the Homeless
Foundation
Meredith Rishko



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

A commitment to the future

DONATE BY MAIL

2525 St. Lucie Ave
Vero Beach, FL 32960

DONATE ONLINE

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
 Angels of Hope
 Camp Haven, Inc.
 Career Source
 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
 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
 First Presbyterian Church - Vero Beach
 Florida Department of Children and Families
 Florida Department of Health
 Florida Rural Legal Services
 Fellsmere Community Enrichment Program, Inc.
 GraceWay Village
 Habitat for Humanity, IRC
 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
 Martin County School District

Martin County Sherriff's Office
 Martin County Veteran Services
 Martin County School District
 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, Inc.
 Substance Awareness Center of IRC
 Team Success
 Tent City Helpers
 Treasure Coast Community Health
 Tykes & Teens
 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
 Vietnam Veterans of Indian River County
 Veterans Council of Indian River County
 Whole Health Family Center

**IF YOUR NAME IS NOT LISTED, PLEASE
 COMPLETE A MEMBERSHIP APPLICATION
 ON OUR WEBSITE OR REACH OUT TO
 MEDIA@TCHHELPSPOT.ORG TO ENSURE
 FUTURE INCLUSION.**



TCHSC

Treasure Coast Homeless Services Council

Connect Collaborate Cultivate

2525 St. Lucie Ave,
Vero Beach FL 32960
www.tchelpspot.org





TCHSC

Treasure Coast Homeless Services Council

Connect Collaborate Cultivate

2024 POINT IN TIME REPORT

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

General Information

Treasure Coast Homeless Services Council conducted its 2024 Point-in-Time (PIT) Count on January 25, 2024. The PIT is a count of both sheltered and unsheltered literally homeless persons on a single night 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.

2024 Homeless Data

On January 25, 2024, there were a total of 701 individuals (529 adults and 172 children) who were counted as homeless on the Treasure Coast. These numbers show a 24% decrease from the 2023 PIT count.

Residing In the Housing of Others

Individuals temporarily staying with family or friends because of economic reasons are not considered literally homeless. During the 2023 PIT Count, 2,720 individuals were counted as “doubled-up”. In 2024 this has increased by 16% with 3,256 individuals doubled-up, as reported by participating agencies during the Point in Time count.

Methods

The PIT numbers reflect the official homeless numbers reported to the U.S. Department of Housing and Urban Development (HUD) by the Continuum of Care each year. We utilize street outreach teams, service organizations, school homeless liaisons, and shelter programs to provide an accurate count of individuals who meet HUDs definition of homelessness, counted on one specific day in the last 10 days of January. 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 3,256 individuals residing in the housing of others were not counted in these totals.

TOTAL HOMELESS INDIVIDUALS

	JANUARY 26, 2023	JANUARY 25, 2024	DIFFERENCE	%
ADULTS	736	529	(207)	-28%
CHILDREN	189	172	(17)	-9%
TOTAL	925	701	(224)	-24%

VETERAN STATUS

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

VETERANS	70	36	-34	-48%
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2024 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	69	460	529
CHILDREN	78	94	172
TOTAL	147	554	701

HOMELESSNESS FACT SHEET

INDIAN RIVER COUNTY

These numbers represent sheltered or unsheltered literally homeless individuals in Indian River County and 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 321 individuals residing in the housing of others were not counted in these totals.

TOTAL HOMELESS INDIVIDUALS

	JANUARY 26, 2023	JANUARY 25, 2024	DIFFERENCE	%
ADULTS	256	154	(102)	-40%
CHILDREN	85	71	(16)	-16%
TOTAL	341	225	(118)	-34%

VETERAN STATUS

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

VETERANS	30	14	(16)	-53%
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2024 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	27	127	154
CHILDREN	48	23	71
TOTAL	75	150	225

AGENCIES PROVIDING DATA

UNSHELTERED: NEW HORIZONS, INDIAN RIVER COUNTY SCHOOL DISTRICT, TREASURE COAST HOMELESS SERVICES COUNCIL, UNITED AGAINST POVERTY, HABITAT FOR HUMANITY, CAREERSOURCE, RITELIFE, FRANK NOLAN, CITY OF SEBASTIAN, IRC SALVATION ARMY

SHELTERED: HOPE FOR FAMILIES CENTER, SAMARITAN CENTER, SAFESPACE

HOMELESSNESS FACT SHEET

ST. LUCIE COUNTY

These numbers represent sheltered or unsheltered literally homeless individuals in St. Lucie County and 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 2,281 individuals residing in the housing of others were not counted in these totals.

TOTAL HOMELESS INDIVIDUALS

	JANUARY 26, 2023	JANUARY 25, 2024	DIFFERENCE	%
ADULTS	286	218	(68)	-24%
CHILDREN	52	63	+11	+21%
TOTAL	338	281	(57)	-17%

VETERAN STATUS

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

VETERANS	28	16	(8)	-43%
-----------------	----	----	-----	------

2024 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	17	201	218
CHILDREN	10	53	63
TOTAL	27	254	281

AGENCIES PROVIDING DATA

UNSHELTERED: NEW HORIZONS, ST. LUCIE COUNTY SCHOOL DISTRICT, TREASURE COAST HOMELESS SERVICES COUNCIL, UNITED AGAINST POVERTY, MUSTARD SEED, SLC SALVATION ARMY, CAREERSOURCE, RITELIFE, 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 sheltered or unsheltered literally homeless individuals in Martin County and 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 654 individuals residing in the housing of others were not counted in these totals.

TOTAL HOMELESS INDIVIDUALS

	JANUARY 26, 2023	JANUARY 25, 2024	DIFFERENCE	%
ADULTS	194	157	(37)	-19%
CHILDREN	52	38	(14)	-27%
TOTAL	246	195	(51)	-21%

VETERAN STATUS

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

VETERANS	12	6	(6)	-50%
-----------------	----	---	-----	------

2024 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	25	132	157
CHILDREN	20	18	38
TOTAL	45	150	195

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 PARTNERS

CAREERSOURCE RESEARCH COAST
CHILDREN'S HOME SOCIETY
CITY OF FORT PIERCE POLICE DEPARTMENT
CITY OF SEBASTIAN
CITY OF SEBASTIAN POLICE DEPARTMENT
COMPASSION HOUSE
FLORIDA DEPARTMENT OF HEALTH
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
TENT CITY HELPERS
UNITED AGAINST POVERTY
VETERAN SERVICES OFFICES (IRC,
SLC, MC)
WEST PALM BEACH DEPT. OF
VETERAN AFFAIRS

SPONSORED BY



SPECIAL THANKS TO:
SUSAN KETTERER | VOLUNTEER PIT COORDINATOR

QUESTIONS AND MEDIA INQUIRIES
OFFICE@TCHelpSPOT.ORG

2024
**POINT
IN TIME**

City of Port St. Lucie (PSL) CDBG 2024-25 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

☐ 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?

☐ 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.

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

Company or
Organization (if any)

Email Address

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, April 05, 2024 9:33:14 AM
Last Modified: Friday, April 05, 2024 9:35:37 AM
Time Spent: 00:02:22
IP Address: 96.65.164.155

Page 1: City of Port St. Lucie (PSL) CDBG 2024-25 Annual Action Plan

Q1 Yes

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

Q2 No

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

Q3 Respondent skipped this question

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

Q4 Respondent skipped this question

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

Q5 Respondent skipped this question

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

Q6 Respondent skipped this question

Is your organization a member of the Council of Social
 Agencies (COSA), of the Treasure Coast?

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.

home rehabilitation

1 / 10

2024 Community Development Block Grant (CDBG) Public Comment Survey

Q8

Respondent skipped this question

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.

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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

#2

COMPLETE

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 Time Spent: 00:00:45
 IP Address: 76.128.29.220

Page 1: City of Port St. Lucie (PSL) CDBG 2024-25 Annual Action Plan

Q1 No

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

Q2 No

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

Q3 Respondent skipped this question

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

Q4 No

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

Q5 No

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

Q6 No

Is your organization a member of the Council of Social
 Agencies (COSA), of the Treasure Coast?

3 / 10

2024 Community Development Block Grant (CDBG) Public Comment Survey

Q7

Respondent skipped this question

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.

Q8

Respondent skipped this question

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

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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

#3

COMPLETE

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Last Modified: Friday, April 05, 2024 12:39:36 PM
Time Spent: 00:01:59
IP Address: 107.192.71.213

Page 1: City of Port St. Lucie (PSL) CDBG 2024-25 Annual Action Plan

Q1 **No**

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

Q2 **Yes,**

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

If you answered yes please specify::
 Healthy start

Q3

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

Mother infant program

Q4 **No**

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

Q5 **Yes**

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

Q6 **No**

Is your organization a member of the Council of Social
 Agencies (COSA), of the Treasure Coast?

5 / 10

2024 Community Development Block Grant (CDBG) Public Comment Survey

Q7

Respondent skipped this question

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.

Q8

Respondent skipped this question

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

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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

#4

COMPLETE

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Started: Sunday, April 07, 2024 8:29:04 AM
Last Modified: Sunday, April 07, 2024 8:43:24 AM
Time Spent: 00:14:20
IP Address: 45.25.154.24

Page 1: City of Port St. Lucie (PSL) CDBG 2024-25 Annual Action Plan

Q1 Yes

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

Q2 No

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

Q3 Respondent skipped this question

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

Q4 Yes

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

Q5 Yes

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

Q6 No

Is your organization a member of the Council of Social
Agencies (COSA), of the Treasure Coast?

7 / 10

2024 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.

Safe and accessible low-income housing that does not discriminate against qualified non-minorities in housing assignments. On-site or easily accessible dedicated social services and drug and alcohol rehabilitation services available to these communities. Increased police presence in these communities with security cameras and extensive lighting everywhere. Strict guidelines for behavior in the communities and a process to prevent the criminal element from thriving in these - ability to terminate housing for those who engage in criminal activity within the community. Work with law enforcement to design these communities to prevent crime and ensure safety for its residents. Increased access to job postings and ART/bus transportation stops in the community. Increased life skills and financial training provided by volunteer businesses or churches in the surrounding area.

Q8

Respondent skipped this question

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.

Q9

Respondent skipped this question

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

Q10

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

Name

Judith Anne Oliver

Email Address

judysweeps99@gmail.com

2024 Community Development Block Grant (CDBG) Public Comment Survey

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 09, 2024 11:05:10 AM
Last Modified: Tuesday, April 09, 2024 11:10:53 AM
Time Spent: 00:05:43
IP Address: 107.140.40.9

Page 1: City of Port St. Lucie (PSL) CDBG 2024-25 Annual Action Plan

Q1 Yes

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

Q2 Yes,

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

If you answered yes please specify::
St. Vincent de Paul, Treasure Coast Council

Q3

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

Rent, utility assistance, food, clothing, household items, furniture

Q4 Yes

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

Q5 Yes

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

Q6 Yes

Is your organization a member of the Council of Social
Agencies (COSA), of the Treasure Coast?

9 / 10

2024 Community Development Block Grant (CDBG) Public Comment Survey

Q7

Respondent skipped this question

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.

Q8

Respondent skipped this question

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

Q9

Respondent skipped this question

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

Q10

Respondent skipped this question

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

10 / 10

City of Port St. Lucie Community Development Block Grant (CDBG) Quick Facts

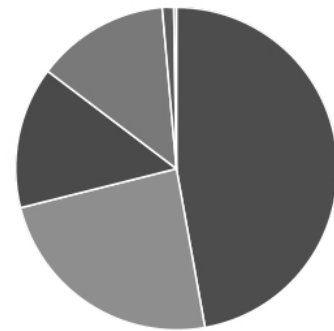
Neighborhood Services Department
April 2024



Historical CDBG Expenditures 2017-2020

- Public Works (PW)
\$2,245,000 (~47%)
- Parks & Recreation (PRD)
\$1,135,000 (~24%)
- Neighborhood Services
(NSD)/Repair &
Rehabilitation program,
including water sewer
hookups \$675,000 (~14%)
- Utilities Systems
Department (USD)
\$635,000 (~13%)
- Economic Development
(ED) \$50,000 (~1.7%)
- Police Department (PD)
\$15,000 (~0.3%)

CPSL CDBG 2017-2020



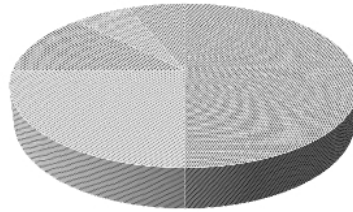
■ PW ■ PRD ■ NSD ■ USD ■ ED ■ PD



Current CDBG 5-Year Consolidated Plan Goals 2021-2025

CPS CDBG 5-YR GOALS

■ Infrastructure ■ Affordable Housing ■ Public Facilities ■ Eco. Dev. ■ Public Services



Infrastructure Improvements (focus on improvements for Economic Development) \$2M (~50%)

Increase Access to Affordable Housing \$1,000,000 (~25%)

Improve Public Facilities \$500,000 (~12.5%)

Economic Development \$250,000 (~6.25%)

Public Services \$250,000 (~6.25%)

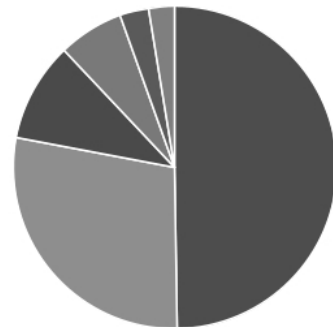


CITY OF PORT ST. LUCIE

Current 5-Year Plan CDBG Expenditures (to date) 2021-2023

- Infrastructure: Public Works \$1,249,000 (~50%)
- Public Facilities: Parks & Recreation \$710,000 (~28%)
- Housing: NSD/Repair & Rehabilitation program, including water sewer hookups, and Code Compliance \$247,452 (~10%)
- Infrastructure: Utilities Systems Department \$165,000 (~6.5%)
- Public Service: Boys and Girls "Mobile" Club \$75,000 (~3%)
- Economic Development: Small Business Grant & Consulting \$65,000 (~2.5%)

CPSL CDBG 2021-2023



■ PW ■ PRD ■ NSD ■ USD ■ Public Services ■ Eco. Dev.



CITY OF PORT ST. LUCIE



Some example projects and programs from the last few years...

- Water sewer connections
- Culvert replacements in the Windmill Point/Whispering Pines Neighborhood
- Sidewalks



CITY OF PORT ST. LUCIE

Some example projects and programs from the last few years...

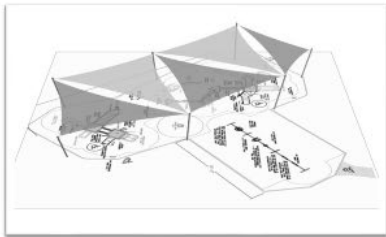
- Boys & Girls "Mobile" Club
- Homeowner Repair and Rehabilitation



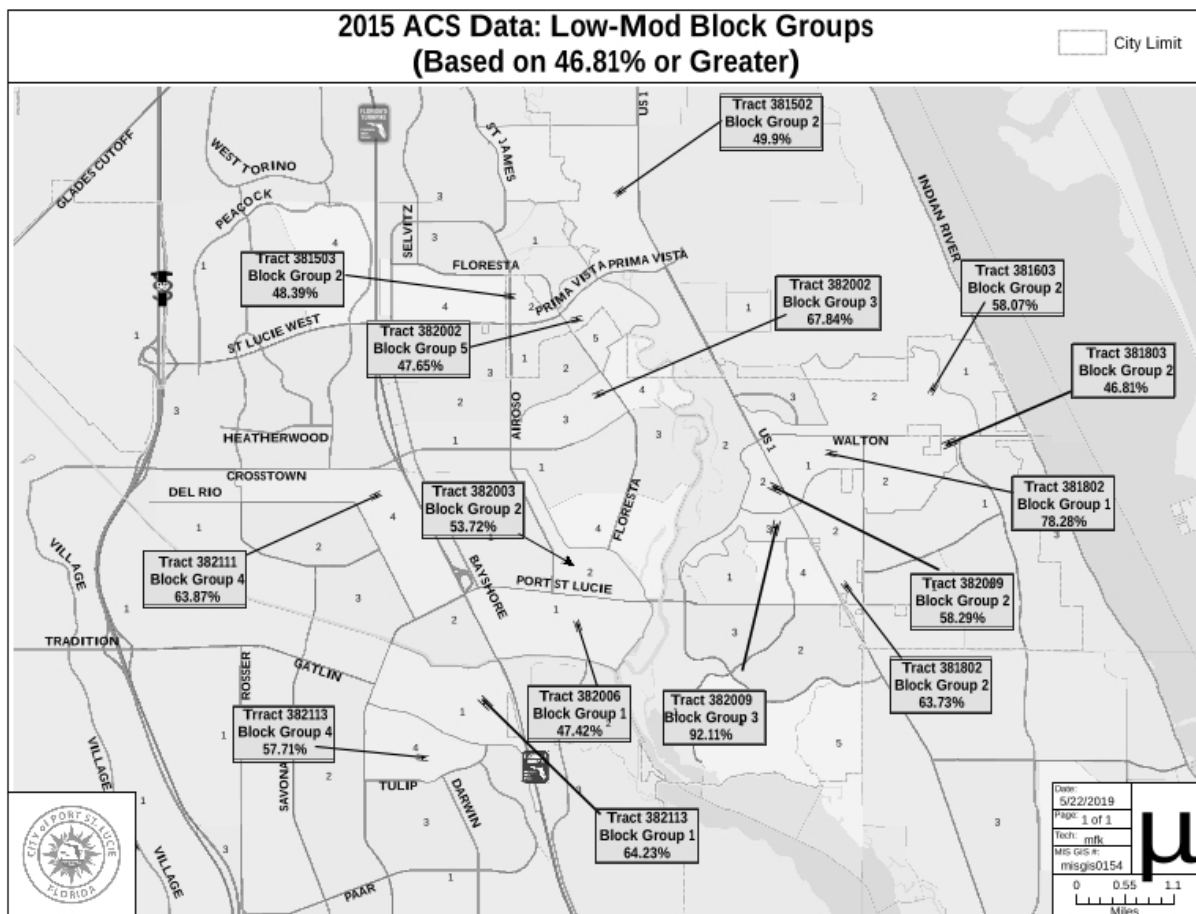
CITY OF PORT ST. LUCIE

Some
example
projects and
programs
from the last
few years...

- Whispering Pines Playground
- Lyngate Playground Shade Structure



CITY OF PORT ST. LUCIE





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RSS Alerts

Details Reports

File #: 2024-365 Version: 1 Name:
 Type: New Business Status: Filed
 File created: 4/2/2024 In control: City Council
 On agenda: 4/22/2024 Final action: 4/22/2024
 Title: FY 2024-2025 Community Development Block Grant (CDBG) Project Discussion
 Attachments: 1. CPSL CDBG Proposals 2024-2025 DRAFT EXHIBIT-A April 2024, 2. CPSL CDBG Quick Facts APRIL 2024.pdf, 3. CPSL HUD CDBG Low-Mod Map revised 5.7.20, 4. Parks CDBG Proposals 2024-2025.pptx, 5. Map from the Parks & Recreation 10 Year Master Plan.pdf, 6. PW - Culverts Windmill Pt #650k.pdf, 7. Revised PW - Culverts Windmill Pt #251k_V2.pdf

History (1) Text

Placement: New Business
 Action Requested: Discussion

FY 2024-2025 Community Development Block Grant (CDBG) Project Discussion

Submitted By: Alessandra "Alex" Tasca, 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 is 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 final prioritized project list together with an Annual Action Plan, based on this discussion.

Presentation Information: NSD will briefly present proposed projects (10 minutes); additional detailed information about the projects and prioritization methodology is available upon request. The project managers from each department will be available to discuss their specific project proposals and priorities for CDBG funding and to address any questions regarding their proposed projects, if needed.

Staff Recommendation: Request that the Council review eligible projects for inclusion in the 2024-2025 CDBG Action Plan and provide feedback to staff on the current proposals. Staff requests further Council input if any of the proposed projects are not desired by the City Council so they can be removed completely from the list. The Draft Action Plan will come back to Council for approval (approximately June/July 2024) prior to submittal to the Department of Housing and Urban Development (HUD) (deadline August 15, 2024).

Background: The City is required by HUD to prepare an Annual Action Plan report detailing our CDBG and housing activities for the coming year. The Action Plan 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 2024-2025 CDBG Action Plan based on City Council feedback and make the Action Plan available for public review and comment during the beginning of the summer. All comments received during the public comment period will be summarized, answered, and forwarded to HUD in Jacksonville, Florida, with the Annual Action Plan by August 15, 2024.

Public input was also solicited via an online survey during the month of April and via two (2) public input sessions hosted at 12:30 pm and 5:30 pm on April 10, 2024, in City Hall, City Council Chambers. Information from these sources will be input into the Annual Action Plan as well.

Financial Information: HUD has not yet provided next year's funding estimates. This year's formula allocation was approximately \$1,055,000 and for the purposes of this discussion we are estimating approximately \$1M for next year. The final estimated allocation will be available by June/July when the public comment period is announced. Historically, twenty percent (20%) of the allocation is set aside for administrative costs and eighty percent (80%) is allocated to project or program funding. The year's allocation does not include additional funding or program income which might become available at other times during the program year.

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 alternates. Those that are unable to be funded initially will be considered alternate projects and funded if additional funding becomes available or if the primary projects finish under budget.

Location of Project: There are 15 Official HUD CDBG Low-Moderate Income Block Groups located within the City. Projects must be located in one of these Census tracts 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 municipalities' allocation can be used for public services. Actual programs or projects coincide with City Council Strategic Plan priorities and are subject to City Council approval.

Attachments: CPSL CDBG Proposals 2024-2025 DRAFT EXHIBIT-A APRIL 2024, CPSL CDBG Quick Facts APRIL 2024, CPSL HUD CDBG Low-Moderate Income Census Block Group Map, additional information/presentation about Parks and Recreation Proposals provided by the Department, including a Map/Exhibit from the 10 Year Parks and Recreation Master Plan, and additional information (proposal for \$650,000 project and revised proposal for \$251,000 project) about Public Works Windmill Point Culvert Projects provided by the Department.

8/9/24, 6:31 PM

City of Port St. Lucie - File #: 2024-365

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

<https://psl.legistar.com/LegislationDetail.aspx?ID=6630978&GUID=3622B472-1A98-4A76-8342-10ADB31772C9&FullText=1>

2/2



PUBLIC INPUT SESSION

**Wednesday, April 10, 2024
12:30 p.m. and 5:30 p.m.**



CDBG | **COMMUNITY DEVELOPMENT BLOCK GRANT**

There are three ways to join the conversation.

**Join us in person at City Hall, 121 SW Port St. Lucie Blvd.,
in the City Council Chambers**

Join us virtually (Zoom). No registration is required.

<https://link.cityofpsl.com/4czBAXG>

Dial 888-788-0099 toll free and insert the meeting ID number 556 828 3950.

[CITYOFPSL.COM/CDBG](https://www.cityofpsl.com/CDBG)

Learn about PSL's CBDG Program

From: City of Port St. Lucie (psmail@cityofpsl.ccsend.com)

To: email list

Date: Friday, April 5, 2024 at 09:31 AM EDT



Share your input about PSL's Community Development Block Grant (CDBG) Program


The City of Port St. Lucie will be giving an overview of CDBG funding with an opportunity for citizens to provide input into how the funding is used.

What to expect:

- An overview of the eligible uses of CDBG funding.
- The history of the City's use of the funding.


There are three ways to join the conversation.

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2. **Join us virtually (Zoom)** if you cannot attend in person. No registration is required.
3. Dial 888-788-0099 toll-free and insert the meeting ID number 556 828 3950.



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CITYOFPSL.COM/CDBG

Please complete our **online survey** if you cannot attend this meeting but would like you to submit comments.

[Learn more about CDBG](#)

Contact the City of Port St. Lucie, report a concern or send us a compliment:



City of Port St. Lucie | 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

[Unsubscribe alextrasca@yahoo.com](mailto:alextrasca@yahoo.com)

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The Community Development Block Grant (CDBG) Program invests in communities and people, and this year, the program turns 50! 🎉

Enacted by Congress in 1974 under the Housing and Community Development Act and signed into law by President Gerald Ford on Aug. 22, 1974, CDBG provides necessary funding for improvements and services to neighborhoods and provides a better quality of life for program beneficiaries in need. 🙌

In Port St. Lucie, a major project funded by the City's CDBG grant was the Whispering Pines Park playground! The Boys & Girls Clubs of St. Lucie County Mobile Club also is funded by CDBG!

Since 2018, the CDBG program provided more than \$5.4 million to the City, and is set to receive approximately \$1,055,238 for FY 2023/24.

Thank you, and Happy Birthday, CDBG!

For more information, visit www.cityofpsl.com/cdbg.

#CDBGworks #CDBG50 #PortStLucie #CDBG





City of Port St. Lucie - City Hall

April 8 ·

...

Join the City of Port St. Lucie on Wednesday, April 10 to learn about the City's Community Development Block Grant (CDBG) Program and upcoming proposed plans for the next fiscal year.

The City welcomes your feedback!

The U.S. Department of Housing and Urban Development (HUD) awards CDBG funding that's directed toward revitalizing neighborhoods, improving economic development and providing improved community facilities and services, principally for low- and moderate-income residents and neighborhoods.

There are two meeting times available, 12:30 p.m. and 5:30 p.m., and there are three ways to join the conversation:

- 👉 In person: Council Chambers at City Hall, 121 SW Port St. Lucie Blvd.
- 👉 Via Zoom: <https://us02web.zoom.us/j/5568283950?omn=86114340869>
- 👉 Dial: 888-788-0099 and insert meeting ID 556 828 3950

If you cannot attend the meeting, fill out a survey here: <https://www.surveymonkey.com/r/CPSL-CDBG2024-25>

For more information, visit www.cityofpsl.com/cdbg



PUBLIC INPUT SESSION

Wednesday, April 10, 2024
12:30 p.m. and 5:30 p.m.



CDBG | COMMUNITY
DEVELOPMENT
BLOCK GRANT



City of Port St. Lucie - City Hall

April 11 · 🌐

...

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For more information, visit www.cityofpsl.com/cdbg.

#CDBGworks #CDBG50





City of Port St. Lucie - City Hall

June 4 at 9:33AM · 🌐

We cannot say enough good things about the Boys & Girls Clubs of St. Lucie County Mobile Club!



The Mobile Club is an innovative program for young people made possible through funds from the City's Community Development Block Grant (CDBG) program.

It provides life-enriching programs to young City residents and their families by expanding the Clubs' services to outdoor locations like parks and public areas. 📺

Watch our video to learn more!





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File #: 2024-607 Version: 1 Name: Agenda Ready
 Type: Public Hearing Status: City Council
 File created: 6/11/2024 In control: City Council
 On agenda: 6/24/2024 Final action:
 Title: Public Hearing, Approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Action Plan for the Program Year 2024-25.
 Attachments: 1. CPSL CDBG 24-25 Action Plan FINAL DRAFT w_attach JUNE 2024.pdf, 2. DRAFT EXHIBIT A: CDBG Action Plan 2024-25 - Project Summary, 3. FY24 CPD Formula Letter - Port St Lucie, FL.pdf, 4. Current City of PSL CDBG low- and moderate-income Census Tract Map

History (1) Text

Placement: Other Public Hearings

Action Requested: Motion / Vote

Public Hearing, Approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Action Plan for the Program Year 2024-25.

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 Action Plan contains projects reviewed and approved by the City's internal CDBG Project Selection Team, and City Management. A draft Project List was presented for discussion on April 22, 2024 (Item #2024-365).

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 2024-25 CDBG Action Plan for submission to the Department of Housing and Urban Development (HUD) by August 16, 2024, and open the 30 day public comment period (for the period June 24 - July 24, 2024) and authorize the Director of Neighborhood Services to make revisions prior to submission to HUD to address comments received.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the 2024-25 CDBG Action Plan for submission to the Department of Housing and Urban Development (HUD) by August 16, 2024, and open the 30 day public comment period (for the period June 24 - July 24, 2024) and authorize the Director of Neighborhood Services to make revisions prior to submission to HUD to address comments received.
2. Move that the Board not approve the 2024-25 CDBG Action Plan and provide staff direction and open the 30 day public comment period (for the period June 24 - July 24, 2024).

Background: The City is required by HUD to prepare an annual CDBG Action Plan report detailing our CDBG and housing activities planned for the coming year. The 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 Action Plan will be available for public review and comment from June 24 through July 24, 2024, 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>>. 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 nsd@cityofpsl.com <<mailto:nsd@cityofpsl.com>>. All comments received will be summarized, answered, and then forwarded to the Department of Housing and Urban Development (HUD) in Jacksonville, Florida with the Action Plan.

Financial Information: The City of Port St Lucie will receive \$1,039,835 in CDBG funds for the grant period October 1, 2024, through September 30, 2025. 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 24, 2024, per HUD program rules and regulations.

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

Attachments:

1. City of PSL Community Development Block Grant (CDBG) 2024-2025 DRAFT Action Plan
2. DRAFT Exhibit A: CDBG Action Plan 2024-2025 - Project Summary
3. HUD FY24 CPD Formula Letter - Port St Lucie, FL
4. Current City of PSL CDBG low- and moderate- income Census Tracts 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: 24163-13

<https://psl.legistar.com/LegislationDetail.aspx?ID=6730230&GUID=21CB681B-752A-4624-9C8E-8FB2700BA902&FullText=1>

1/2

8/9/24, 6:35 PM

City of Port St. Lucie - File #: 2024-607

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

<https://psl.legistar.com/LegislationDetail.aspx?ID=6730230&GUID=21CB681B-752A-4624-9C8E-8FB2700BA902&FullText=1>

2/2



**NOTICE OF PUBLIC HEARING FOR FUNDING ALLOCATIONS FOR THE 2024 -2025
FISCAL YEAR CITY OF PORT ST. LUCIE COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) ACTION PLAN AND NOTICE OF AVAILABILITY
FOR PUBLIC REVIEW OF THE CDBG ACTION PLAN**

The City of Port St. Lucie will hold a public hearing on **June 24, 2024, at 6:30 p.m. during a regular City Council public meeting** in the Council Chambers, Building A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984. All public meetings can be viewed online and public comments can also be submitted online through the online comment forms at: <https://www.cityofpsl.com/government/departments/communications/psl-ty>. If you do not have internet access or cannot attend the meeting in City Hall chambers, please contact the Clerk's Office at 772-871-5157 and TDD Number 772-873-6340 at least two hours prior to the meeting and a staff member will provide you with the required call-in information.

The purpose of the hearing is to present the City's 2024-25 Annual Community Development Block Grant (CDBG) Action Plan for approval at a public meeting and receive citizen comments on the priority needs and proposed activities to be included in the plan as well as open the 30-day public comment period. All citizen comments received will be incorporated into the Action Plan and submitted to the Department of Housing and Urban Development (HUD) by August 16, 2024.

The Action Plan is the annual operating plan designed to meet specific objectives identified in the City's Consolidated Plan. All plans can be viewed online at www.cityofpsl.com/cdbg.

The City is set to receive **\$1,039,835** in CDBG funding for the 2024-25 program year which runs from October 1, 2024, through September 30, 2025. The CDBG program provides federal funds for projects and programs that will improve the physical, economic, and social conditions of the community. In general, eligible projects must serve one of the three CDBG National Objectives: benefit low and moderate-income persons, address an urgent need or address slum and blight, as well as, follow all HUD CDBG rules and regulations. Eligible activity categories include public facilities, public services, housing, and community and economic development. Typical projects funded include infrastructure improvements in low-income areas, construction of public facilities, and repair and rehabilitation of owner-occupied residential homes.

Staff will be recommending that \$207,967 (20% of the allocation) be reserved for program administration, per CDBG eligibility rules, and the remaining \$831,868 will be allocated to the infrastructure, economic development, and housing needs projects listed in the plan. In the case that there is any surplus funding, additional funding is received or program income is received these funds can be allocated, as needed, to any of the projects, if there is a need, or alternate projects as listed in the plan. Alternate projects are pulled on the basis of community needs analyses and available budget.

2024-25 Proposed Projects		
Funding Amount	Department	Proposed Activity
\$250,000	Parks & Recreation	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (includes sidewalks).
\$225,000	Neighborhood Services	Code Compliance activities and special magistrate for CDBG Census tract areas.
\$100,000	Public Works & Neighborhood Services	Homeowner Culvert Replacement Assistance Program – 100% forgivable grant for qualified low and moderate income households.
\$81,868	Utility Systems & Neighborhood Services	Homeowner Water/Sewer Connection Assistance Program – 100% forgivable grant for qualified low and moderate income households.
\$75,000	Economic Development & Neighborhood Services	Small Business Commercial Façade Improvement Grant Program
\$75,000	Neighborhood Services & the Boys & Girls Club of St. Lucie County	Boys and Girls "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.
\$25,000	Economic Development & Neighborhood Services	Small Business Accelerator Grant 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 (up to \$5,000 grants each).
\$831,868	Total Estimated Costs for Proposed 2023-24 Projects	

The proposed Action Plan will be available for public review from Mon-Fri, between 9 a.m. and 4 p.m. from June 25, 2024, through July 25, 2024, in Building A at the Neighborhood Services Department, 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 beginning June 25th. To make an appointment contact 772-344-4084. Written comments will also be accepted by mail or email. Written comments can be addressed to Carmen Capezzuto, Director of Neighborhood Services, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984, or sent to nsd@cityofpsl.com.

In providing notices to the public, the City follows a Citizen Participation Plan that includes a plan for minimizing the displacement of persons resulting from activities funded under the CDBG program and lists plans to assist any persons actually displaced. As provided in the 2024-25 Action Plan, no activities are contemplated that would cause displacement. The City of Port St. Lucie CDBG program does not discriminate against any person because of race,



AVISO DE AUDIENCIA PÚBLICA PARA LA ASIGNACIÓN DE FONDOS PARA EL PLAN DE ACCIÓN 2024 - 2025 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 **24 de junio de 2024, a las 6:30 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 y los comentarios públicos también se pueden enviar en línea a través de los formularios de comentarios en línea en: <https://www.cityofpsl.com/government/departments/communications/palcity>. 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 le proporcionará con la información de llamada requerida.

El propósito de la audiencia es presentar el Plan de Acción Anual de Subsidios en Bloque para el Desarrollo Comunitario (CDBG) 2024-25 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 comentario público 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 16 de agosto de 2024.

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/cdbg>.

La Ciudad recibirá **\$1,039,868** dólares en fondos CDBG para el programa anual 2024-25 que va del 1 de octubre de 2024 al 30 de septiembre de 2025. 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 \$207,967 dólares (20% de la asignación) para la administración del programa, según las reglas de elegibilidad de CDBG y que los \$831,868 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 reciban fondos adicionales o se reciban 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.

2024-25 Proyectos Propuestos		
Funding Amount	Department	Proposed Activity
\$250,000	Parques y Recreación	Rev. Plac. Park area de juego inclusiva y superficie de seguridad para mejorar la accesibilidad ADA (civiles y niños).
\$225,000	Servicios del Vecindario	Actividades de Curriculización de Códigos y magistrados de acceso para fines del programa CDBG.
\$100,000	Obras Públicas y Servicios del Vecindario	Programa de asistencia para el mantenimiento de alcantarillas para propietarios de viviendas adyacentes en 100% concordable para hogares calificados de ingresos bajos y moderados.
\$8,868	Sistemas de Servicios Públicos y Servicios del Vecindario	Programa de asistencia para la conexión de agua y alcantarillas para propietarios de viviendas adyacentes en 100% concordable para hogares calificados de ingresos bajos y moderados.
\$75,000	Desarrollo Económico y Servicios del Vecindario	Programa de subvenciones para mejoras de fachadas comerciales para pequeños negocios.
\$75,000	Servicios del Vecindario y el Club de Niños y Niñas del condado de St. Lucie	Club "Masc" de Niños y Niñas - trayendo oportunidades educativas culturales y STEM, y equidad al leer libre en los parques del vecindario donde los "Clubs" tradicionales no se están realizando.
\$25,000	Desarrollo Económico y Servicios del Vecindario	Programa de Subvenciones para la Aceleración de Pequeños Emprendedores - El programa será administrado por el Centro de Desarrollo de Pequeñas Empresas y brinda asesoramiento empresarial, asistencia técnica y capacitación para pequeños negocios. El propósito del programa es mejorar las oportunidades y actividades empresariales, crear empleos y apoyar la expresión y el crecimiento de la comunidad empresarial existente en Port St. Lucie a través de pequeñas empresas (hasta \$5,000 en subvenciones crediticias).
\$811,868	Total Estimated Costs for Proposed 2024-25 Projects	

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 25 de junio de 2024 hasta el 25 de julio de 2024, 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 recomienda hacer una cita) y también en la página web de la ciudad en www.cityofpsl.com/cdbg a partir del 27 de junio. Para hacer una cita comunicarse 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.

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 2024-25, 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 creole, comuníquese con el Departamento de Servicios del Vecindario para obtener ayuda al 772-344-4084 o envíe un correo electrónico a 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 COMUNÍQUESE CON EL DEPARTAMENTO DE SERVICIOS DEL VECINDARIO AL 772-344-4084 O ENVÍE UN CORREO ELECTRÓNICO nsd@cityofpsl.com.



AVISO DE AUDIENCIA PÚBLICA PARA LA ASIGNACIÓN DE FONDOS PARA EL PLAN DE ACCIÓN 2024 - 2025 DE LA CIUDAD DE PORT ST. LUCIE BECAS DE DESARROLLO COMUNITARIO (CDBG) Y AVISO DE DISPONIBILIDAD PARA REVISIÓN PÚBLICA DEL PLAN DE ACCIÓN CDBG



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El propósito de la audiencia es presentar el Plan de Acción Anual de Subsidios en Bloque para el Desarrollo Comunitario (CDBG) 2024-25 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 comentario público 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 16 de agosto de 2024.

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La Ciudad recibirá **\$1,039,868** dólares en fondos CDBG para el programa anual 2024-25 que va del 1 de octubre de 2024 al 30 de septiembre de 2025. 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 \$207,967 dólares (20% de la asignación) para la administración del programa, según las reglas de elegibilidad de CDBG y que los \$831,868 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 reciban fondos adicionales o se reciban 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.

2024-25 Proyectos Propuestos		
Funding Amount	Department	Proposed Activity
\$250,000	Parks and Recreation	River Pkwy Park: área de juegos infantiles y superficie de "grava" para mejorar la accesibilidad ADA (incluye asfalto).
\$255,000	Servicios del Vecindario	Actividades de Cumplimiento de Códigos y mejoramiento específico para áreas de zona central (CDBG).
\$100,000	Otras Públicas y Servicios del Vecindario	Programa de asistencia para el reemplazo de calentadores para propietarios de viviendas: subvención 100% construida para hogares multifamiliares de ingresos bajos y moderados.
\$81,868	Sistemas de Servicios Públicos y Servicios del Vecindario	Programa de asistencia para la conexión de agua y alcantarillado para propietarios de viviendas: subvención 100% construida para hogares multifamiliares de ingresos bajos y moderados.
\$75,000	Desarrollo Económico y Servicios del Vecindario	Programa de subvenciones para mejoras de edificios comerciales para pequeñas empresas.
\$75,000	Servicios del Vecindario y el Club de Niños y Niñas del condado de St. Lucie	Club "Ninos" de Niños y Niñas: creando oportunidades educativas extracurriculares y STEAM, y mejorar el bienestar y la prosperidad del vecindario y distrito (los "clubes" tradicionales aún no están operativos).
\$25,000	Desarrollo Económico y Servicios del Vecindario	Programa de Subvenciones para la Asistencia de las Pequeñas Empresas. El programa será ofrecido por el Centro de Desarrollo de Pequeñas Empresas y brindará asistencia empresarial, asistencia técnica y capacitación para pequeñas empresas. El propósito del programa es mejorar las habilidades y actividades empresariales, crear empleos y apoyar en la expansión y el crecimiento de la comunidad empresarial existente en Port St. Lucie a 5 pequeñas empresas (financiar \$5,000 en subvenciones cada una).
\$831,868	Total Estimated Costs for Proposed 2024-25 Projects	

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 25 de junio de 2024 hasta el 25 de julio de 2024, 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 recomienda hacer una cita) y también en la página web de la ciudad en www.cityofpsl.com/cdbg, a partir del 27 de junio. Para hacer una cita comunicarse 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.

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 2024-25, 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 creole, comuníquese con el Departamento de Servicios del Vecindario para obtener ayuda al 772-344-4084 o envíe un correo electrónico a 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 ALTERNO. SE PROPORCIONARÁN AYUDAS O SERVICIOS AUXILIARES A SOLICITUD PARA REUNIONES CON AL MENOS TRES (3) DÍAS DE ANTELACIÓN. POR FAVOR COMUNÍQUESE CON EL DEPARTAMENTO DE SERVICIOS DEL VECINDARIO AL 772-344-4084 O ENVÍE UN CORREO ELECTRÓNICO nsd@cityofpsl.com.



AVISO DE AUDIENCIA PÚBLICA PARA LA ASIGNACIÓN DE FONDOS PARA EL PLAN DE ACCIÓN 2024 - 2025 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 **24 de junio de 2024**, a las **6:30 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 y los comentarios públicos también se pueden enviar en línea a través de los formularios de comentarios en línea en: <https://www.cityofpsl.com/government/departments/communications/psl-tv>. 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 772-873-6344 al menos dos horas antes de la reunión y un miembro del personal le proporcionará con la información de llamada requerida.

El propósito de la audiencia es presentar el Plan de Acción Anual de Subsidios en Bloque para el Desarrollo Comunitario (CDBG) 2024-25 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 comentario público 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 16 de agosto de 2024.

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/cdbg>.

La Ciudad recibirá **\$1,039,868** dólares en fondos CDBG para el programa anual 2024-25 que va del 1 de octubre de 2024 al 30 de septiembre de 2025. 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 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 **\$207,967** dólares (20% de la asignación) para la administración del programa, según las reglas de elegibilidad de CDBG y que los \$831,868 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 reciban fondos adicionales o se reciban 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.

2024-25 Proyectos Propuestos		
Funding Amount	Department	Proposed Activity
\$250,000	Parques y Recreación	River Place Park: Área de juegos inclusiva y superficie de seguridad para mejorar la accesibilidad ADA (mejor acceso).
\$225,000	Servicios del Vecindario	Actividades de Cumplimiento de Códigos y mejorando especial para áreas del barrio central CDBG.
\$100,000	Otras Pólizas y Servicios del Vecindario	Programa de asistencia para el remplazo de sistemas de agua y plomería de viviendas, asistencia 100% económicamente para hogares calificados de ingresos bajos y moderados.
\$51,866	Sistemas de Servicios Públicos y Servicios del Vecindario	Programa de asistencia para la conexión de agua y asesoramiento para propietarios de viviendas, asistencia 100% económicamente para hogares calificados de ingresos bajos y moderados.
\$75,000	Desarrollo Económico y Servicios del Vecindario	Programa de subvenciones para mejoras de tiendas comerciales para pequeñas empresas.
\$75,000	Servicios del Vecindario y el Club de Niños y Niños del comitato de St. Lucie	Club "Móvil" de Niños y Niños - creando un espacio seguro y divertido para niños y niñas, y ofreciendo actividades en los parques del vecindario donde los "Clubs" tradicionales no están presentes.
\$25,000	Desarrollo Económico y Servicios del Vecindario	Programa de Subvenciones para la Asistencia de Pequeñas Empresas - El programa es administrado por el Centro de Desarrollo de Pequeñas Empresas y brinda asesoramiento empresarial, asistencia técnica y capacitación para pequeñas empresas. El programa de este programa se mezcla las habilidades y actividades empresariales, crear empleos y ayudar en la expansión y el crecimiento de la comunidad empresarial existente en Port St. Lucie a pequeñas empresas (hasta \$5,000 en subvenciones cada una).
\$821,868	Total Estimated Costs for Proposed 2023-24 Projects	

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 25 de junio de 2024 hasta el 25 de julio de 2024, 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 recomienda hacer una cita) y también en la página web de la ciudad en 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.

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La enfermedad del poder

Por Omaira Martínez Cardona - Periodista Colombiana

Hace unos años escribí sobre la Híbris, un concepto moral heredado de los griegos que representa la desmesura. En la actualidad, la ciencia habla del Síndrome de Hubris, o la enfermedad del poder como un trastorno mental y una variedad de comportamiento narcisista que, aunque puede afectar a cualquiera, es más común en gobernantes o quienes ostentan algún cargo de poder.



Desde el estudio de la política se ha comprobado que el poder es adictivo, y que genera dependencia. Es por lo que quienes lo tienen, se aferran con ansias a él de manera desmesurada y quienes lo quieren, hacen hasta lo inimaginable para obtenerlo.

Siempre en tiempos de campaña electoral, se reactivan aún más los síntomas de quienes padecen esta enfermedad que se desarrolla con el virus del poder que puede llegar a corroer, envilecer y hasta destruir pueblos y naciones. En la historia ha quedado el legado de algunos gobernantes que, con acciones desmesuradas, delirios de grandeza y la testaruda obsesión de satisfacer su ego y sus caprichos, así todos los advierten sobre sus errores, hacen lo que quieren, convencidos de que poseen dones especiales con los que pueden realizar cosas extraordinarias. Y si alguien se opone, lo demonizan como enemigo.



Algunos de estos adictos al poder no temen ser ridiculizados, ni perder la credibilidad y confianza de sus pueblos porque se blindan con una fachada que esconde despotismo, coerción, soberbia, grosería y cinismo.

Entre muchos ejemplos, la mitología da cuenta de la historia de Icaro, quien no tuvo en cuenta la

advertencia de su padre de no volar más allá de los límites con las alas que le había fabricado para huir, y cuando el joven altivo y arrogante, insistió en volar tan alto como los dioses para llegar al Olimpo, el sol derretió sus alas y cayó.

Actualmente, la lista de los afectados por este síndrome, así como sus catastróficos actos de gobierno es interminable y llena de excentricidades. Esta enfermedad la han padecido desde monarcas y dictadores esquizofrénicos hasta políticos y gobernantes modernos como Serdar Berdimuhamedov, presidente de Turkmenistán, un pequeño país situado en el centro de Asia con poco más de 6 millones de habitantes, quien prohibió a sus ciudadanos usar Barba y pronunciar la palabra Covid. El joven mandatario, segundo sucesor de Nyazov, considerado como uno de los dictadores más extravagantes de la historia no sólo por autoproclamarse como presidente vitalicio, lo que no es una novedad en estos tiempos, sino porque cambió el nombre de los meses, decretó un nuevo ciclo vital y obligaba a sus ciudadanos a leer un tratado político espiritual que los llevaría directamente al paraíso.

Aún no se encuentra una cura para esta enfermedad del poder que se está esparciendo rápidamente dejando millones de afectados en todo el mundo, estado derrocados, saqueados, arruinados, países empeñados al mejor postor y sin el más mínimo asomo de esperanza.

En nuestra cultura latinoamericana hemos escuchado que el poder es para poder, pero para poder hacer las cosas bien. Es urgente detener este síndrome que una vez entra en el corazón y la mente de quienes lo padecen, es nefasto. Como ciudadanos es prioridad detectar y contener las consecuencias de un poder mal ejercido y dominado por delirios de grandeza y un afán desmedido que pueden terminar en autodestrucción, pérdida de la cordura o más quemados que las alas de Icaro.

No hay que dejarse contagiar de este virus disfrazado en falsas promesas e ilusiones de cambios. El verdadero ejercicio de la política no es un asunto de género, de dones especiales o superpoderes, sino de ciudadanos preparados para administrar los recursos de una nación en convivencia con las otras, y una incondicional e incorruptible vocación de servicio.

oma66co@gmail.com



Viajes Gratuitos
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Si deseas viajar gratis a tu casa, simplemente necesitas un viaje a tu casa y un viaje de regreso a tu casa. Uber te ofrece esta oportunidad única de viajar gratis a tu casa y de regreso a tu casa. Uber te ofrece esta oportunidad única de viajar gratis a tu casa y de regreso a tu casa.

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El Programa de Viajes Gratis a tu casa, requiere de un viaje a tu casa y un viaje de regreso a tu casa. Uber te ofrece esta oportunidad única de viajar gratis a tu casa y de regreso a tu casa.

EXHIBIT A

DRAFT Community Development Block Grant (CDBG) ACTION PLAN 2024-2025 – Proposed Project Summary

The Neighborhood Services Department solicited requests for eligible projects from city departments and analyzed those requests. A public survey was also widely distributed for feedback. Two CDBG public information sessions were conducted on April 10th. The 2024-25 CDBG allocation (published by HUD on May 8, 2024) for the City of Port St. Lucie is \$1,039,835. Up to 20% of funds can be reserved for program administration. Any surplus funding in any one project or from reserved administration can be re-assigned to another approved project or alternate project.

The list of funding requests & recommendations tentatively approved by City Council on 4/22/2024 are as follows:

CDBG Project Proposals for 2024-2025 (in order from largest to smallest CDBG proposal)						
ID	CDBG Funds Requested	City Funds Requested for project completion	District(s)	Department(s)	Activity	Location
1	\$250,000	\$222,000 (currently tentatively approved in CIP budget requests)	1	Parks & Recreation	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (Includes Sidewalks) Playground Equipment and Materials = \$250,000, matched with City funded installation and demolition = \$222,000. Proposed CIP FY 24-25 - Contingent on approval of City CIP Budget request.	Census tracts: 381502.02, 381503.02, 382002.05, and 382002.03
2	\$225,000	\$0	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	\$95,000	+/- Variable	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.

CDBG Project Proposals for 2024-2025 (in order from largest to smallest CDBG proposal)						
ID	CDBG Funds Requested	City Funds Requested for project completion	District(s)	Department(s)	Activity	Location
4	\$81,868	+/- Variable	City-wide	Utilities & 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	\$80,000	\$0	City-wide	Economic Development & Neighborhood Services	Small Business Commercial Façade Improvement Grant Program – program details to be determined.	City-wide and low- and moderate-income Census tracts, as needed.
6	\$75,000	\$0	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.
7	\$25,000	\$0	City-wide	Economic Development	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 (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.
Total	\$831,868	\$222,000 from CIP funds				

Alternate CDBG Project Proposals for 2024-2025 (in order from largest to smallest CDBG proposal)						
ID	CDBG Funds Requested	City Funds Requested for project completion	District(s)	Department(s)	Activity	Location
A	\$700,000 - \$1.5M	\$0	4	Public Works	Veterans Memorial Parkway PH 1 & PH 2 – Construct 1.93 miles of an 8-foot shared-use path, providing connectivity from SE Seafury Lane to US Highway 1. Phase 1 is estimated at \$800,000 and would construct approximately 5600 LF of shared-use paths providing connectivity from SE Seafury Lane to SE Lyngate Drive. Phase 2 is estimated at \$700,000 and would construct approximately 4600 LF of shared use paths providing connectivity from SE Lyngate Drive to US Highway 1.	Located in low- and moderate income Census Tract 3820.09
B	\$251,000 - \$690,000	\$0	3	Public Works	Windmill Point, Section 41, new sections of work – continue to complete work for Public Works' culvert project requesting anywhere from \$251,000 for a portion of the proposed project to \$690,000 for all the proposed portions of the project. Project helps preserve integrity of road infrastructure and prevents flooding. Can be adjusted in phased approach.	Located in low- and moderate income Census Tract 3821.13/1.
C	\$585,000	\$200,000	3	Parks and Recreation	Whispering Pines Park - Security Camera and Fiber Optic CDBG Funded Materials only = \$585,000 City Funded installation and labor = \$200,000 Proposed CIP FY25-26 - Contingent on approval of City CIP Budget request.	Tract 382113 Block Group 4

Alternate CDBG Project Proposals for 2024-2025 (in order from largest to smallest CDBG proposal)						
ID	CDBG Funds Requested	City Funds Requested for project completion	District(s)	Department(s)	Activity	Location
D	\$557,000	\$200,188	1	Parks and Recreation	Sportsman's Park - Security Camera and Fiber Optic CDBG Funded Materials only = \$557,000 City Funded installation and labor = \$200,188 <i>Proposed CIP FY 24-25 - Contingent on approval of City CIP Budget request.</i>	Tract 381503 Block Group 2
E	\$500,000	\$0	City-wide	Economic Development	Commercial Development Program – Provides a matching grant up to \$20,000 to offset permit fees, site plan review fees, impact fees and right of way infrastructure improvements for new and expanding businesses in Port St Lucie. The request is \$500,000 for commercial development grants for 25 businesses or commercial property owners in Port St Lucie.	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.
F	\$10,000 - \$250,000	\$0	City-wide	Neighborhood Services	Homeowner Repair & Rehabilitation Program – funding for repair/rehabilitation of low and moderate income households and/or septic to sewer conversions.	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.

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.

DRAFT

Grantee SF-424's and Certification(s)

View Burden Statement	ASSURANCES - CONSTRUCTION PROGRAMS	OMB Number: 4040-0009 Expiration Date: 02/28/2025
<p>Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.</p> <p>PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.</p>		

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

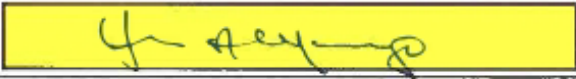
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Port St. Lucie	8/19/24

SF-424D (Rev. 7-87) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission:		* 2. Type of Application:
<input type="checkbox"/> Preapplication		<input checked="" type="checkbox"/> New
<input checked="" type="checkbox"/> Application		<input type="checkbox"/> Continuation
<input type="checkbox"/> Changed/Corrected Application		<input type="checkbox"/> Revision
		* If Revision, select appropriate letter(s)
		* Other (Specify):
* 3. Date Received:		4. Applicant Identifier:
10/01/2024		B-24-MC-12-0038
5a. Federal Entity Identifier:		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
B. APPLICANT INFORMATION:		
* a. Legal Name: City of Port St. Lucie		
* b. Employer/Taxpayer Identification Number (EIN/TIN):		* c. UEI
59-6141882		X24XLGNLM123
d. Address:		
* Street1: 121 SW Port St. Lucie Blvd.		
Street2:		
* City: Port St. Lucie		
County/Parish:		
* State: Florida		
Province:		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 34984		
e. Organizational Unit:		
Department Name:		Division Name:
Neighborhood Services		Community Programs
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:		
* First Name: Alessandra		
Middle Name:		
* Last Name: Tasca		
Suffix:		
Title: Deputy Director		
Organizational Affiliation:		
City of Port St. Lucie		
* Telephone Number: 772-579-3927		Fax Number:
* Email: atasca@cityofpsl.com		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City of Township Government"/>	
Type of Applicant 2: Select Applicant Type <input type="text"/>	
Type of Applicant 3: Select Applicant Type <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="Department of Housing and Urban Development (HUD)"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14 218"/>	
CFDA Title: <input type="text" value="Community Development Block Grant (CDBG)"/>	
* 12. Funding Opportunity Number: <input type="text" value="FY24 Formula Announcement FO"/>	
* Title: <input type="text" value="Fiscal year (FY24) allocations for the Office of Community Planning and Development (CPD), Public Law 117-269, provides for our jurisdiction to receive \$1,039,835 in Community Development Block Grant (CDBG) grant funds."/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="City of Port St. Lucie Community Development Block Grant (CDBG) Annual Action Plan 2024-2025 submission (due 8/16/2024)."/>	
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 FL-18	* b. Program/Project FL-018
Attach an additional list of Program/Project Congressional Districts if needed	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date 10/01/2024	* b. End Date 09/30/2025
18. Estimated Funding (\$):	
* a. Federal	1,039,835.00
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	1,055,238.00
* 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"/> <div style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
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: <input type="text"/>	
* Last Name: Merejo	
Suffix: <input type="text"/>	
* Title: City Manager	
* Telephone Number: 772-579-3927	Fax Number: <input type="text"/>
* Email: jmerejo@cityofpsl.com	
* Signature of Authorized Representative	* Date Signed 8/7/24

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.

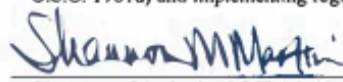
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, 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 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.

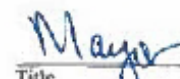
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

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

8/3/24
Date


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) oneyear/2024-2025 [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


Date


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.