

# **CONSOLIDATED PLAN**

**2011-2016**



**SUBMITTED  
AUGUST 11, 2011**

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# 5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

*The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.*

### 5 Year Strategic Plan Executive Summary:

#### INTRODUCTION

The City of Port St. Lucie receives federal funds each year through the Community Development Block Grant (CDBG) program. These funds are targeted towards helping the City's less fortunate residents. The City has also received funds from the Neighborhood Stabilization Program - 1 (NSP-1) to purchase foreclosures, repair/rehab the homes, and sell them to income qualified households. We have purchased 150 homes and are in the process of rehabbing and selling them. This program is expected to continue for at least the next three years as we continue to use funds recaptured from the sale of the homes to purchase more homes, rehab and sell them. We will also be receiving additional funding from Neighborhood Stabilization Program - 3 (NSP-3) which will be utilized in the same manner as NSP-1. The SHIP program, which has provided funds for home purchase and repair/rehab in the past, has been suspended; however we were notified that we may receive a small amount of this source for next year.

As a recipient of federal funds from the Department of Housing and Urban Development (HUD) the City is required to prepare both a Five-Year Consolidated Plan and annual Action Plan discussing how these funds will be expended.

Much of the detailed census data is not yet available at the city level, however, we have received some county data and enough demographic snapshot information that will suffice to prepare the new Consolidated Plan as required.

The City expects to receive the following HUD grants in FY 2011:

CDBG	\$ 629,744
NSP-1 Program Income	\$ 2,500,000
NSP 3	\$ 3,515,509
TOTAL	\$ 6,645,253

In addition, as a recipient of Disaster Relief funds from the State of Florida, administered through St. Lucie County, the City will also have the following funds available in FY 2011:

CDBG - Disaster Relief	\$ 3,000,000	
CDBG - Disaster Relief	\$ 1,671,212	(Pending)
Total:	\$ 4,671,212	

**The City's Five-Year Strategy follows a question and answer format created by HUD.** It is designed to be easily understood and to provide a logic trail that first looks at and analyzes the City's affordable housing and community development needs. Based on this analysis, funding priorities are set and turned into measurable five-year funding objectives.

### **CITIZEN PARTICIPATION/CONSULTATIONS**

In order to ensure widespread resident involvement in the development of this strategy the City has adopted a Citizen Participation Plan designed to involve the City's residents and non-profit service providers throughout the process. As a precursor to the preparation of this Strategy, the City consulted with its citizens, community groups, non-profits, and St. Lucie County. A survey was conducted and public meetings were held to report on the City's current program and develop the City's housing and community development needs.

A public hearing was held to receive public comments on the proposed strategy. A draft of the Five-Year Strategy and One-Year Action Plan was made available for public review for thirty-days. Copies of the Strategy and Plan were available in the City Clerk's Office and in the Community Services Department at City Hall, Morningside and Port St. Lucie libraries. They were also available on the City's web site and listed as available on the community bulletin board on the local cable channel and/or provided by request from the City. The City responded to any written comments received and provided technical assistance as requested.

The City has also adopted an Anti-Displacement Strategy which provides the procedures the City will follow in the event that a resident/business is ever displaced as a result of the activities of this program.

The Five-Year Consolidated Plan, including the one-year action plan allocations were approved for public review by the City Council at a public hearing held on June 13, 2011.

### **EXISTING PROGRAM**

Over the last six years the City's Community Development program has focused primarily on needed infrastructure improvements within its older low income neighborhoods and on housing by helping low income homeowners maintain their properties.

### **ACCOMPLISHMENTS**

**Over the last six years (the last consolidated plan covered 6 years due to a one-year extension issued by HUD as a result of NSP funding) the City has:**

- Assisted 74 low-to-moderate income homeowners to pay assessments for public water/sanitary sewer.

- Assisted 199 low-to-moderate income homeowners in rehabilitating and/or providing hazard mitigation for their homes.
- Provided down-payment assistance for 48 low-to-moderate homebuyers.
- Provided housing counseling for an estimated 394 low-income families.
- Funded four (4) drainage projects, replaced an aging lift station and sidewalks, and funded street improvements, all in low income areas.

#### **HOW MARKET FORCES HAVE SHAPED THE CITY:**

- During the 1990s the City's population boomed, growing by 59% to 88,796 people in 2000. There are an estimated 164,603 residents as of April 1, 2010; this is an 85% increase from 2000.
- The City continues to become more racially/ethnically diverse. Although predominately white (88%), in 2000 African-Americans made up 7% of the City's population (versus 13% statewide) and Hispanics (made up 7.5% (versus 17% statewide). The 2010 Census reports that Port St. Lucie residents are 74.3% White, 16.3% Black/African American and 18.4% Hispanic/Latino.
- Twenty-nine percent (29%) of the City's households were headed by someone over 65 in 2000; that number has increased to thirty percent (30%) according to the 2010 census.
- According to American Community Survey (ACS), the City's median family income was \$56,789 for 2009, compared to the Florida average of \$56,809 and the national average of \$62,363; although only 9.1% of the population lives in poverty (versus 13.5% statewide).
- According to ACS, the City's housing stock in 2009 contained a high degree of single-family detached units (87.4%) and few mobile homes (2%). Approximately 11% of the housing stock is multi-unit structures. Approximately 61% of the housing units were built since 1990.
- Housing and land values rose dramatically from 2005 to 2007. Home values in many areas were up 100% from the previous five years; the estimated median price for a home was \$247,750 in 2006. But with a total of 28,712 mortgage foreclosure cases filed in St. Lucie County since 2006, values have plummeted. Port St. Lucie median home sales price was \$99,750 for 2010.
- A physical survey of the City found no widespread deterioration and the City continues to upgrade its neighborhoods through federal & state housing programs.

#### **HOW MARKET FORCES HAVE AFFECTED THE CITY'S PRIORITIES:**

##### **Affordable Housing:**

Damage caused by hurricanes and the deterioration of housing stock due to foreclosures reinforced the City's focus on maintaining the existing stock through rehabilitation as a key housing priority. With the decrease in housing values and prices, there are more households that can afford to purchase, but many still do not have sufficient assets to be able to make an adequate down payment or pay for closing costs and lenders are requiring higher credit scores for approval. The City's SHIP down payment assistance program and temporary assistance from the Hurricane Housing Assistance (HHR) program provided funding for a number of years, but the HHR funding has been expended and SHIP money is not expected to be available for the next few years.

##### **Homeless:**

The City is a member of the Treasure Coast Homeless Services Council, which is the lead agency for the Regional Continuum of Care. **The City does not receive federal Emergency Shelter Grant (ESG) funds.** The City coordinates with and supports the Regional Continuum of Care and its ten-year plan to end chronic homelessness.

**People with Special Needs:**

The City can spend 15% of its CDBG grant on providing public services for its residents who have special needs. The City has given this a medium priority and has planned no activities in this area.

**Community Development**

The City has been systematically upgrading its public facilities and infrastructure especially in light of the flooding experienced as a result of the tropical systems hitting the City between 2004 and 2008. There are still needs in this area, which shall remain a high priority for the City. The City plans to improve storm drainage, install handicapped accessible sidewalks, and construct a neighborhood community center to serve its low-income areas.

**CONCLUSION:**

The City's current program is targeted to effectively utilize the available resources in order to address the needs of the City's low-income residents. **This Strategic Plan recommends continuing the existing strategy over the next five-years.**

**FY 2011 - FY 2016 OBJECTIVES**

**The City has adopted the following Specific Five-Year Program Objectives:**

**Affordable Housing:**

- One:** Rehabilitate 25 units owned by low-income owners.
- Two:** Home purchase assistance and housing counseling for 170 low, moderate and middle-income homebuyers.
- Three:** Purchase, rehab and resell to eligible clients or transfer a total 73 foreclosed properties to eligible clients.

**Homeless**

The City has given this a medium priority and plans to continue to coordinate with Treasure Coast Homeless Services Council, Inc.

**Special Needs**

The City has given this a medium priority and plans no activities.

**Community Development (in low income areas)**

- One:** Install 5,000 linear feet of storm drainage improvements.
- Two:** Install 6,000 linear feet of sidewalks.
- Three:** Reconstruct failing lift stations.

**FY 2011 ONE YEAR ACTION PLAN**

<b>CDBG:</b>	
Sidewalk & ADA Retrofits	\$122,000
Drainage Improvements	\$150,000
Replace lift station	\$150,000
Upgrade electrical service to Civic Center	\$21,000
Repair/rehab houses	\$60,795
<b>CDBG Disaster Funding</b>	
Hogpen Slough Drainage	\$1,517,000
D-9 Canal Improvements	\$1,483,000
<b>NSP 1 &amp; 3</b>	
Acquisition, rehab, resale of foreclosed single family homes to eligible clients or transfer to nonprofits.	\$4,000,000
<b>SHIP (Program Income)</b>	
Repair/rehab	\$190,000
Water & sewer assessments	\$10,000

**Strategic Plan**

*Due every three, four, or five years (length of period is at the grantee’s discretion) no less than 45 days prior to the start of the grantee’s program year start date. HUD does not accept plans between August 15 and November 15.*

**This Consolidated Plan is for the City of Port St. Lucie’s  
Next Five Program Years  
FY 2011 – FY 2016**

**Mission: To help its residents achieve self-sufficiency through decent housing, a suitable living environment and expanded economic opportunities.**

**OVERALL GOALS 91.1 (a)**

The following goals show how the City will carry out its mission:

**SPECIFIC GOALS: Community Development**

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

**SPECIFIC GOALS: Housing and Homeless**

- FIVE:** Revitalize older housing and demolish unsafe structures.

- SIX:** Produce high-quality affordable housing.
- SEVEN:** Provide housing assistance.
- EIGHT:** Services/housing for the homeless

**SPECIFIC GOALS: Emergencies**

- NINE:** Governmental response to emergency/life threatening situations.
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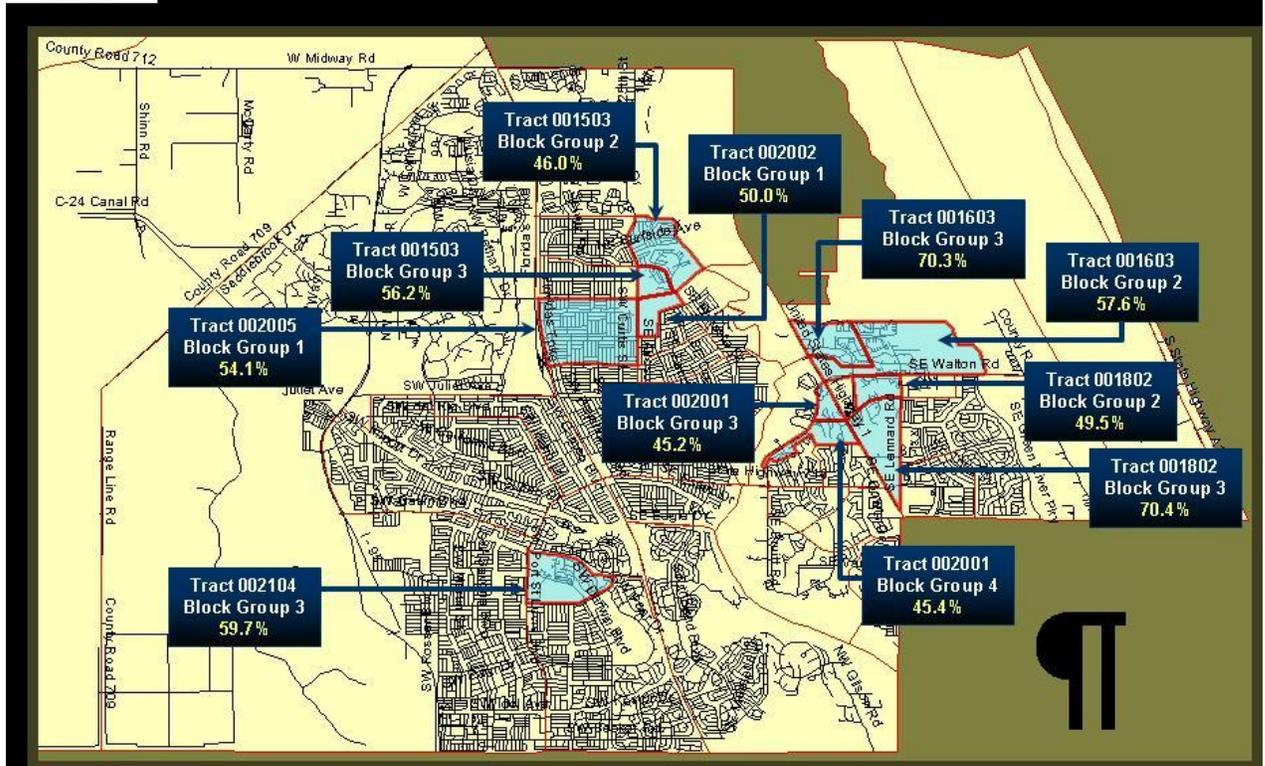
## **General Questions**

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*
2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

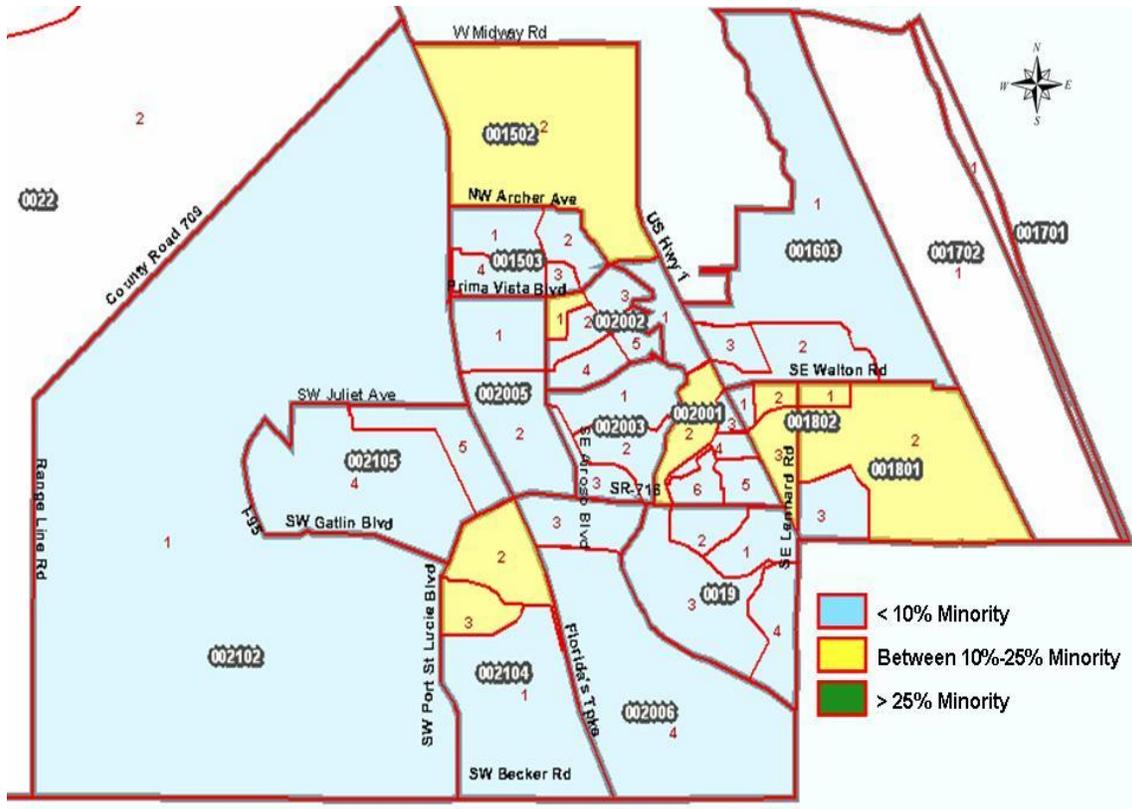
**5 Year Strategic Plan General Questions response:**

91.215(a)1. Geographic Area:

The City of Port St. Lucie is located in southeast St. Lucie County. The following map displays those areas within the city where over 45.2% of the residents (Port St. Lucie exception criteria) have incomes below the region's median family income based on the 2000 Census. These are the locations where the city conducts CDBG activities on an area-wide basis.



The following Map displays those areas within the City where African-Americans are concentrated per the 2000 Census. As this map displays, there are no areas within the City where the African-American population exceeds 25% of the population.



**The following Map provides the locations where Hispanics are concentrated within the City per the 2000 Census.** As this map displays, there are no areas within the City where the Hispanic population exceeds 25% of the population.



**Community Development:**

The City will continue to place its highest priority on the holistic physical revitalization of its older low-income neighborhoods and commercial areas. These activities include physical improvements such as storm drainage, water & sewer, sidewalks and landscaping; public facilities such as parks, recreation areas, senior centers, community centers and public safety facilities; along with neighborhood clean-ups and code enforcement.

The major obstacle to meeting the city's identified needs is the continued and ongoing cutbacks in funding at the federal and state levels.

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**Managing the Process (91.200 (b))**

1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify the significant aspects of the process by which the plan was developed and the agencies, groups, organizations, and others who participated in the process.*
3. *Describe the jurisdiction's consultations with housing, social service agencies and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons.*

**5 Year Strategic Plan Managing the Process response:**

91.200(b)1. Lead Agency

The City of Port St. Lucie Community Services Department leads and manages the housing and community development needs for the City.

91.200(b)2. Plan Development Process

The City developed this Strategic Plan after consultation with its public and private partners. A public hearing was held to report on the status of the existing program and to seek community input on housing and community development needs. The draft plan was advertised and made available for public review during a thirty (30) day comment period.

91.200(b)3. Consultation

The City works closely with social service providers, lenders, builders, developers and other housing providers as well as other local governmental agencies on a regular basis as members of the St. Lucie Council of Social Agencies (COSA), Treasure Coast Homeless Services Council and the St. Lucie County Lending Consortium. These groups include agencies that focus on services to children, elderly persons, persons with disabilities, and persons with HIV/AIDS and their families.

In order to assess the needs of these organizations and their clients, the city surveyed non-profit agencies requesting information on future community needs. These agencies were also invited to a public hearing held on April 26, 2011. In addition, the city requested feedback on the Consolidated Plan from City departments. The City's Comprehensive Plan was also used as a resource. The City also consulted with the Community Services department of St. Lucie County.

## **Citizen Participation (91.200 (b))**

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views on the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

### **5 Year Strategic Plan Citizen Participation response:**

#### 91.200(b)1. Citizen Participation Process

The City has adopted a Citizen Participation Plan (including its Anti-Displacement Plan) that meets all HUD regulations. It is included in the Appendix.

In following the requirements of the citizen participation process the City was required to hold a public hearing early in the Consolidated Plan development process to review the existing program and to solicit community needs. We were also required to provide technical assistance, if necessary, advertise the availability of funds and provide a thirty-day public comment period and public hearing on the Draft Five-Year Consolidated Plan and respective One-Year Action Plan.

The City held two public hearings (all after 5:00 pm) to involve citizens in the planning process of both the Consolidated Plan and the Action Plan. Notices were published in English in the Port St. Lucie News and in Spanish in La Voz del Treasure Coast.

#### 91.200(b)2. Summary of Citizen Comments Received

There were no public comments received that were not accepted and included in the record and attached to this plan.

#### 91.200(b)3. Efforts Made to Broaden the Process

The City through its ongoing public participation/consultation process continually seeks to broaden this process by involving new nonprofit organizations in its various programs.

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## **Institutional Structure (91.215 (i))**

1. *Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.*
2. *Assess the strengths and gaps in the delivery system.*
3. *Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of*

*housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

**3-5 Year Strategic Plan Institutional Structure response:**

91.215(i)1. Institutional Structure

The Community Services Department is responsible for administering the Neighborhood Stabilization Program (NSP), the Community Development Block Grant (CDBG), and other community and/or economic development grants received by the City of Port St. Lucie. The Department will also administer the State Housing Initiatives Partnership (SHIP) program, when it is funded. In order to coordinate assessments of needs and provision of services within the City, the department is a member of the City's Community Development group. Department heads and the City Manager or Assistant City Manager meet with this group every two weeks to discuss issues and assessments of needs at the City staff level. The Department also maintains active memberships in social service groups, executive steering committees and boards as follows:

The Department Director is a member of the Treasure Coast Coordination Coalition (TCCC). The Coalition is a cooperative body of over 140 representatives from social service agencies, law enforcement, educational institutions, local governments, state government agencies, non-profits and for-profit organizations representing Martin, St. Lucie, Okeechobee and Indian River counties. The mission of the Coalition is to promote collaboration among organizations in order to provide enhanced cost-effective services for the community. The clients served by the majority of the agencies are low-income or special needs persons.

The Director of Community Services is a member of the Board of Directors for Treasure Coast Homeless Services Council, Inc. which sponsors and facilitates the Continuum of Care for the Treasure Coast area. This group facilitates the Continuum of Care Plan through coordination and cooperation with agencies and organizations that provide services to the homeless.

Community Services is also represented on the following nonprofit, government agency and private sector organizations:

- Housing Finance Authority of St. Lucie County, which fosters home ownership by promoting low cost financing for home purchase by low to moderate income households;
- Executive Steering Committee of the Roundtable of St. Lucie County, a group of 25 chief executive policymakers, elected officials, funding agencies, and business, state and local government entities;
- St. Lucie Council of Social Agencies (COSA), a group of social agencies whose members join together to discuss and serve the needs of their clients;
- INTACT, a long-term recovery group formed to work with organizations and individuals impacted by the hurricanes that hit the county;
- Unmet Needs Committee for St. Lucie County, an organization that has distributed over \$700,000 in state funding to nonprofit agencies for disaster recovery; and
- St. Lucie County Lending Consortium, a group of lenders and city/county housing assistance providers that provides educational support and special financing terms for home buyers.

Community Services communicates with all of these individuals and groups throughout the year so that the assessment of needs and services is always current. When it is time to prepare the Consolidated Plan, we ensure that all interested parties have a chance to provide input verbally or through written responses to surveys. Over 60 surveys were mailed to local social service agencies, the Health Department, and the Fort Pierce Housing Authority and 6 surveys were returned and considered in the consolidated planning process.

91.215(i)2. Strengths/Gaps in the Delivery System

**Strengths**

Because the Community Services Department is active in so many organizations, we are able to achieve a high level of communication and coordination with service providers and referral agencies.

**Gaps**

We struggle to maintain a consistent level of coordination between formal meetings. We refer 5 to 10 callers per week to organizations that have indicated that they may be able to provide funding to meet specialized needs. Unfortunately, funding for those organizations changes from day to day, especially with the weak economy and the number of clients who need help. Therefore, it is difficult to maintain an up-to-date listing of whose funding has not been exhausted and how the organization's priorities may have changed.

A number of the social agencies that serve low and very-low income clients are active in a large, four-county area. They communicate and/or coordinate via a system called HMIS (Homeless Management Information System), which was implemented by the Treasure Coast Homeless Services Council. HMIS by its very nature is specific to a certain group of people. Meanwhile other management information systems try to target other groups of people; the "elderly" for example. No one system can successfully coordinate data reflecting all groups of people we need to serve. Also, the systems that are in place are only as good as the data that is input by humans; smaller agencies with fewer staff are hard pressed to continually update the system with information on clients that they have served or referred. Agencies and governmental entities continue to work on improving communication and coordination.

91.215(i)3. Strengths/Gaps in the Public Housing Delivery System

The City of Port St. Lucie does not have a public housing authority.

The County housing authority is headquartered in Ft. Pierce, and all public housing is located in that area. There are, however, approximately 279 portable Section 8 vouchers being utilized for rental properties in Port St. Lucie. Community Services staff maintains contact with the Housing Authority through membership in several coalitions. The City also coordinates with the county and the housing authority on housing initiatives and disaster recovery.

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**Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

**5 Year Strategic Plan Monitoring response:**

91.230. Monitoring

**1. MONITORING:**

The City of Port St. Lucie has established the following standards and procedures in order to monitor activities authorized under federal programs, ensure long-term compliance with the provisions of those programs, and further the City's goals or objectives set forth in the Consolidated Plan. As a method for checking progress, the standards and procedures will serve to measure resources consumed, track the status of projects and timeliness of expenditures, measure and compare accomplishments with projections, and provide methods for change and/or improvement, where needed.

In most cases, City projects involve construction or reconstruction of facilities, so our goal may be completion of one facility. We work with City staff from other Departments, including the Office of Management and Budget (OMB), and/or contractors to make sure the project is moving forward, requesting updates at least on a monthly basis. We update IDIS on a quarterly basis. Activities that use other resources, like SHIP or NSP, are tracked on a spreadsheet and in a database. We watch for timeliness of expenditures and we make sure that we are meeting program guidelines regarding income levels and similar regulations.

The City has utilized CDBG funding for housing activities in the recent past and we are providing funding for repair/rehab of low/moderate income homeowner occupied housing this year. We have also begun working with the NSP program and have adopted St. Lucie County's Rehab Specifications to ensure that all repairs comply with housing codes. We have also held discussions with the building department to ensure that those specifications are current and reflect any additional regulations that Port St. Lucie requires. We are updating if housing code changes and will revise specifications as we receive new information. OMB uses these specifications for all contractor bids involving housing. We have also set up check lists for compliance with environmental regulations, and lead paint requirements, including the new requirements for certification of contractors dealing with homes that have lead based paint, etc. Monitoring of the housing program will be on-going. On-site inspections of homes funded under the program are made by building inspectors and/or housing program inspectors during the repair process and when work is completed. Payments are withheld if work is unsatisfactory and released when the job is brought up to standards.

There are no on-site inspections of subrecipients planned for the program year, as there are no CDBG projects that involve subrecipients and none have been identified for projects in the next year.

Preparing the plan is an ongoing process. The City will monitor the effectiveness of the plan and submit reports to U.S. Dept. of HUD annually. The monitoring will include a review of performance measurements, which include objectives and outcomes in relation to the activities completed. (A copy of the Summary of Specific Annual Objectives related to these measurements is included in Table 3A.) In addition, these reports will evaluate the performance of the plan by examining and commenting on the following:

**Project Benefits:** Coordination and communication, determination of necessary resources, tracking and reporting progress, early identification of potential problems.

**Project Costs:** Measurement and control of techniques that provide comprehensive and useful numerical data and track the use of time and materials.

**Contract Agreements:** The City will enter binding contractual agreements with all other parties participating in federal programs. Such agreements will insure compliance with program provisions between the City and these parties. Additionally, these agreements will provide a basis for enforcing program requirements and for identifying remedies in the event of a breach of the any of the provisions. Elements contained in these agreements will be inclusive of, but not limited to:

- Type of activity
- Specific "boiler plate" provisions
- Other terms and conditions
- Special program requirements
- Budget
- Scope of services
- Reporting requirements
- Other special provisions

**Monitoring Standards:** The City does not anticipate working with any subrecipients, sponsors or administrative agents in the coming year, so monitoring of those entities and/or their programs is not planned. When they do receive funding, however, we will monitor our programs through communication with and evaluation of these participants. Such a process involves frequent telephone contacts, written communication, analysis of reports and audits, and periodic on site meetings. The primary goal of monitoring is to identify deficiencies and advocate corrections in order to improve, reinforce or augment participant performance in relation to the goals and objectives set forth in the Consolidated Plan. As part of this process, the City watches for evidence of fraud, waste and mismanagement or for situations with potential for such abuse. The emphasis will be on prevention, detection and correction of problems.

The City of Port St. Lucie will monitor each program participant annually, or more frequently if circumstances should require, in order to review the activities included in their agreement with the City. The purpose of this monitoring is to assess compliance with the requirements of the federal program. Such review will include desk audits and on-site examinations to determine compliance with all applicable requirements.

Monitoring activities shall be comprised of the following:

- Development of an annual monitoring strategy
- Selection of program areas to review
- Timing of monitoring visits
- Follow-up action
- Assessment of individual activities
- Assessment of progress for the program as a whole
- On-site procedures
- Evaluation and Conclusions

## **Priority Needs Analysis and Strategies (91.215 (a))**

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

### **5 Year Strategic Plan Priority Needs Analysis and Strategies response:**

#### 91.215(a)1. Basis for Assigning Priorities

The City's current priorities continue to reflect the City's need to replace/upgrade poor quality infrastructure in the City's low income areas. But the City's growth has placed additional burdens on outdated infrastructure, especially in the older neighborhoods which typically fall within the HUD designated low income areas.

#### 91.215(a)2. Obstacles to Meeting Underserved Needs

The major obstacle to meeting underserved needs has been the lack of federal and state funding. That obstacle is even more pronounced with failure of the state legislature to consistently fund the SHIP program. The NSP program is providing for purchase, rehab and sale of foreclosed properties to lower income households, but funding for repairs to existing owner-occupied residences must now be accomplished with CDBG funding, and amount of funding has been drastically reduced.

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## **Lead-based Paint (91.215 (g))**

1. *Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.*
2. *Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

### **5 Year Strategic Plan Lead-based Paint response:**

#### **91. 215 (g) 1. ESTIMATED NUMBER OF UNITS WITH LEAD-BASED PAINT**

The plan requires that Port St. Lucie, to the extent feasible, assess the number of incidents of lead-based paint in housing units. In this assessment, the City must also estimate the number of units with lead-based paint that are occupied by low and moderate-income households (0-80% of median income).

Age of the housing unit is one way to estimate the number of units that might contain lead-based paint hazards. The federal government banned lead-based paint from housing in 1978, so homes built in 1979 or later should be free from those hazards. Not all housing built before 1978 contains lead-based paint, but the age gives us an idea of the number of homes that may be affected. The table below shows the ages of housing units built in 1979 or prior in Port St. Lucie:

<b>Table 1</b>			
<b>Age of Housing Stock for Port St. Lucie</b>			
<b>Pre 1940</b>	<b>1940 - 1959</b>	<b>1960 - 1979</b>	<b>Total</b>
69	356	6,978	7,403

Source: American Community Survey, Selected Housing Characteristics 2005-2009

According to 2005-2009 ACS data, 7,403 housing units, or approximately 8.67 percent of the City's current housing stock was constructed before 1980. About 94 percent of these were constructed in the period from 1960 to 1979. The remainder was constructed prior to 1960.

The presence of lead-based paint does not necessarily mean that there is a hazard or risk associated with occupying a housing unit. The properties most at risk are ones deteriorating, particularly with plumbing problems, or rehabilitated units where unsafe renovations have occurred. Sources of lead paint hazards can be lead dust (often generated during inappropriate lead-based paint elimination efforts) and deterioration and peeling of the lead paint itself (even when the paint has been covered with oil-based or water-based paint). Lead-based paint in these instances can be ingested by children. Lead poisoning may then be responsible for lower IQs, reading and learning disabilities, decreased attention span and hyperactivity.

When lower income households occupy substandard homes, there is an increased chance that those homes will not be adequately maintained and that lead based paint may be a factor. Data from the Florida Housing Data Clearinghouse - Shimberg Center breaks down households by income and substandard housing conditions as follows:

<b>Household Income</b>	<b>Substandard Conditions</b>	
	<b>Yes</b>	<b>No</b>
0-20%	95	1,060
20.1 - 30%	44	809
30.1 - 50%	159	2,725
50.1 - 60%	57	1,920
60.1 - 80%	214	4,470
80.1+	742	21,614
<b>TOTAL</b>	<b>1,311</b>	<b>32,598</b>

Source: Florida Housing Data Clearinghouse - Shimberg Center - 2005

**91.215 (g) 2. LEAD-BASED PAINT ACTIVITIES**

The County's Public Health department has established a lead screening process to screen school children for and treat high levels of exposure to lead.

The overall goal of the City is to reduce or eliminate lead-based paint hazards and prevent childhood lead poisoning. This will be accomplished through a coordinated effort of public and private sectors.

All housing proposed for rehabilitation under the City's program is screened by the year built to determine possible LBP hazard. If a hazard is suspected, the owner is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. During the feasibility inspection, if the inspector identifies a potential LBP problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department.

In every program 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.

## HOUSING

### Housing Needs (91.205)

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

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

#### **5 Year Strategic Plan Housing Needs response:**

##### 91.205 Estimated Housing Needs

The City of Port St. Lucie is a 113 square mile community located in southern St. Lucie County. Incorporated in 1961, it has been one of the fastest growing cities in the nation (sixth-fastest growing large city in the US during 2000 to 2003). It is the largest city on the Treasure Coast. Even with the continual growth the City is nowhere near reaching its population potential. Therefore, it is important to continue to assess the needs of city residents and to project them into the future.

In accordance with 24 CFR Section 91.205, this Section describes Port St. Lucie's estimated housing needs projected for the following categories of persons:

- Households by Income - Extremely Low, Low, Moderate and Middle-income families
- Households by Tenure - Renters and Owners
- Households by Age and Elderly Person Households
- Disabled Person Populations and Households
- Household Composition - Single Persons, Large Families
- Public Housing Residents and Section 8

In addition, the Section will discuss potential housing problems, such as:

- Cost Burden and Severe Cost-burden
- Substandard Housing
- Overcrowding (especially large families)
- Racial and/or Ethnic Disparity

**NOTE:** The following information is drawn from HUD’s 2000 CHAS table which is displayed on the needs tables in this report.

**Introduction**

Before discussing the housing needs in Port St. Lucie, it is important to take a look at the overall growth of the City since it was incorporated. Port St. Lucie had 331 permanent residents in 1971. Growth was strong and steady over the next five decades, resulting in a population of 164,603 in 2010. Based on the 2010 Census figures, the total number of residents was expected to increase according to the following projections:

<b>Table 3</b>						
<b>Estimated Population and Populations Projections</b>						
<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
55,866	88,769	164,603	187,504	222,480	257,725	292,447

*Source: Florida Housing Data Clearinghouse – Shimberg Center, 2009 and 2010 Census*

The number of households, according to the Florida Housing Data Clearinghouse, was expected to increase according to the following projections:

<b>Table 4</b>					
<b>Estimated Households for 2000 and 2010 and Projections for 2015 to 2030</b>					
<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
33,905	70,877	74,040	89,889	107,321	125,113

*Source: 2000 and 2010 Census and Florida Housing Data Clearinghouse – Shimberg Center - 2009*

There are a total; of 70,877 housing units according to the 2010 Census. This is an increase of 109% since 2000. The vast majority of this housing stock is single family detached.

**A. Households by Income.** According to HUD, households are classified according to the following income guidelines:

**Low Income.** 0 to 50 percent of median adjusted for family size (MAFS). Within this group is the 0 to 30 percent category referred to as extremely low

**Moderate Income.** Above 50 to 80 percent of MAFS - this is usually the highest income for which federal funds can be spent

**Middle-Income.** Above 80 to 120 percent of MAFS

**Above-Middle Income.** Above 120 percent of MAFS – this amount is shown because some state housing programs allow assistance to households above 120% of median income.

The Census Bureau defines a family as “two or more people, one of who is the householder, related by birth, marriage, or adoption and residing in the same housing unit. A household, on the other hand, “may consist of a person living alone or multiple unrelated individuals or families living together.” In 2000 Port St. Lucie’s median “family” income was \$45,529 and the median “household” income was \$38,724 according U.S. Census. The 2009 American Community Survey has the median “family” income as \$56,789 and the median “household” income as \$51,361.

For purposes of this Plan and for eligibility in most state and federal programs the 2011 median is separated into various income levels and household sizes. The 120% of median is included since the NSP programs assisted households in this income group.

<b>Table 5</b>								
<b>2011 Maximum Income by Family Size</b>								
<b>Income Group</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>30%</b>	\$11,900	\$13,600	\$15,300	\$17,000	\$18,400	\$19,750	\$21,100	\$22,450
<b>50%</b>	\$19,850	\$22,700	\$25,550	\$28,350	\$30,650	\$32,900	\$35,200	\$37,450
<b>80%</b>	\$31,750	\$36,300	\$40,850	\$44,350	\$49,000	\$52,650	\$56,250	\$69,000
<b>120%</b>	\$47,650	\$54,450	\$61,250	\$68,050	\$73,500	\$78,950	\$84,350	\$89,800

Source: HUD 2011

Median income in 2011, according to HUD was \$56,200. The number of households in each of the income categories shown above is expected to increase over the next few years. Projected numbers of households by income are set forth below:

<b>Table 6</b>							
<b>Projected Households by Income</b>							
<b>Income Level</b>	<b>Household Income as a Percentage of Area Median Income</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Extremely Low</b>	<29.9%	1,994	3,897	4,883	5,920	7,039	8,145
<b>Low</b>	30 - 49.9%	2,870	5,585	7,096	8,755	10,635	12,531
<b>Moderate</b>	50 - 79.9%	6,690	13,081	16,456	20,050	24,006	27,954
<b>Middle</b>	80 - 119.9%	8,459	16,551	20,713	25,078	29,767	34,413
<b>Above Middle</b>	120%+	13,892	27,195	34,159	40,476	47,409	54,148
<b>Total H/H</b>	All incomes	33,905	66,309	74,040	100,279	118,856	137,191

Source: Florida Housing Data Clearinghouse – Shimberg Center - 2011

Based on these estimates, approximately 6 percent of all Port St. Lucie households are currently in the Extremely Low Income Range (below 30% of median income); another 8.4 percent are between 30 and 49.9 percent (low-income); and 20 percent are considered in the moderate range (50% to 79.9%). A total of 34 percent of households are in the “below 80 percent” range. These percentages are expected to remain at approximately the same levels over the next few years based mainly on the current housing stock (discussed further under Housing Market Analysis) and employment opportunities available in the area.

Employment opportunities in Port St. Lucie are closely tied to the economy of the entire Treasure Coast (St. Lucie, Martin, Indian River and Okeechobee counties) but mostly to industries found in St Lucie and Martin counties, known collectively as the Port St. Lucie/Ft Pierce Metropolitan Statistical Area (MSA). The table below lists the numbers and percentages of employees in major industries in the MSA and separately in Port St. Lucie as follows:

<b>Table 7</b>				
<b>Employment by Industry – 2000</b>				
<b>Industry</b>	<b>Port St. Lucie/Fort Pierce MSA</b>		<b>Port St. Lucie</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Agriculture and Mining	3,734	2.9	385	1.0
Construction	13,601	10.6	3,953	10.0
Manufacturing	9,145	7.1	2,606	6.6
Transportation Communication and Public Utilities	7,960	6.2	2,558	6.5
Wholesale and Retail Trade	31,787	24.7	10,913	27.6
Finance Insurance and Real Estate	7,524	5.8	2,276	5.8
Business and Repair Services	10,967	8.5	3,185	8.1
Personal Services	10,426	8.1	2,931	7.4
Professional Services	27,091	21.0	8,423	21.3
Public Administration	6,661	5.2	2,264	5.7

Source: SOCDs Census Data 2000

As of 2000, the highest percentages of employed residents in Port St. Lucie were working in Wholesale and Retail Trade (27.6%); next highest were in Professional Services, with a total of 21.3 percent. Percentages of employees by industry remained in the same ranges for the MSA as those in the City. Other notable employment sectors included Construction and Business and Repair Services.

According to the Workforce Development Board of St. Lucie County, the fastest growing industries in the Treasure Coast area (with employees numbering 2,000 or more) were as follows:

<b>Table 8</b>			
<b>Fastest Growing Industries</b>			
<b>Overall Ranking*</b>	<b>Industry</b>	<b>2004</b>	<b>2012</b>
4	Merchant Wholesalers, Durable Goods	3,791	4,996
5	Social Assistance	2,968	3,878
6	Ambulatory Health Care Services	9,363	12,007
8	Professional, Scientific and Technical Services	6,838	8,721
11	Amusement, Gambling, and Recreation Industries	4,353	5,401
12	General Merchandise Stores	5,307	6,556
13	Administrative and Support Services	10,045	12,378
15	Specialty Trade Contractors	8,818	10,730
17	Building Material and Garden Supply Stores	2,507	3,045

\*Note: Ranking is for all industries. Only those with employees numbering 2,000 or more are listed above.

Source: Workforce Development Board of St. Lucie County – March 2005

Ambulatory Health Care Services and Administrative and Support Services, ranked as the sixth and thirteenth under “Fastest Growing Industries,” are also ranked as number two and four under “Industries Gaining the Most New Jobs” in 2004; local government and food services/drinking places are ranked as numbers 1 and 3 respectively on that same list. Enterprise Florida lists the major private sector employers in St. Lucie County as: Liberty Medical Supply, Indian River State College, Wal-Mart, Lawnwood Regional Medical Center, QVC, Publix Supermarkets, St. Lucie County Medical Center, TD Bank, PNC Bank, and New Horizons Healthcare.

According to Workforce Development, the top 50 fastest growing occupations include mostly medical personnel, teachers, and computer systems specialists. The highest hourly wage among those occupations was \$43.66 per hour, which would amount to over \$90,000 for a forty-hour workweek; the lowest wage was \$7.54 per hour (\$15,683 for full time 40-hours) for an amusement and recreation attendant. The highest hourly wage for the 50 occupations gaining the most new jobs in 2004 was \$41.56 (\$86,444 yearly) for a construction Manager; lowest wage was for a food worker (\$6.99 or \$14,539 for a 40-hour workweek.).

Employment statistics are important in a discussion of housing needs, as economic stability tends to produce more homebuyers when housing prices are affordable. Unemployment statistics for the Port St. Lucie/Fort Pierce MSA are provided by the U.S. Department of Labor, Bureau of Labor Statistics. They indicate a history of high unemployment rates in the mid 90s, with an annual unemployment rate (not seasonally adjusted) of 12.3 percent in 1995; the rate for the state of Florida was 5.5 percent. The current unemployment rate is 12.5% - higher than the state average of 10.5% and the national rate of 8.7% (May 2011).

**B. Households by Tenure.** In addition to the information regarding income, a review of housing tenure may also uncover valuable information about future housing needs. Comparing the number of households renting versus owning dwelling units may shed light on the stability of a City's population as well as the affordability of its housing stock. According to the census approximately 78 percent of all Port St. Lucie households lived in

owner-occupied homes in 1990. That amount increased dramatically between 1990 and 2000, with over 83 percent listed as homeowners. That ownership figure was approximately 17 percentage points higher than the national home ownership rate of 66.2 percent and 13 percent higher than the Florida rate of 70.1 percent.

Based on current trends, the Shimberg Center anticipates that the percentage of owners versus renters will increase slightly each year as follows:

<b>Table 9</b>						
<b>Projected Households by Tenure</b>						
<b>Year</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Owners</b>	27,962	50,398	61,321	75,090	90,521	106,361
<b>Renters</b>	5,943	10,854	12,719	14,799	16,800	18,752

Source: Florida Housing Data Clearinghouse – Shimberg Center - 2011

These projections begin with the 2000 census figures and forecast into the future based on a predetermined mathematical percentage rate or formula. But there are many reasons why these households tend to own or rent. Generally, households that are lower-income tend to rent. The lower-income household may not be able to save money for a down payment or closing costs and/or qualify for a mortgage. Lower-income households may be more likely to have “bad credit” and may not meet the criteria for first time homebuyer programs. This is a concern because many lower-income households may not be able to afford appropriately sized housing in the rental arena. The table below shows the disbursement of Renters and Owners by Income:

<b>Table 10</b>			
<b>Housing Tenure and Income – 2000</b>			
<b>Income</b>	<b>Renter</b>	<b>Owner</b>	<b>Total</b>
<=30% MFI	558	2,013	2,571
>30 to <= 50% MFI	755	2,835	3,590
>50 to <=80% MFI	1,324	6,582	7,906
>80% MFI	3,068	22,432	25,500
<b>Totals</b>	<b>5,705</b>	<b>33,862</b>	<b>39,567</b>

Source: SOCDs CHAS Data – Census 2000 Data

Fourteen percent of the over 33,000 owners were very-low income (50% and under) and 19 percent were low-income (80% and under.) Of the 5,705 renter households approximately 23 percent were very-low income and 23 percent were low-income. This indicates that higher percentages of renter households tend to be very low or low income.

**C. Households by Age.** By tracking changes in the age composition of a population, we can usually determine the potential for specific housing needs in certain areas. Different age brackets exhibit varying demands for housing. The table below shows Port St. Lucie’s population by age group for 2000 and 2010.

<b>Table 11</b>				
<b>Age and Gender Distribution for Port St. Lucie – 2000 and 2010</b>				
<b>Gender/Age</b>	<b>2000</b>	<b>2010</b>	<b>Absolute Change</b>	<b>Percent Change</b>
<b>Male</b>	43,123	80,003	36,880	85.5
<b>Female</b>	45,646	84,600	38,954	85.3
<b>Under 5</b>	5,166	10,180	5,014	97.0
<b>5-9</b>	6,211	10,992	4,781	76.9
<b>10-14</b>	6,648	11,998	5,350	80.4
<b>15-19</b>	5,349	11,164	5,815	108.7
<b>20-24</b>	3,465	8,331	4,866	140.4
<b>25-34</b>	10,088	18,843	8,755	86.7
<b>35-44</b>	14,845	23,158	8,313	55.9
<b>45-54</b>	11,536	24,406	12,870	111.5
<b>55-59</b>	4,451	9,966	5,515	123.9
<b>60-64</b>	4,288	9,551	5,263	122.7
<b>65-74</b>	9,320	14,436	5,116	54.8
<b>75-84</b>	5,983	8,550	2,567	42.9
<b>85+</b>	1,419	3,028	1,609	113.3
<b>Total</b>	88,769	164,603	75,834	85.4

Sources: U.S. Census 2000 and 2010

Between 2000 and 2010, Port St. Lucie saw its largest population gain in the 45 to 54 age group, a total of 12,870 persons. In terms of percentage of growth, the 20 to 24 and 55 to 64 categories showed the highest increases (140% and 123% respectively).

Other significant trends and changes from 2000 to 2010 are as follows:

- The lowest percentage of change was in the 75 to 84 year old age group.
- The 55 through 85 and older age categories total 27.6 percent of the total population for 2010.
- Median age in the City basically stayed the same: 39.9 years in 2000 to 39.8 years in 2010.

**Elderly Person Households.** As indicated above, elderly households are increasing in Port St. Lucie. Elderly households (usually starting at the 50 to 64 year age group) tend to be empty nesters and most often downsize to smaller homes. Other seniors, especially those living alone, may opt for one or two bedroom units, one-story homes or lower maintenance townhomes, condos, or even mobile homes.

The frail elderly category is usually defined as persons 75 years of age and older. These residents may live in assisted living quarters or with relatives, or they may receive home health care in their own homes. In 2000 this group represented 7,402 persons or 8.33 percent of the total population; in 2010 the total jumped dramatically to 11,578 but only 7 percent of the total population. It should be noted that seniors under the age of 75 may be considered frail due to the combination of advanced age and failing health.

Obviously, both elderly and frail elderly numbers in relation to the general population are increasing in Port St. Lucie. Part of the increase is due to people living longer; but Florida as a whole is still a retirement destination and will continue to show an influx of elderly who want to live in the sunshine.

**D. Disabled Person Population and Households.** Along with concerns for the elderly, the needs of persons with disabilities should be taken into consideration when planning and carrying out housing needs assessments. It is important to determine how certain disabilities shape housing needs and if they affect one group more than others. HUD has provided CDBG Disability Data for the total population broken down by gender and age, then by race and ethnicity. Gender and age statistics follow:

<b>Table 12</b>					
<b>Number of Disabled Persons by Gender and Age</b>					
<b>Gender</b>	<b>Age</b>				<b>Total</b>
	<b>16-20</b>	<b>21-64</b>	<b>65-74</b>	<b>75+</b>	
<b>Male</b>	362	5,888	1,243	1,569	9,062
<b>Female</b>	399	5,459	1,213	1,949	9,020
<b>Total</b>	<b>761</b>	<b>11,347</b>	<b>2,456</b>	<b>3,518</b>	<b>18,082</b>

Source: HUD Census Data (Census 2000 Summary File 1)

Port St. Lucie’s total population of 164,603 appears to be more or less evenly divided between male and female, with males accounting for 80,003 and females at 84,600 in the 2010 census.

The disabled population (Census 2000) appears to mirror this data with almost equal amounts for each gender. The highest concentration (63%) of disabled individuals appears to be in the 21 to 64 year old age group. This group, in relation to the total population as well as the disabled population, encompasses the largest number of residents. These individuals are the wage earners in our City, and when disabled persons fall into this age category, they may account for the largest difference in income between disabled and non-disabled families. Disabled individuals in the 65 to 74 year old range and the 75+ age range account for 14 and 19 percent respectively.

As pointed out above, householders with disabilities may have differing housing needs based on the age of the disabled person. But what about the disabled population in terms of race? The table below shows the number of disabled persons divided by race, as follows:

<b>Table 13</b>							
<b>Number of Disabled Persons by Race</b>							
Total Population	Total Households	Total Disabled	White	Black	American Indian/ Alaska Native	Asian	Other Race
88,769	36,785	18,082	15,836	1,348	93	160	645

Source: HUD Census Data (Census 2000 Summary File 1)

The White population accounts for 87.58 percent of the disabled population in the City of Port St. Lucie. Next highest is the Black/African American category, which contributes 7.5 percent of the total disabled individuals and 21.4 percent of the 6,295 Black/African American individuals as a whole. An additional 645 individuals are spread out in “other” racial categories not listed in the major groupings. These percentages mirror the percentages of the each of the races within the general population; there is no evidence that one race has more disabled individuals than another.

In addition to the above racial categories, the population is also divided into Hispanic and non-Hispanic individuals. The 2000 census lists 6,677 Hispanic individuals and 82,092 non-Hispanic. Hispanic individuals account for 1,474 of the total disabled individuals (8.2%); approximately 22% of Hispanics are listed in the disabled category.

The Florida Housing Data Clearinghouse (Shimberg Center) compares information relating to tenure for disabled and non-disabled households, as follows:

<b>Table 14</b>						
<b>Households Disability and Tenure (over age 15)</b>						
Tenure	Disabled		Non-disabled		Total	
	#	%	#	%	#	%
<b>Owners</b>	11,608	87.36%	15,817	76.67%	27,425	80.85%
<b>Renters</b>	1,679	12.64%	4,814	23.33%	6,493	9.14%
<b>Total</b>	<b>13,287</b>		<b>20,631</b>		<b>33,918</b>	

Source: Florida Housing Data Clearinghouse – Shimberg Center - 2005

Over 13,000 Port St. Lucie households contain one or more disabled persons over the age of 15. Of these households over 87 percent own their homes. This may be due to the large number of elderly residents who purchased homes before they became disabled.

These owner households are further analyzed according to income, with disabled households compared to non-disabled, as follows:

<b>Table 15</b>				
<b>Owner Households by Income and Disability</b>				
Income	Disabled		Non-Disabled	
	#	%	#	%
0-30%	683	5.88%	742	4.69%
30.1% - 50%	1,038	8.94%	1,003	6.34%

<b>Table 15</b>				
<b>Owner Households by Income and Disability</b>				
<b>Income</b>	<b>Disabled</b>		<b>Non-Disabled</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
50.1% - 80%	2,421	20.86%	2,758	17.44%
80.1%+	7,466	64.32%	11,314	71.53%
<b>Total</b>	<b>11,608</b>	<b>100.00%</b>	<b>15,817</b>	<b>100.00%</b>

Source: Florida Housing Data Clearinghouse – Shimberg Center - 2005

Over 60 percent of disabled households in the 80.1 percent and higher category own their own homes; more than 70 percent of non-disabled households in that category are homeowners. Other income levels show differences of 3.5 percent or less between disabled and non-disabled households.

<b>Table 16</b>				
<b>Renter Households by Income and Disability</b>				
<b>Income</b>	<b>Disabled</b>		<b>Non-Disabled</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
0-30%	274	6.32%	303	6.30%
30.1% - 50%	453	6.98%	385	8.01%
50.1% - 80%	594	5.38%	905	18.82%
80.1%+	358	1.32%	3,215	66.87%
<b>Total</b>	<b>1,679</b>	<b>100.00%</b>	<b>4,808</b>	<b>100.00%</b>

Source: Florida Housing Data Clearinghouse – Shimberg Center - 2005

Renter households show a greater disparity between income levels. Almost 80% of disabled renter households earn incomes of 80 percent or less of median, while only 33% of non-disabled households are in that same income category.

Households can be compared further to determine if there is any large concentration of disabled individuals in owner or renter households of certain sizes as follows:

<b>Table 17</b>					
<b>Households by Family Size and Disability</b>					
<b>Household Size</b>	<b>Owners</b>		<b>Renters</b>		<b>Totals</b>
	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Disabled</b>	<b>Non-Disabled</b>	
<b>1 to 2</b>	6,915	9,918	659	2,646	20,138
<b>3 to 4</b>	3,478	4,606	761	1,740	10,585
<b>5+</b>	1,215	1,293	259	428	3,195
<b>Total</b>	<b>11,608</b>	<b>15,817</b>	<b>1,679</b>	<b>4,814</b>	<b>33,918</b>

Source: Florida Housing Data Clearinghouse – Shimberg Center - 2005

More than 59 percent of all families in Port St. Lucie contain 1 to 2 members; approximately 31 percent are 3 to 4 member families and 9 percent contain 5 or more. Disabled families are no different and show similar percentages of household members of 57 percent, 32

percent and 11 percent respectively. This data appears to reflect the influence of the smaller 1 to 2 member elderly, often retired families in Port St. Lucie.

**5. Household Composition.** Similar to disability status, household composition, which includes age and type of householder, is an important factor in determining future housing demand and tenure. Younger and/or newly formed households tend to rent; they do not need large homes and are often not ready to stay at home for the number of hours required to maintain them. But household composition changes; single person households comprised of younger persons may become multiple-person households through marriage. As the adults age and/or add children, there is an increase in demand for three or more bedroom units and/or larger homes with more areas for entertaining. Older households, however, tend to reverse the trend; they may want to downsize, as they have more rooms than are needed.

The Census Bureau defines households as persons sharing one housing unit. Households may be families (persons living together who are related by blood, marriage or adoption) or non-families. Port St. Lucie had 20,675 households in 1990; that amount had increased to 33,909 in 2000. The following data describes the composition of Port St. Lucie's households:

<b>Table 18</b>			
<b>Household Composition</b>			
Family Households			25,750
Married-Couple Families		20,940	
With Own Children Under 18 Years	7,925		
Female Householder, no husband present		3,387	
With Own Children Under 18 Years	2,028		
Other Family		1,423	
With Own Children Under 18 Years	777		
Non-family Households			8,159
<b>TOTAL HOUSEHOLDS</b>			<b>33,909</b>

Source: 2000 Census (SF-1, DP-1)

Of the total family households in Port St. Lucie in 2000, 81.32 percent were "Married-Couple Families," a substantial decrease from the 88 percent in 1990. Of those families, 37.85 percent had children under 18 years of age, a slight decrease from the 40 percent ten years earlier. Approximately 70 percent (4,810) of the other "Family Households" were headed by a female. Non-family households increased from 3,784 (18.30%) in 1990 to 8,159 (24.06%) in 2000. This indicates a move away from the traditional strong nuclear household composition.

The following table shows a comparison of the number of households for Port St. Lucie by size according to the 1990 and 2000 Census:

<b>Table 19</b>				
<b>Households by Size – 1990 &amp; 2000</b>				
<b>Number of People in Household</b>	<b>Number of Households</b>		<b>Percent of Total</b>	
	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>
<b>1</b>	2,737	6,185	13.2%	18.2%
<b>2</b>	8,834	13,912	42.7%	41.0%
<b>3</b>	3,890	5,712	18.8%	16.8%
<b>4</b>	3,261	4,953	15.8%	14.6%
<b>5 or more</b>	1,953	3,147	9.4%	9.3%
<b>TOTAL</b>	<b>20,675</b>	<b>33,909</b>	<b>100%</b>	<b>100%</b>

Sources: 1990 and 2000 Census Data (SF-1, QT-P-10)

According to the above data, approximately 90 percent of the households in Port St. Lucie had four or fewer members both in 1990 and in 2000. The number of one-member households increased from thirteen to eighteen percent in the ten-year period.

The table below further analyzes these same households according to tenure, as follows:

<b>Table 20</b>				
<b>Household Size</b>				
<b>Household Size</b>	<b>Owners</b>		<b>Renters</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>1 person</b>	5,092	18.0	1,093	19.3
<b>2 persons</b>	12,281	43.5	1,631	28.8
<b>3 persons</b>	4,517	16.0	1,195	21.1
<b>4 persons</b>	3,963	14.0	990	17.5
<b>5 or more persons</b>	2,392	8.5	755	13.3
<b>Total</b>	<b>28,245</b>	<b>100.0</b>	<b>5,664</b>	<b>100.0</b>

Source: 2000 Census (SF 1, QT-H2)

Approximately 88 percent of two-person families in Port St. Lucie own their own homes. Homeownership, however, tends to decrease to 79 and 80 percent respectively for three and four person households and to 76 percent for families of 5 or more person households.

**6. Public Housing Residents and Section 8.** Port St. Lucie does not have a public housing authority or any public housing units. The Fort Pierce Housing Authority does operate a Section 8 program that distributes housing vouchers for homes located in Port St. Lucie. According to the housing authority, there are approximately 279 Section 8 administered certificates in the City of Port St. Lucie.

**7. Potential Housing Problems.** A study of housing needs starts with a review of household characteristics existing at the time of the study then adds outside influences and trends that may affect those characteristics. The analysis would not be complete without a discussion of the following:

- a. Cost-Burden.** The U.S. Department of Housing and Urban Development (HUD) believes that a household experiences a cost burden when gross housing costs are

more than 30 percent of gross income. A household experiences a severe cost burden when gross housing costs are more than 50 percent of gross income. If housing costs are too high, a homeowner may not be able to afford to pay the mortgage payment, taxes and insurance and still be able to maintain the home satisfactorily. Likewise, high rents (and prohibitive security deposits) can make it difficult for renters to afford units.

According to 2000 CHAS data, 26 percent of the 33,862 owner households pay more than 30 percent of their income for housing; approximately 10 percent pay more than 50 percent. Those who are in the extremely low (30% of MFI) and low income (50% of MFI) categories are more likely to be cost burdened (approximately 75% and 68% respectively.) Of the 5,705 renter households, 36 percent pay more than 30 percent for housing, while almost 16 percent pay more than 50 percent. Those who earn less than 30 percent and 30 to 50 percent of MFI are more likely to have housing problems (75% and 93% respectively.) As prices continue to escalate within the City, the number of cost burdened households will definitely increase.

- b. Substandard Housing.** The 2000 Census reports a total of 75 housing units lacking complete plumbing facilities and 35 without complete kitchens. As indicated in the Housing Market Analysis below, a complete survey of substandard housing was not accomplished, but it is believed that the housing stock does not exhibit any widespread defects, especially in specific areas of the City or among specific classes of citizens.
- c. Overcrowding.** Overcrowding situations are typically defined as those in which there is more than one person per room in the housing unit. These situations are most typical of shared and large family residences in the very-low and low-income categories. This is also true within Port St. Lucie, although not with the severity found in many other cities within Florida. Of the 33,902 occupied units tallied on the 2000 Census, 973 are listed as having more than one occupant per room. This would indicate that less than 3 percent of the members in these units have a potential, but not necessarily a probability, of being overcrowded. 78 percent of all households with 5 or more members own their own homes and would be less likely to experience overcrowding than renters.
- d. Racial and/or Ethnic Disbursement.** According to the 2000 Census, the total population of the City of Port St. Lucie grew by 74,079 persons from 1980. This represents an overall increase of over 500 percent. Changes in the racial characteristics of this population were equally significant. According to the Mumford Center, the total population of White persons, which represented 95.3 percent of the population in 1980 and 91.77 percent in 1990, declined to 82.79 percent in 2000, even though the total number of White persons increased by 22,219 persons over the preceding ten-year period.

The total population of Black persons in the City of Port St. Lucie increased 336 percent between 1990 and 2000. This represents an absolute addition of 4,009 persons. The total percentage of Black persons increased from 3.6 percent to 6.8 percent over this same period of time.

The 2000 Census revealed an overall minority population of approximately 10.5 percent, which consists of Black/African American, Asian, and/or some other race. The population was also divided between Hispanic and Non-Hispanic categories, revealing 7.5 percent that were considered to be of Hispanic ethnicity. In order to

find out whether these groups were distributed across census tracts in the same way as others, the Mumford Center conducted a survey entitled "Index of Dissimilarity." The index ranges from 0 to 100, and a high value indicates "that the two groups tend to live in different tracts." The data for Port St. Lucie indicates that the highest value in 2000 for any particular race or ethnicity occurs in the Black with Asian or Asian with Black group (a total of 20.8). Amounts below 30, according to the report are considered fairly low.

The Center also computes an "exposure index" which is presented in two categories that relate to the exposure of the group to itself (Isolation) and to other groups. The Isolation Index (II) indicates the "same-group population in the census tract where the average member of a racial ethnic group lives. In Port St. Lucie, that index is as follows:

<b>Table 21</b>			
<b>Isolation Indices</b>			
<b>Race/Ethnicity</b>	<b>Percentage of Same Group Population</b>		
	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>White with White</b>	95.3%	91.3%	83.1%
<b>Black with Black</b>	1.8%	4.4%	8.6%
<b>Hispanic with Hispanic</b>	2.5%	4.5%	8.2%
<b>Asian with Asian</b>	.06%	1.1%	1.7%

Source: Lewis Mumford Center for Comparative Urban and Regional Research - 2005  
 \*Note: the index is likely to rise with the size of the group.

This data shows a decrease in the White with White and a gradual increase over time in the minority race and ethnicity categories. The low figures indicate that there is no large concentration of minorities existing in the City.

The "Exposure to other groups" index for Port St. Lucie follows:

<b>Table 22</b>			
<b>Exposure to Other Groups Indices</b>			
<b>Race/Ethnicity</b>	<b>Percentage of Same Group Population</b>		
	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>White with Black</b>	1.5	3.5	7.1
<b>White with Hispanic</b>	2.3	4	7.4
<b>White with Asian</b>	.6	.9	1.5
<b>Black with White</b>	94.8	89.9	80.5
<b>Black with Hispanic</b>	2.5	4.6	8.4
<b>Black with Asian</b>	.6	.9	1.5
<b>Hispanic with White</b>	95	90.2	81.2
<b>Hispanic with Black</b>	1.6	4.1	8.2
<b>Hispanic with Asian</b>	.6	1	1.5
<b>Asian with White</b>	95.2	90.8	82.5
<b>Asian with Black</b>	1.5	3.7	7.4
<b>Asian with Hispanic</b>	2.4	4.2	7.5

Source: Lewis Mumford Center for Comparative Urban and Regional Research - 2005

This data indicates large amounts for Black, Hispanic and Asian with White, which indicates a likelihood that the minority populations would be mixed with the non-minority White population. There is a low likelihood, however, that individual minorities would be found together in any great numbers within one census tract.

**91.205. 2. DISPROPORTIONATE NEED**

African-Americans and Hispanics are disproportionately represented among lower-income households. They also tend to have far lower homeownership rates than the overall average. However, ownership levels for all households within the City have higher than average home ownership levels. Looked at in this light, there does not appear to be any disproportionate need within the City.

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**Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

**5 Year Strategic Plan Priority Housing Needs response:**

91.215(b)1. PRIORITY HOUSING NEEDS BY CATEGORY

The estimated Five-Year Housing Needs by Category are:

Extremely Low Income	409 Renter Households	968 Owner Households
Low Income	395 Renter Households	878 Owner Households
Moderate Income	40 Renter Households	526 Owner Households
Middle Income Renter/Owner	Needs can be met by the marketplace	
Persons with Disabilities	250+	
Persons with HIV	25+	
Single Persons	They have fewer problems in the housing market because of the wider availability of smaller houses and apartments	
Large Families	150+	
Public Housing Residents	NA	
Families on PHA/Housing Choice Waiting Lists	NA	

Specific Housing problems:

**Cost burden:** In 2000 37% of all renter households and 26% of all owner households paid over 30% of their income on housing and were considered cost-burdened.

**Severe cost burden:** In 2000, 16% of all renter households and 10% of all owner households paid over 50% of their income on housing and were considered severely cost-burdened.

**Substandard:** On a percentage basis, the City's Census indicators of substandard (lacking complete kitchens, bathrooms or heat) show that on a percentage basis, the percentages for these indicators are far below the statewide average. Field surveys have shown that the majority of the small number of substandard housing (estimated at no more than 1% of the City's total housing stock) tends to be located in the City's older, low-income neighborhoods.

**Overcrowding/Large Families:** Although on a percentage basis the City has less large families than statewide averages, a sizable portion of the City's low-income large families live in overcrowded conditions.

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### **91.215 (b) 3. HOW MARKET FORCES SHAPED PRIORITIES**

Two major forces have affected the City's affordable housing priorities. First have been the dramatic reduction in house prices and second is the unemployment/underemployment facing many of our residents. The average value of a single-family home in the City has fallen by \$100,000 in the last five years. Many homeowners are upside down with their mortgages. Approximately 29,000 homeowners have faced foreclosure since 2006. While the numbers have decreased – only 4,618 foreclosures in 2010 from a high of 9,570 in 2008, foreclosures are still expected to impact homeowners in the next few years.

<b>Year</b>	<b># of foreclosures*</b>	<b>Median Home Sale Price+</b>
2006	1327	247,750
2007	4873	215,000
2008	9570	113,500
2009	8324	108,750
2010	4,618	99,750

\*foreclosures filed with St. Lucie County Clerk of the Courts – county wide  
+Port St. Lucie home sales only

The City's current housing strategy has been focused on helping low income owners maintain their properties. This will continue to remain a priority. Because of high housing prices the City may have to adjust its subsidy levels. There will also be an increased demand for high quality affordable rental units as many younger/low income families can no longer afford to purchase a home.

### **91.215 (b) 4. OBSTACLES TO MEETING UNDERSERVED NEEDS**

The major obstacle to meeting underserved needs continues to be the lack of federal and state funding; both entities continue to cut-back funding in these areas.

## Housing Market Analysis (91.210)

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

1. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.*
2. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*
3. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

### **5 Year Strategic Plan Housing Market Analysis Response:**

#### **91.210 1. SIGNIFICANT ASPECTS OF THE HOUSING MARKET**

The City offers a range of housing products, with housing stock comprised predominantly of single-family detached dwellings.

The housing market in Port St. Lucie is obviously changing rapidly and a new analysis is warranted. In accordance with 24 CFR Section 91.210 the City of Port St. Lucie is reexamining its housing market and the significant characteristics that affect and are affected by the current demographics of the community. This analysis provides information concerning the housing market as a whole, including discussions relating to the following:

- Housing Characteristics
- Housing stock for persons with disabilities
- Assisted Housing Units
- Rental Market Characteristics

#### **A. Housing Characteristics**

The characteristics of housing stock in Port St. Lucie are based upon supply, demand, condition and cost and are further described as follows:

- 1. Supply.** A discussion of housing supply includes information on current housing inventory, unit size and tenure, and building activity, as follows:
  - a. Housing Inventory.** In 1980, there were approximately 6,361 housing units; that number increased to 24,241 then to 35,034 in the 1990 and 2000 Census respectively. And the 2010 Census identified 70,877 units. One-unit detached structures continue to account for the majority of units in the City. In fact, approximately 81 percent of the City's inventory is represented by these structures. The type and number of units by structure for 1980 through 2000 according to Census figures are shown below:

**Table 23**

**Number of Dwelling Units by Structure**

Type of Unit*	1980	1990	2,000	Change	
				1980-2000	
				#	%
One Unit Detached	5,743	21,336	31,683	25,940	451.68
One Unit Attached	145	601	1,817	1,672	1,153.10
Two to Four Units	70	576	815	745	1,064.29
Five to Nine Units	--	457	898	N/A	N/A
Ten or More Units	35	457	788	753	2,151.42
Mobile Home, Trailer, Other	368	814	907	539	146.47
<b>Total</b>	<b>6,361</b>	<b>24,241</b>	<b>36,908</b>	<b>30,547</b>	<b>480.22</b>

Sources: U.S. Census, 1980, 1990, 2000 (SF-3,DP-4)

\*Figures represent year-round housing units only in 1980 and all housing units in 1990 & 2000.

The table above shows the largest change in number of units is in the one-unit detached category; an increase of almost 26,000 from 1980 to 2000. The numbers, however, are continuing to climb at an even faster rate. Estimates by the Port St. Lucie Planning Department place the number of single-family dwelling units in the city at 46,828 as of December 31, 2004; multifamily units were at 4,914.

**b. Unit Size and Tenure.** As indicated above the total housing inventory in the City of Port St. Lucie increased nearly six-fold between 1980 and 2000, but not all of those units were purchased by owner occupants. The table below shows the **year-round units** available to owners and renters as of the year 2000 categorized by number of bedrooms. It also includes the number of vacancies in each category.

**Table 24**

**Tenure and Vacancy by Number of Bedrooms**

Bedrooms	Owner Units		Renter Units		Total
	Occupied	Vacant	Occupied	Vacant	
<b>0 -1</b>	415	4	441	4	<b>864</b>
<b>2</b>	7,192	209	1,974	324	<b>9,699</b>
<b>3+</b>	20,523	436	3,296	214	<b>24,469</b>
<b>Total</b>	<b>28,130</b>	<b>649</b>	<b>5,711</b>	<b>542</b>	<b>35,032</b>

Source: SOCDs CHAS Data 2000

These figures show that the vast majority (approximately 70 percent) of household units in Port St. Lucie contain three or more bedrooms; 28 percent contain two bedrooms. As expected these percentages are slightly different for owner and renter units, as owner units typically have more bedrooms. For Port St. Lucie 73 percent of the all owner units and only 56 percent of renter units contain three or more bedrooms. Only 26 percent of owner units and 37 percent of renter units contain two bedrooms.

**c. Building Activity.** It is obvious from the increase in building units since 1980 that both single family and multifamily permits have increased rapidly each year. The table below shows the number of permits issued from 1995 through 2010.

<b>Table 25</b>		
<b>Building Permits 1990 – 2010</b>		
<b>Year</b>	<b>Single Family</b>	<b>Multi-Family</b>
1990 through 1994	5,911	215
1995 through 1999	5,073	122
2000	1,237	17
2001	1,662	16
2002	2,840	40
2003	6,053	29
2004	6,621	68
2005	6879	462
2006	3623	560
2007	1151	138
2008	465	144
2009	187	10
2010	168	30

Source: Port St. Lucie Building Dept.

Single family permits averaged approximately 1,100 over the seven-year period from 1990 through 2000. In 2001 and 2002, the number climbed to 1,662 and 2,840 respectively. In 2003 and 2004, the number skyrocketed into the 6,000 figures. Permit activity, however, has not continued at the same rate since that time. The number of permits issued in 2005 averaged 582 per month. The number of permits in 2010 was less than two hundred for the whole year.

- 2. Demand.** Population increases and/or decreases and household size are key factors that influence demand for housing. Information regarding age and type of projected households also helps to determine housing types and locations that are expected to be in demand.
  - a. Household Numbers.** The Consolidated Plan Summary Report projects demand for single family and multifamily units as follows:

<b>Table 26</b>											
<b>Housing Units and Demand</b>											
<b>2002</b>		<b>2005</b>	<b>2010</b>		<b>2015</b>		<b>2020</b>		<b>2025</b>		
<b>Est. Housing Units</b>		<b>Projected Demand by Type</b>									
<b>Single Family</b>	<b>Multi-family</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>
35,806	2,463	39,466	2,699	46,452	3,176	53,768	3,676	61,431	4,200	68,900	4,711

Source: Florida Housing Data Clearinghouse – Shimberg Center - 2005

- b. Household Size.** Household size influences the demand for housing of different types, sizes and tenure. Smaller families may rent in multifamily units or they may purchase smaller homes. The “persons per occupied housing unit” in Port St. Lucie in 1990 was 2.69; the national average was similar at 2.63, but state average was 2.46.

Although the same statistic is now called “average household size” Port St. Lucie’s number is 2.60, national and state are 2.59 and 2.46 respectively.

As indicated in the Housing Needs element of this Plan, the greatest percentage of owner occupants is found in the two-person household (43.5%). Renter households are also highest (28.8%) in the two-person household, but the 1, 3 and 4 person households do not vary by more than 11.3 percent from that category. Larger families (5, 6 and 7 person households) make up higher percentages of households in the renter category than in the owner category.

Since a majority of Port St. Lucie’s owners and renters are two-person households, we would expect a preponderance of smaller housing units, possibly in the two or three bedroom category. The following table shows housing units by number of rooms:

<b>Table 27</b>									
<b>Housing Units by Number of Rooms – 2000</b>									
<b>Rooms</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>Units</b>	90	381	1,860	4,245	10,790	10,879	6,086	1,765	812

Source: 2000 Census (DP-4 (SF-3))

The average house consists of a living room, kitchen, one or two bathrooms, and two bedrooms, or four to six rooms. It appears from the number of units in the five and six room range, that most of Port St. Lucie’s housing units fall into the 2 bedroom, 1 or 2 bath categories. The median number of rooms is 5.6, which reflects the higher number of units in the 5 and 6-room range.

**c. Age and Type of Householder.** In addition to household size, age distribution and type of householder influence demand for various types of housing. The following table shows the distribution of renter householders by age as follows:

<b>Table 28</b>				
<b>Renter Householders</b>				
<b>Age</b>	34 and under	35 – 64	65 and up	Total
<b>Number</b>	1,970	3,013	681	5,664

Source: 2000 Census – QT-H2 (SF-1)

Single adults and younger or newly formed households tend to rent multi-family or smaller single-family units. Young residents in their twenties and early thirties are typically the first to move into the home ownership market; that group is approximately 35 percent of the total renter householders. The largest number of renter householders (53%), however, is in the 35 to 64 year age group.

The following table shows the distribution of owner householders by age as follows:

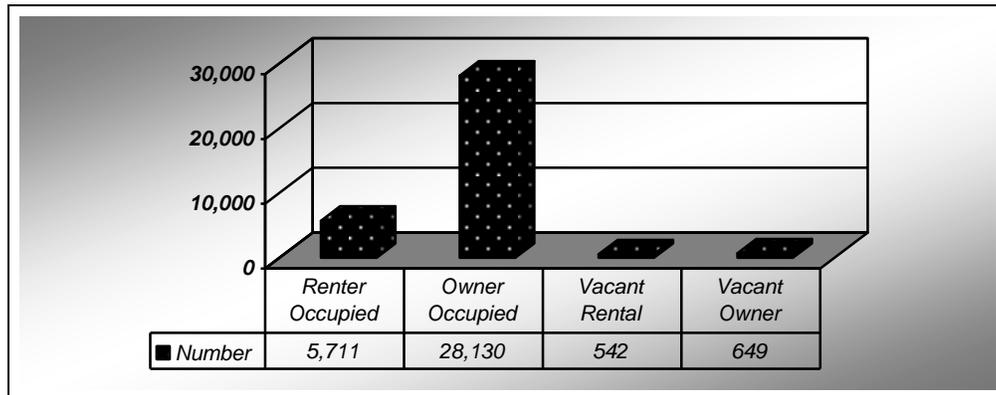
<b>Table 29</b>				
<b>Owner Householders</b>				
<b>Age</b>	34 and under	35 – 64	65 and up	Total
<b>Number</b>	3,130	15,891	9,224	28,245

Source: 2000 Census – QT-H2 (SF-1)

There were more than 28,000 owner householders according to the 2000 Census. Of this category slightly more than 3,000 were between the ages of 15 and 34. Members of this group typically have little savings and less income and are able to purchase only the most affordable starter homes or attached units. They are normally one or two person households, childless, and possibly non-family. Almost 16,000 owner householders are in the 35 to 64 year age range. These older and more established families, especially those with children, tend to “upsized,” buying larger, more expensive homes with three or more bedroom units. At the upper end of this age spectrum, however, are the older households (empty nesters) who may have more rooms than needed; they tend to downsize, buying or even renting two bedroom or one bedroom homes and beginning a reversal of the trend for bigger and better housing that continues into the 65 and up age range.

**d. Occupancy and Vacancy Levels.** The price of new housing has a strong bearing on the demand for existing housing and subsequent vacancy levels. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate ultimately will drive the cost of housing upward to the disadvantage of prospective low-income buyers and renters. In a healthy housing market, the vacancy rate would be between four and seven percent; and those vacant units should be distributed across a variety of housing types, sizes, price ranges and locations within the City. This allows adequate selection opportunities for households seeking new residences. The following chart shows the occupancy status for Port St. Lucie housing units in the year 2000:

**Figure 1  
Housing Units by Occupancy Status**



Source: CHAS Data 2000

According to the CHAS data, there was an overall 3.4 percent vacancy rate for Port St. Lucie’s year-round housing stock in 2000. This rate was represented by 1.6 percent vacancy rate among renter units and a 1.9 percent rate among owner units. The owner units were characteristically vacant only because they were for sale. According to the SOCDS Census Data, the percent of vacant units decreased dramatically over the last twenty years. In 1980 the overall vacancy rate was 17.3 percent; it decreased to 10.8 in 1990 and 4.4 percent in 2000 (SOCDS uses slightly differently occupancy and vacancy figures than those shown in CHAS data.) These figures, regardless of source, are suggestive of an impending shortage of units if demand were to rise suddenly.

And demand did rise in September of 2004. Immediately after the Hurricanes Frances and Jeanne pounded the Treasure Coast, the “impending shortage” of owner and renter units became a reality. Over 15,000 homes were damaged in the City of Port St. Lucie; over 1,000 of those units were uninhabitable. Residents whose homes received extensive damage and who could afford to rent a single family home or townhouse moved immediately to secure any vacant home or apartment that was available. Others settled for motels until they could rent travel-trailers and park them in their front yards. Volunteers coming to the area to assist hurricane victims had nowhere to stay. Port St. Lucie was not ready for the disaster in terms of housing availability.

**3. Condition.** A study on the condition of housing may provide clues to future needs for housing rehabilitation or even replacement housing. The following table provides some basic information that might be valuable in projecting needs in this area:

<b>Table 30</b>		
<b>Year Structure Built</b>		
<b>Year Built</b>	<b>Number of Housing Units</b>	<b>Percent of Housing Units</b>
1999 to March 2000	1,381	3.7
1995 to 1998	5,222	14.1
1990 to 1994	8,069	21.9
1980 to 1989	16,197	43.9
1970 to 1979	5,148	13.9
1960 to 1969	559	1.5

<b>Table 30</b>		
<b>Year Structure Built</b>		
<b>Year Built</b>	<b>Number of Housing Units</b>	<b>Percent of Housing Units</b>
1940 to 1959	261	0.7
1939 or earlier	71	0.2
<b>Total</b>	<b>36,908</b>	

Source: 2000 Census – DP-4 (SF-3)

As indicated above, close to 98 percent of the homes in Port St. Lucie were constructed after 1969. Approximately 40 percent were built after 1989. The age of housing stock, however, is not the only factor affecting the condition of housing. Obviously a well constructed and/or well maintained home has a longer life expectancy and can provide a safe and decent home for many years. But many homes, especially those advertised as “affordable” when they were built in the 1980s, were not well constructed and, if not well maintained, may be considered substandard or at least inadequate housing.

**a. Substandard Housing:** In order to define “substandard condition” and/or “substandard condition but suitable for rehabilitation,” the City uses the following definitions to classify structural conditions:

- **Standard:** A structure with any necessary repair work minor in nature and usually considered as an element of normal maintenance activity.
- **Substandard:** A structure in need of major repairs beyond the scope of normal maintenance activity but suitable for rehabilitation and, nevertheless, economically feasible.
- **Dilapidated:** A structure in need of major repairs to the extent that the structure is unsafe for habitation or is beyond economically feasible rehabilitation.

The City of Port St. Lucie has not undertaken a door-to-door housing conditions survey and, therefore, only estimates of housing conditions can be provided. Information from the Census, however, does provide some idea of the condition of housing in the City over the years. In 1990, there were 24,241 total housing units; only 63 units lacked complete plumbing facilities and 43 units lacked complete kitchen facilities. That number did not change greatly in the 2000 Census, which indicated 33,909 total occupied housing units, 75 lacking complete plumbing facilities and 35 lacking complete kitchens.

Additional insight into the physical condition of housing units in the City may be obtained from a review of data on the Port St. Lucie State Housing Initiatives Partnership (SHIP) repair/rehab program. Since 1992 funding from the program has paid for repair or replacement of 173 roofs. The maximum cost was \$7,805, minimum was \$100, and average was approximately \$3,300. Other repairs that ranked high on the funding list, in the order of their ranking were as follows:

<b>Table 31</b>		
<b>SHIP Repair/Rehab Funding</b>		
<b>Repair Type</b>	<b>Number of Households</b>	<b>Average Funding</b>
Roof	173	\$3,379
A/C – Heat	135	\$2,100
Exterior Repairs (Siding, etc.)	119	\$2,687
Doors, Windows, Garage Doors	116	\$1,109
Interior Repairs	107	\$2,193
Hookup to Water or Sewer	84	\$2,773
Plumbing/Water Heater/Shower	84	\$570
Appliances	51	\$508
Miscellaneous Minor Repairs	50	\$518

Source: City of Port St. Lucie Community Services – 2005

Since 43.9 percent of the housing units in Port St. Lucie were built in the 1980 to 1989 range, and since most roofs were designed to last approximately fifteen (15) years, roof repairs would necessarily rank higher than other repairs for lower income householders who have little money set aside for home maintenance. This theory was put to the test during the 2004 hurricane season, when a majority of the damage to residences started with a leaking roof. Once those roofs are repaired, the older homes in Port St. Lucie will be in much better condition.

**4. Cost.** In order for a community to accommodate growth in all segments of the population, it must have available, affordable and safe housing. Housing availability and condition have been discussed above. It is also important, however, to ensure that residents of differing income levels are able to afford appropriate housing. This portion of the Housing Market Analysis discusses external and local factors that influence housing affordability.

**a. External Factors.** Government cannot control all of the factors that tend to restrict housing supply, especially those that relate to regional, national and even worldwide economic conditions. Various factors not under the control of local government influence the cost, supply and distribution of housing. These factors include availability and cost of land, construction costs and financing costs.

**(1.) Land Availability and Cost.** Scarcity of land serves to increase the ultimate cost of a housing unit. There is relatively little that a developer can cut out of a project to reduce the price while remaining competitive with housing built by developers in other cities. With an estimated 80,000 single family lots platted, and approximately 36,000 of those lots still undeveloped, Port St. Lucie has not had to contend with a scarcity of land issue. But the advantage is changing. The population in southern Florida is moving northward, away from the congested and seemingly less affordable large cities.

**(2.) Construction Costs.** Labor and material add substantially to the cost of housing. Overall construction costs rose 10 percent nationally during the 1980’s and

continued to rise into the 2000s. The major components of the increased construction cost have been the steadily rising cost of energy, lumber and other building materials. In particular, higher milling and shipping costs have dramatically increased over the past ten years. In the 1990s an average of \$50.00 per square foot was used to estimate the cost of residential construction. The Port St. Lucie housing market still remains affordable when compared to other areas.

**(3.) Financing Costs.** Financing costs, for the most part, are not subject to local influence. The control of interest rates is determined by national policies and economic conditions. Interest rates greatly influence the housing market for homebuyers and indirectly for renters. Construction financing also results in much higher housing costs to the consumer. By the end of the 1980's, construction loan interest and service fees typically represented 10 percent of the cost of new housing. While interest rates measurably decreased in the early 1990s, they started to climb again in 1994 and into 1995 as a result of the Federal Reserve Board's economic cooling efforts. The rates wavered for a short time, staying in the seven and eight percent range into 2001, the six and seven percent range into 2002 and the five and six percent range since that time. Lower interest rates and/or financing costs have made purchasing a home much more affordable for the average buyer, but there are local factors that may bring about negative influences at the same time.

**b. Local Factors.** We have already seen how external factors affect housing affordability. But there are also local factors, such as income, owner and renter costs and supply of adequate housing, that determine whether householders become owners or renters and how much house they are able to purchase or rent.

**(1.) Income.** The U.S. Department of Housing and Urban Development (HUD) believes that a household experiences a cost burden when gross housing costs are more than 30 percent of gross income. A household experiences a severe cost burden when gross housing costs are more than 50 percent of gross income. The cost of homeownership can affect the level of property maintenance, the ability of the household to pay property taxes and ultimately the household's ability to retain the home. Likewise, high rents (and prohibitive security deposits) can make it difficult for renters to afford rental units.

The table below shows the total number of renter and owner units affordable to Port St. Lucie households with varying incomes in 2000.

<b>Table 32</b>					
<b>Units Affordable by Income and Number of Bedrooms</b>					
<b>Unit Type</b>	<b>Affordability at</b>	<b>Bedrooms</b>			<b>Totals</b>
		<b>0-1</b>	<b>2</b>	<b>3+</b>	
<b>Renter-Occupied</b>	0 – 30%	14	80	189	283
	31 – 50%	10	149	166	325
	51 – 80%	214	1,557	2,392	4,163
	>80%	203	188	549	940
<b>Renter-Vacant</b>	0 – 30%	0	10	0	10
	31 – 50%	0	34	25	59
	51 – 80%	4	270	189	463
	>80%	0	10	0	10

<b>Table 32</b>					
<b>Units Affordable by Income and Number of Bedrooms</b>					
<b>Unit Type</b>	<b>Affordability at</b>	<b>Bedrooms</b>			<b>Totals</b>
		<b>0-1</b>	<b>2</b>	<b>3+</b>	
<b>Owner-Occupied</b>	0 – 30%	N/A	N/A	N/A	N/A
	31 – 50%	62	2,210	2,794	5,066
	51 – 80%	228	3,481	10,030	13,739
	>80%	125	1,501	7,699	9,325
<b>Owner-Vacant</b>	0 – 30%	N/A	N/A	N/A	N/A
	31 – 50%	0	92	103	195
	51 – 80%	0	87	199	286
	>80%	4	30	134	168

Source: 2000 CHAS Databook

As indicated above, there were 270 vacant 2-bedroom rental units affordable to households with incomes between 51 and 80 percent of median. This number would also include the 34 units affordable to households with incomes between 31-50 percent and the 10 affordable to those at 30 percent and under.

**(2.) Home Ownership Costs.** If homeowners pay more than 30 percent toward principal, interest, taxes, and insurance, they are considered cost burdened. But the cost of homeownership does not end with payment of a mortgage, taxes and insurance, it includes a satisfactory level of property maintenance. As purchase prices climb, more and more residents are priced out of the market. Many are no longer able to qualify for a mortgage; others cannot maintain the home even if they do qualify.

According to the Florida Housing Coalition, housing sales prices in Florida’s metropolitan areas “outpaced increases in income.” In the Port St. Lucie/Fort Pierce Metropolitan Statistical Area (MSA) prices increased 84.68 percent from 2000 to 2004, with only a 2.42 percent increase in the median income during that same period.

The table below shows the number of owner-occupied units in Port St. Lucie by value according to the 2000 Census.

<b>Table 33</b>		
<b>Owner-Occupied Units by Value</b>		
<b>Value Range</b>	<b>% of Total</b>	<b>Number of Units</b>
Less than \$50,000	2.5%	647
\$50,000 to \$99,999	62.3%	16,186
\$100,000 to \$149,999	27.1%	7,052
\$150,000 to \$199,999	5.8%	1,497
\$200,000 to \$299,999	1.8%	456
\$300,000 to \$499,999	0.3%	83
\$500,000 to \$999,999	0.1%	26
\$1,000,000 or more	0.1%	32
<b>Total</b>	<b>100%</b>	<b>25,979</b>
Median	X	88,700

Source: 2000 Census (SF 3, DP-4)

As shown above, the median housing value in Port St. Lucie was \$88,700 in 2000. A household would need to earn an annual income of approximately \$26,000 to afford a median priced home at an interest rate of 6 to 6.5 percent.

Home values reached a peak in 2006 with a median sales price of \$247,750. Home values have drastically depreciated – median sales price was \$99,750 in 2010.

**(3.) Rental Costs.** Rental costs can affect the location, size, and condition of the unit a household can afford. HUD uses fair market rent (FMR) as a basis for determining opportunities to rent standard quality housing throughout the geographic area in which rental units are in competition. FMRs are estimates of rent plus the cost of utilities, except telephone. They are set at the 40<sup>th</sup> percentile rent – the dollar amount below which 40 percent of standard quality rental housing units rent (excluding public housing units, newly built units and substandard units.) The fair market rent for the Port St. Lucie/Fort Pierce MSA for 2005 is as follows:

<b>Table 35</b>				
<b>2005 HUD Fair Market Rent</b>				
Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
540	541	686	907	934

Source: HUD - 2005

The following table shows the number of units available by rental amounts for units in Port St. Lucie in 2000. As you will note, the majority of the units are in the \$500 to \$999 per month category.

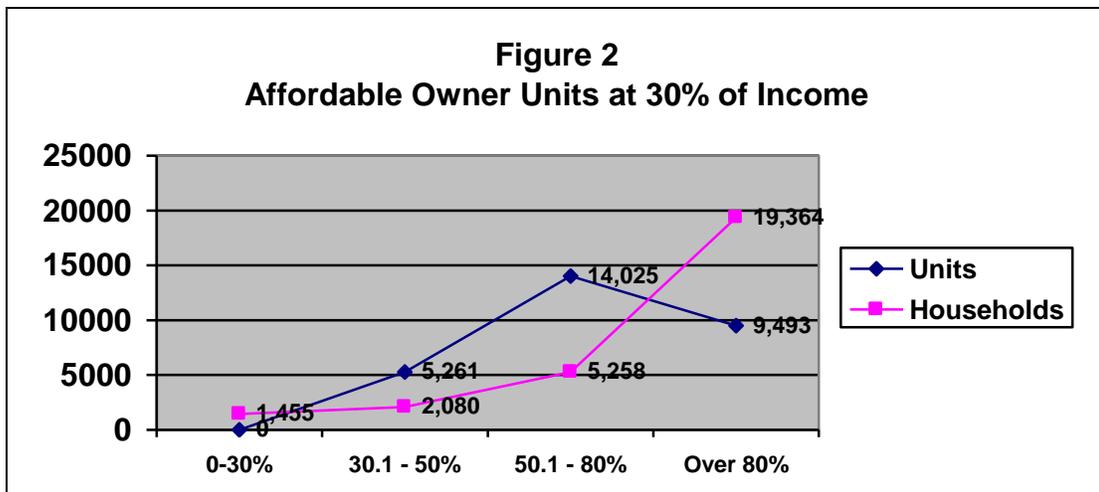
<b>Table 36</b>		
<b>2000 Gross Rent</b>		
Gross Rent	Number of Units	Percent of Total
Less than \$200	23	.4
\$200 - 299	20	.3
\$300 - 499	215	3.7
\$500 - 749	2,679	46.4
\$750 - 999	2,069	35.8
\$1,000 – 1,499	411	7.1
\$1,500 or more	122	2.1
No Cash Rent	240	4.2
Median (dollars)	741	X
<b>TOTAL UNITS</b>	<b>4,851</b>	<b>100.0</b>

Sources: U.S. Census 2000 (SF 3, DP-4)

According to the Census, the median contract rent in the City of Port St. Lucie in 1980 was \$312 per month; in 1990 it had increased to \$511; and in 2000 that figure was \$741. These figures indicate that contract rents changed approximately 137 percent between 1980 and 2000, an average increase of 6.9 percent annually. Taking that increase forward into 2005, we would anticipate an average rent of at least \$1,034 for 2005.

**(4.) Housing Supply.** As indicated above, housing must be available, affordable, and safe in order to meet the needs of local residents, whether they are owners or renters. The number of units available to residents at a particular income level, however, does not always compare favorably to the number of households in that income category.

**Owner Units.** The figure below compares the number of affordable owner-occupied units with the number of households in corresponding income categories. The figure uses 2000 Census data and assumes that all households will pay 30 percent of gross income on housing costs:



Sourcc: SOCDs CHAS Data - 2000

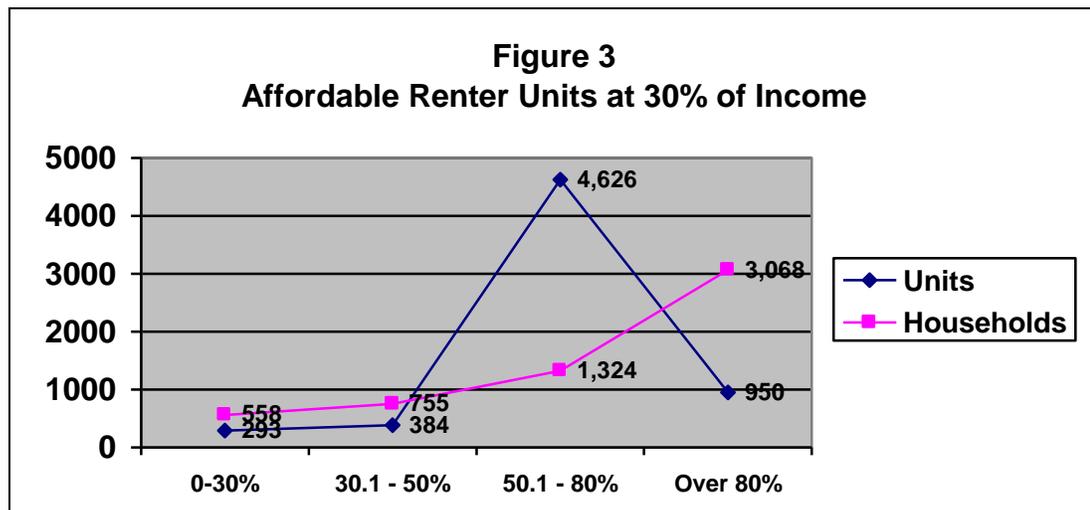
Although there appear to be almost equal numbers of households and household units (28,779 and 28,157 respectively), there appears to be a gap in the number of affordable units at the lower income levels. For example, there is a 1,455-unit shortage of affordable owner-occupied units for households with income less than 30 percent of median. There is, however, a “surplus” of owner-occupied units affordable to those with incomes at 31 to 50 percent and 51 to 80 percent of median; these gaps amount to 3,181 and 8,767 extra units respectively. In the “over 80%” category, however, a large deficit of over 9,871 units exists.

This affordability graph presumes that households are spending 30 percent of their income on housing costs. However, many households either choose or are forced to spend more or less than 30 percent of their income for housing. Some households may spend more than 30 percent of their income, thereby increasing the number of units affordable at their income level by taking a unit at a higher level. Others may spend less and decrease the number of units affordable to lower income households.

As indicated above, the graph suggests a surplus of owner-occupied housing in the 31 to 80 percent of median income level, yet Table 32 above, which shows all units by their affordability level, indicates that there are very few vacant units for sale. Households with higher incomes may be spending less than 30 percent of their income, either by choice or because there are no units available in their price range.

**Renter Units.** The figure below compares the number of affordable renter-occupied units with the number of households in corresponding income categories. This figure

also uses 2000 Census data and assumes that all households will pay 30 percent of gross income on housing costs:



Source: SOCDs CHAS Data - 2000

According to the 2000 Census, there were 6,253 household units available to renters and only 5,705 renter households. As in the case of owner households, renter households are also burdened by a gap in the number of affordable units at the lower income levels. For example, there is a 265-unit shortage of affordable renter-occupied units for households with income less than 30 percent of median and a 371-unit gap for those in the 31 to 50 percent category. There is, however, a “surplus” of renter-occupied units affordable to those with incomes at 51 to 80 percent of median; this gap amounts to 3,302 extra units. In the “over 80%” category, however, there is a deficit of 2,118 units.

This illustrates that those under 50 percent of median income cannot find affordable housing and may be forced to pay more than 30 percent, moving them into units that would normally be affordable to the 51 to 80 percent category. As long as there is a surplus of units in the higher categories, this phenomenon does not affect higher-income renters. But once there is a shortage of units, there will be displacement into higher priced units all the way along.

That shortage did occur in 2004 immediately after the hurricanes hit the area. The availability of rentals decreased dramatically, with FEMA trailers the only option for many displaced owners and renters. The price increased for all units; a prime example of the theory of supply and demand. As of March 30, 2005, a Disaster Housing Resources site listed a total of 46 homes that were available for rent within the City of Port St. Lucie. There were six condos/townhouses for rent, including one unit in a subsidized 55 and older condominium complex. These units ranged from \$649 to \$1,182. The home rentals of 3 bedroom/2 bath homes ranged from \$977 for a home built in 1992 to \$1,700 for one on the water. Seventeen of the homes were built in 2004 or 2005; twelve of those homes were listed as having 4 bedrooms.

### **C. Rental Market Characteristics**

There are many factors that influence the amount of funds that are available in Port St. Lucie for rental assistance, production of rental units, rehab of older units, and acquisition of existing units as follows:

- 1. Rental Assistance:** As indicated under the Housing Needs Section, Port St. Lucie does not have a Housing Authority and there is no conventional public housing in the City. Residents do have the opportunity to qualify for Section 8 vouchers to live in the City, but there is a waiting list and units that fit the qualifications are not readily available. St. Lucie County, when funding is available, does provide rental assistance funds when families have emergencies and cannot make their regular payments. Other organizations, such as Mustard Seed and Salvation Army, provide the same type of help. There are also some subsidized units in the multi-family apartments described above, but the number of units is limited.
- 2. Production of rental units:** Since Port St. Lucie was originally platted with 80,000 single-family, residential building lots, there are no large plots of land that would be ideal for construction of new multi-family developments. Many of the rental units are being built and/or purchased new by investors, who may well intend on retiring in Florida in the future but renting out the units in the meantime.
- 3. Rehab of older rental units:** Most of the multi-family rental units in Port St. Lucie are newer and do not appear to be in need of major rehabilitation. The oldest apartments, called Hillmoor Village, tend to require more maintenance, especially since they sustained damage from the hurricanes. Some of the units in that development are vacant, but according to management, that is only because they are awaiting repairs; funding for these repairs is left up to their corporate owners.

There are a number of single-family units located throughout the City that are not well maintained and may be in violation of the housing codes. According to the Director of Code Enforcement, approximately 25 to 30 percent of code enforcement violations involve homes that are owned by out-of-area landlords. It is often difficult to communicate with these absentee owners, and once they are contacted, they are not sure how to follow through on required repairs. Funding programs for repair of these individual units is not readily available in the City. Most programs target homeownership for a couple of reasons. First, owners tend to stay in their units longer. Second, since the money is normally aimed at low-income residents, organizations that fund these programs do not want to spend money on investors who already appear to be benefiting from the rental of their homes.

- 4. Acquisition of existing units:** The rental market in Port St. Lucie has not been extensive in the past, probably due to the fact that most of its original residents were retired and moved here to own a smaller home in a warmer climate. But the need for rentals has increased.

**91.210 2. ASSISTED HOUSING UNITS**

The City of Port St. Lucie does not have a Public Housing Authority.

**Assisted Housing Units**

There are a number of multi-family units that have been built in Port St. Lucie in the last few years with funding assistance from federal or state programs. The table below provides some information regarding the units, funds utilized and population served:

<b>Table 37</b>				
<b>Multi-family Assisted Units</b>				
<b>Name</b>	<b>Total Units</b>	<b>Assisted Units</b>	<b>Funds Utilized</b>	<b>Population served</b>
Villa Seton, Inc.	50	49	HOME	Elderly
Cove at St. Lucie	144	144	HOME, Housing Credits	Elderly
Hillmoor Village	120	120	Housing Credits	Family
Hillmoor Village II	110	110	Housing Credits	Family
Peacock Run	264	264	Housing Credits, HUD Risk, Guarantee, Bonds	Family
St. Andrews Point Apts.	184	184	SAIL, Housing Credits, Bonds	Family
Sanctuary at Winterlakes	284	284	Housing Credits, Bonds	Family
Tiffany Club Apartments	188	188	Housing Credits, Bonds	Family

Source: Florida Housing Data Clearinghouse – Shimberg Center - 2005

Since most of these multi-family developments are financed with tax credits, income restrictions may apply. Hillmoor Village, for example, serves households whose incomes do not exceed 60 percent of median adjusted to family size (\$36,480 for a family of six). All of their units are three-bedroom and, as of April 2005, rent for each of the units was \$718 in Phase I and \$722 in Phase II (approximately 80 percent of HUD Fair Market Rent.) Rents in other assisted units range from \$554 for one-bedroom to \$766 for three bedrooms. Section 8 vouchers from the Ft. Pierce Housing Authority are accepted, allowing for many of the residents to take advantage of rent subsidies to lower their monthly housing costs. Credit checks are required in many instances, sometimes even criminal checks.

**Collectively, there are 1,343 subsidized rental units in the City, which means, 23% of all renters are living in a subsidized unit.**

The City does not anticipate losing any of these units from the inventory.

**91.215 (b) 3. HOW MARKET FORCES SHAPED PRIORITIES**

Two major forces have affected the City’s affordable housing priorities. First have been the dramatic drop in house prices. The average value of a single-family home in the City has dropped by over \$100,000 in the last five years. The other force has been directly related to the drop in values - the increase in foreclosures. Over 28,000 homes in St. Lucie County have been foreclosed in the last five years.

The City’s current housing strategy has been focused on helping low income owners maintain their properties.

### **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

#### **5 Year Strategic Plan Specific Housing Objectives Response:**

#### **91.215 (b) 1. SPECIFIC HOUSING OBJECTIVES**

**The City of Port St. Lucie has adopted the following Specific Housing Objectives for FY 2011 to FY 2016**

##### **Housing Objective ONE:**

Repair/Rehabilitate 25 Owner Occupied Homes

Federal: CDBG Local: SHIP

##### **Housing Objective TWO:**

Provide Home Purchase Assistance for 170 first-time homebuyers

Federal: CDBG & NSP

##### **Housing Objective THREE:**

Purchase, rehab & resell or transfer 73 foreclosed properties.

Federal: CDBG & NSP

**NOTE:** The City has also applied for or received state/federal disaster relief funds. These are discussed in the Appendix

#### **91.215 (b) 2. HOW AVAILABLE RESOURCES WILL BE USED**

The City's CDBG and NSP funds, and available disaster funds, will be used to complete these activities.

### **Needs of Public Housing (91.210 (b))**

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

#### **5 Year Strategic Plan Needs of Public Housing Response:**

The City of Port St. Lucie does not have a Public Housing Authority.

**Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

**5 Year Strategic Plan Public Housing Strategy Response:**

N.A.

**Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

**5 Year Strategic Plan Barriers to Affordable Housing Response:**

**91.215 (f) 2. Regulatory Reduction**

As a recipient of State Housing Initiatives Partnership (SHIP) affordable housing funds, the City was required to complete a regulatory reduction self-review that meets the requirements of this section.

**Form O – Removal of Regulatory Barriers to Affordable Housing  
Jurisdiction: City of Port St. Lucie  
Questionnaire for HUD’s Initiative on Removal of Regulatory Barriers**

	1	2
Does your jurisdiction’s comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a “housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a “housing element,” please enter no. If no, skip to question # 4.		Yes

<p>If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?</p>		<p>Yes</p>
<p>Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction’s comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped “as of right” in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, “as-of-right,” as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p>		<p>Yes</p>
<p>Does your jurisdiction’s zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>		<p>No</p>
<p>If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>		<p>Yes</p>
<p>If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>		<p>Yes</p>
<p>If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>		<p>Yes</p>
<p>Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “Smart Codes in Your Community: A Guide to Building Rehabilitation Codes”</p>	<p>No</p>	
<p>Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>		<p>Yes</p>
<p>Does your jurisdiction’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>		<p>Yes  (Mobile homes-no)</p>

Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, chairman, manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?		Yes  (Ongoing by Statute)
Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms. See Attachment.		Yes
Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?		Yes
Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)		Yes
Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?		Yes
Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?		Yes
Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	No	
Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?		Yes
Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?		Yes
Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?		No
Total Points:		

**(91.215) (f) 2. REMOVAL OF BARRIERS TO AFFORDABLE HOUSING.**

The City will continue 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. The City has a process to defer payments of impact fees for affordable housing projects.

**HOMELESS**

## Homeless Needs (91.205 (b) and 91.215 (c))

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

*Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available; the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

### 5 Year Strategic Plan Homeless Needs Response:

#### 91.205 (b) 1. HOMELESS NEEDS

The City is a member of the Treasure Coast Homeless Services Council, which is the lead agency for the Regional Continuum of Care. The City participates in the Continuum and supports its efforts. The homeless priorities established by the Continuum are also the City's priorities in this Strategic Plan.

The following table provides the basic information on the nature and extent of the Region's homeless.

### **Exhibit 1: Continuum of Care Homeless Population and Subpopulations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
1. Homeless Individuals	19	18	560	597
2. Homeless Families with Children	21	30	347	398
2a. Persons in Homeless Families with Children	69	80	925	1074
<b>Total (lines 1 + 2a)</b>	<b>88</b>	<b>98</b>	<b>1485</b>	<b>1671</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
1. Chronically Homeless	10		107	117
2. Severely Mentally Ill	3		0	3
3. Chronic Substance Abuse	0		0	0
4. Veterans	8		87	95
5. Persons with HIV/AIDS	3		0	3
6. Victims of Domestic Violence	49		0	49
7. Youth (Under 18 years of age)	8		4	12

### Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs

*Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*

2. *A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

### **5 Year Strategic Plan Priority Homeless Needs Response:**

#### **91.215 (b) 1. HOMELESS PRIORITIES**

The City does not receive Emergency Shelter Grant funds.

The City is a member of the Treasure Coast Homeless Services Council, which is the lead agency for the Continuum of Care. The City supports the Council and the priorities established in this Plan match those of the regional Continuum of Care. The highest homeless priority is given to ending chronic homelessness, families with children, victims of domestic violence and providing shelters and transitional housing.

#### **91.215 (b) 2. CHRONIC HOMELESS**

The Treasure Coast Homeless Services Council has established its Housing Management Information System (HMIS) to document the nature and extent of homelessness; and developed its Ten-Year Plan to end chronic homelessness through the construction of permanent supportive housing.

#### **Homeless Inventory (91.210 (c))**

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

### **5 Year Strategic Plan Homeless Inventory Response:**

#### **91.210 (c) HOMELESS INVENTORY**

**Fundamental Components in CoC System -- Service Activity Chart**

**Component: Prevention**

**Services in place: Please arrange by category (e.g., rental/mortgage assistance), being sure to identify the service provider.**

**Rental/Mortgage Assistance:**

**Rental assistance:** The Homeless Resource Center staff initiates the process of securing rental assistance on behalf of clients from the Resource Center Emergency Housing budget secured annually through other grant funds and direct contributions to the fund from faith based communities and private foundations. Most often, the Resource Center combines the contributions of several providers to secure assistance as the cost of first and security almost always exceeds the resources of one provider. Service providers who cooperate and pool funding include: Homeless Resource Center (IRC, SLC, MC) Salvation Army (IRC, SLC, MC) Dept of Human Services, (IRC, MC ); Dept of Community Services (SLC), Community Church Outreach Ministry, St. Helen's Church, First United Methodist Church, Genesis Church of Religious Science, The Source Outreach Ministry, Jesus House of Hope, Mustard Seed Ministries, and St. Vincent de Paul. Additional sources of funds include FEMA Assistance (MC, SLC, IRC), United Ways (IRC, SLC, MC); and DCF Emergency Financial Assistance Program – for homeless Families only). Referrals come in through Service Point or directly by staff of the above programs who call the Resource Center Manager. Walk-ins are also interviewed directly by Resource Center staff. All rental assistance data is entered in the HMIS.

**Food Pantry:** Individuals and families are referred by local agencies or the Resource Center to the following locations which provide food: United Methodist Community Food Group ( 14 churches), Project Share Florida,(IRC, MC, SLC,) He Shall Supply Food Co-op (IR, SLC), The Source, (IRC) Our Father's Table Soup Kitchen (IRC), Jesus House of Hope (MC), Salvation Army (IRC, SLC, MC), Mustard Seed (SLC). Jesus House of Hope, The Veteran's Services Office and the Community Methodist Church in Martin County provide significant outreach to chronically homeless people and provides daily hot meals and other financial assistance.

**Utilities Assistance:** The CoC members have the following options for utilities assistance achieved through direct contact with the Resource Center Manager. The Homeless Resource Center manages the CoC's utilities assistance budget and makes arrangements with utilities providers on behalf of the client, after determining eligibility for assistance. The financial resources of the Utilities Assistance Committee for Indian River County (pooled resources and FPL "Care to Share" and IRC Utilities Dept.) are directly accessible by the Manager of the Homeless Resource Center. Other providers of utilities assistance are St. Helen's Church, SLC Community Services Dept., City of PSL Community Services, Martin County Dept of Health and Human Services, Indian River County Dept. of Human Services; and Salvation Army (IRC, SLC, MC). All episodes of assistance are entered into the HMIS.

**Entitlement Assistance:** All homeless service providers in our CoC routinely determine what mainstream benefits clients are eligible for. They use a uniform, single application for entitlements, and also work in the income and employment screens of HMIS to determine needs and eligibility. The Resource Center has dedicated entitlement staff who review client eligibility and begin the process of securing benefits, using a single consolidated application. New Horizons of the Treasure Coast, The County Human Services Departments, The Homeless Family Center, The Mental Health Association, The Source, Family Preservation Services and The Homeless Resource Center have formed a team to work for client entitlements in the CoC. These are all tri-county service providers. If agency staff in the CoC experience difficulty securing benefits on behalf of their clients, the client is referred to this team. The Resource Center has now added an

additional Entitlement Specialist who is also a licensed mental health professional skilled in securing benefits for this population. A team member personally works through the process with the client and their primary case manager, until entitlements are secured.

**Services planned:**

Agencies and programs will continue to use the Community Guide Website to post the program and services descriptions, available assistance, eligibility criteria, contact information and funding criteria. The website will continue to be available to any agency or program who chooses to participate. We intend to expand the agency profiles by at least six to ten new agencies and will continue to publicize its availability as a community resource. We will continue to seek funding from other sources to continue to provide this service. Integration of this service with the IRC Hospital District and the United Way is underway. The Ministerial Association and Community Church are planning to provide their contribution funds directly to the Resource Center to be used as prevention dollars.

**How persons access/receive assistance:**

The Homeless Resource Center serves as the centralized Information and Referral contact for securing rental/mortgage assistance, utilities assistance and other emergency funds to prevent homelessness. Referrals are made by Continuum member agencies, using Service Point (HMIS) or telephone contact. Clients also call directly without referrals because they have seen our contact information. The Resource Center Manager contacts the appropriate provider, i.e. Salvation Army, United Ways, Departments of Human Services, Jesus House of Hope, Mustard Seed, churches, Workforce Development and other known sources of the type of assistance the client requires and initiates the assistance process on behalf of the client. If none of the sources has money available, the Homeless Resource Center provides the required dollars from the Challenge Grant allocation and other grant dollars that have been secured for this purpose. It often combines its dollars with another provider's dollars to meet the need. Referrals and walk-ins to the Resource Center are personally interviewed by one of the staff, identified above, entered into the Service Point data base and assisted by referral, or by direct emergency funds, in the same way.

**Component: Outreach**

**Outreach in place:** Two significant sources of outreach exist at each end of the Continuum. The Source provides outreach in Indian River and St. Lucie Counties and The First United Methodist Church and the Martin County Veteran's Services provide major outreach in Martin County. Both sources make regular visits to the woods and jails and make referrals to the Homeless Resource Center on a daily basis. A third emerging focus for outreach is in St. Lucie County at the Common Ground Ministries, which also provides daily hot meals and information and referral services. Service directories and other fliers advertising available services and programs are posted at the Resource Center, One-Stop Career Centers, Labor Force Offices, Libraries, Hospital Emergency Rooms, Social Services Departments, other Day Labor sites and known camp sites. Fliers provide the 211 non emergency instructions, directions to programs, other contact numbers, days and times of all feeding and assistance programs and other special opportunities, including cold night shelter and homeless stand downs. The Treasure Coast Coordination Coalition has provided Sheriffs and Police Departments with multiple copies and disks of "**Where to Turn**", the 211 Resource Guide. The Source Outreach Ministries makes camp visits at least twice a week using currently and former homeless individuals to gain access to the population. The Continuum schedules Mobile Outreach Vans which provide free dental and medical services. In Martin County, the Veteran's Services office conducts street outreach to homeless persons, using a laptop to enter information. MISS in Martin County has street people who come in to the office daily to help with outreach and carry basic supplies back to the people in the wood. MISS provides food and hygiene packs and has frequent street concerts and free barbeques at the Fair Grounds in Martin Co. The Salvation Army has a five day a week Mobile Soup Kitchen in Indian River. In St. Lucie, it has daily hot meals and a food pantry.

Common Ground Ministries in St. Lucie County outreaches to street people and has a coffee house and drop in center which provides information on services in the CoC. In Martin, several churches have a cooperative rotating hot meal schedule and a breakfast program. Services are advertised in all places where feeding and other emergency services are provided and/or homeless people congregate. Staff and volunteers make referrals to the Resource Center and other programs in the CoC. Martin County Social Services posts the list of daily meal programs on their website and on telephone poles. Bicycle policemen visit camps and post notices in the woods at day labor sites. Connections to housing and services are made through the five Drop-In Centers of the Mental Health Association, the FACT Teams in each county, the Source, the Homeless Resource Center, and the Shelter Plus Care Committee which attempts to secure shelter space, motel stays, subsidized apartments or Shelter Plus Care placements, along with entitlements. The Homeless Resource Center continues to use formerly homeless people to keep us abreast of "what is going on in the streets", to provide us with referrals and to help other homeless people use the Resource Center. They sometimes assist staff in identifying job opportunities and affordable housing in the community. They also advise us of potential problems in our rentals, motels or tent camps in the woods. Road officers advise people of the existence of the Homeless Resource Center and often transport them to the site, even if it is out of their jurisdiction.

**(2) Describe the outreach activities that occur for other homeless persons.** A major source of outreach to other homeless people is the faith based community. Many local churches, most notably, Community Church, St. Sebastian, St. Helen's, First United Methodist, Genesis, First Church of God, Our Lady of Guadalupe and the Baptist Church Consortium talk about homelessness and the needs of the homeless at their regular services. They often hold open houses to provide information about CoC service providers. In some faith based communities Sunday offerings are contributed to programs assisting the homeless. Donations of food, clothing, cash and furniture come in regularly to the Homeless Resource Center from faith based organizations who have conducted a special appeal or from individual members of these organizations. The Homeless Resource Center takes primary responsibility for coordinating homeless outreach. It keeps program information up to date with service providers, the school districts, the VNA and the Workforce Development offices to assure that there is adequate awareness aware of the homeless services available throughout the Continuum. The Homeless Resource Center staff keep in regular contact with Workforce Development, One Stops, Health Department and other service providers, who are also members of the Council, to share information about programs and services that are available. The "Where to Turn" Directory covering all services in all counties is widely distributed. Many homeless individuals and families are referred to the Resource Center by the same agencies that outreach the chronically homeless. Most referrals come in from agencies who are attempting to prevent evictions or who are looking for funding to provide first, last and security for a homeless family. Referrals come from domestic violence shelters who are seeking alternatives for their clients, from the Dept. of Children and Families and from Departments of Community Services. The Clearinghouse at every Continuum of Care Council meeting also allows for updates and information about the status of homeless programs and services. The HMIS NewsFlash function also allows agencies to communicate information about new programs and services or to post a need for services.

**Outreach planned: Describe any planned outreach activities for (1) persons living on the streets; and (2) for other homeless persons.** The Source's acquisition of a new building will at least double the CoC's ability to engage chronically homeless people in sober support groups and basic services. The Continuum will add shower and laundry facilities, client mailboxes and lockers to improve conditions for homeless people. The Continuum will work with the Source to create short term "triage beds" for chronically homeless clients on its new site or on church property in the area. We continue to meet local governmental resistance to securing a location for an outreach center or Safe Haven for chronically homeless people. We will use the media and other public forums, including County and City Commission meetings to address the current local opposition to "transients" in our community. The Continuum will continue to secure non HUD funding to keep the Resource Center functioning.

**Component: Supportive Services**

**Services in place:** Please describe how each of the following services are provided in your community (as applicable): case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, child care, transportation, and other.

**Case Management** - Homeless services providers and other social services agencies provide intake and case management for their clients. Every CoC member agency non-profit is staffed with intake workers or case managers who have homeless clients on their caseload. They perform the initial assessment, complete a client profile, enter the data in our HMIS, begin the benefits process and arrange for beds and services on behalf of their clients. If the provide is unable to secure assistance for the client, a referral is made to the Homeless Resource Center where case management is initiated on behalf of the client by Resource Center staff. Special assistance with securing social security cards, birth certificates and other documents necessary for the entitlement process is provided by Entitlement Specialists. Using Service Point, the case manager can initiate a case plan, identify needed services and make direct referrals. For agencies who do are not licensed to use HMIS, the intake person or case manager contacts the Resource Center or seeks a potential provider through our Community Guide website, our direct link to 211 or our Where to Turn Directory. Most of our non profits seek private funding or county funding to carry the cost of supportive services. Some are directly contracted with the Dept. of Children and Families.

**Life Skills-** Family Preservation and United for Families are two tri-county contractors to the Dept. of Children and Families. They do in home weekly visits to families to teach life-skills and provide personal case management. New Horizons of the Treasure Coast has tri-county outpatient treatment teams and a tri-county Florida Aggressive Community Treatment Team which do home visits at least bi-weekly and on a crisis basis to help clients manage their money, stay in housing, get their medications, apply for services, apply for entitlements, find housing, etc. The Shelter Plus Care Committee of the Council also monitors and manages S+C care and other disabled homeless clients regularly to assure that they secure the life skills support they need. This often involves finding a representative payee and securing outpatient mental health or substance abuse treatment.

**Alcohol and Drug Abuse Treatment-**Substance abuse treatment is provided by two major tri county providers, Alcohope and New Horizons of the Treasure Coast; both have bed set-asides for homeless clients. Both are also contracted directly with Dept. of Children and Families as the indigent service providers of mental health and substance abuse treatment, including detox, residential treatment and outpatient treatment. Martin County also has C.A.R.P., Comprehensive Addictions and Recovery Program, which provides inpatient residential and outpatient treatment for Substance abuse. CARP also has a homeless bed set-aside as part of their contracted beds and outpatient services programs. New Horizons and Alcohope are both members of the Shelter Plus Care Committee. New Horizons outpatient office and mental health case management staff are located at the Resource Center, facilitating referrals to these programs.

**Mental Health Treatment-** The Mental Health Association is also a tri-county provider. It has offices and drop-in centers in four locations through the Treasure Coast. They provide outpatient mental health services, anger management, batterer's intervention and emergency crisis counseling for people who are awaiting appointments with professionals or awaiting mental health services through state funded programs, or SSDI entitlements. The Mental Health Association is a Dept. of Children and Families contractor and a key member of the Shelter Plus Care Committee. In addition, the Center for Emotional and Behavioral Health provides inpatient hospitalization for Baker Act clients, as does New Horizons and Savannah's Hospital. These programs are all tri-county service providers who provide contracted beds or sliding fee scale services to indigent clients, including homeless people.

**AIDS-related treatment-** Project Response is the HOWPA contractor for the Treasure Coast. They have the responsibility of case management and service provision for providing AIDS-related services. St. Helen's Outreach Ministries identifies people with HIV through pastoral counseling and largely word of mouth referrals.

**Education, Employment Assistance-** Workforce Development Board staff works closely with the Resource Center staff and the Homeless Assistance Center staff to assist clients with employment, resumes, work skills and educational needs. They are active members of the Continuum and keep in close contact with Resource Center staff.

**Child Care-**ALPI is the only provider of subsidized child care in the continuum. Samaritan Center and Homeless Assistance Center have made inroads into securing child care for their clients. The Homeless Family Center will increase its efforts in the area of child care as it adds new families to the Stark Family Center Transitional Housing program which opened in May of this year and will lead on this effort for the Continuum.

**Transportation-** All three counties provide regular fixed- route free bus service and manage fixed route connections between counties. The Veterans Administration, Treasure Coast Connector, Community Coach, and Treasure Coast Coordination Coalition provide specialized bus service for special needs clients, including regular transportation to the VA Hospital in West Palm Beach. Clients requesting other transportation help, like bus tickets, gas cards and money to repair or license vehicles come to the Resource Center for assistance or are referred to the Resource Center by a continuum member agency.

**Services planned:**

The Council intends to secure non HUD, state and private funds to continue a maintenance of effort in the area of supportive services. The Council has again set-aside grant funds to supplement available transportation, provide motel vouchers, and pay for emergency medicine. We also plan to continue to use the team approach at the Homeless Resource Center to maximize the ability of clients to access supportive services. We will continue our efforts to secure mainstream benefits for clients.

**How homeless persons access/receive assistance:**

Supportive services are part of the professional case management process for virtually every non-profit service provider in the continuum. Referrals for supportive services are a key part of what case management staff accomplishes on behalf of their own clients. If individuals or families are walk-ins, or are referred to the Resource Center by a provider agency, the request for supportive services is initiated after a live intake by Resource Center staff. Arrangements are made personally for necessary interviews and appointments. Any required paperwork or applications for assistance or services are completed on site with the client, assisted by Resource Center staff or other co-located agency staff. Interagency referrals and communication are very common in our continuum, due largely to the fact that service providers regularly attend the Continuum of Care meetings and participate on our Continuum Committees. There is a lot of personal interaction among service providers which facilitates referrals. The Clearinghouse function at the end of every Council meeting also generates referrals among service providers. Word of mouth about the Homeless Resource Center impacts heavily on the number of calls which come from agencies and programs seeking supportive services for clients. Agencies also send emails requesting information on available services. In many cases, clients call the Resource Center because they have been advised to do so by the intake case worker, or the case manager assigned to them. The Homeless Resource Center and the work of the Treasure Coast Homeless Services Council is also reported on quarterly to the Mental Health Services Council and the Treasure Coast Coordination Coalition, where updates on services, individuals served, funding options and new programs are provided to members in attendance. The Council also provides updates and reports to the Board of County Commissioners in all three counties.

**Exhibit 1: Continuum of Care Housing Activity Chart**

<b>Housing Activity Chart</b>											
<b>Fundamental Components in CoC System-Housing Activity Chart</b>											
<b>EMERGENCY SHELTER</b>											
				<b>Target</b>		<b>2004 Year Round</b>			<b>2004 All Beds</b>		
				<b>Pop.</b>		<b>Units/Beds</b>					
<b>Provider Name</b>	<b>Facility Name</b>	<b>HMIS</b>	<b>Geo Code</b>	<b>A</b>	<b>B</b>	<b>Fam-ily Units</b>	<b>Fam-ily Beds</b>	<b>Indivi-dual Beds</b>	<b>Year Rnd</b>	<b>Sea-sonal</b>	<b>Over-flow /Vou-cher</b>
<b>Current Inventory</b>											
Homeless Family Center	Singles Shelter	C	129061	SM	F			16	16	0	0
Homeless Family Center	Family Shelter	C	129061	FC		10	24		24		
Spouse Abuse Inc.	SafeSpace Inc.	C	129111	FC	D V	21	49		49		10
Children's Home Society	Wavecrest	C	129111	M				16	16		
Children's Home Society	Family Voucher Program	C	129111	FC							24
Children's Home Society	Winter Beach	C	129061	M				12 new	12 new		
Hibiscus Children's Center	Crisis Beds	C	129085	YM	F			7	7		
Hibiscus Children's Center	Voucher Program	C	129085	FC							28
Treasure Coast Homeless Services	Homeless Resource Center	C	129061	SM	F						20
I AM Ministries	The Source	C	129061	SF	M						20
<b>SUBTOTAL</b>						<b>31</b>	<b>73</b>	<b>51</b>	<b>124</b>	<b>0</b>	<b>102</b>
<b>Under Development</b>											

Salvation Army	Compassion House	P(9/05)	<b>129085</b>	<b>FC</b>		12	24		24	Encountered zoning issues	
Hibiscus Children's Center	Children's Village	P(9/05)	<b>129061</b>	<b>M</b>				12	12		
<b>SUBTOTAL</b>						<b>12</b>	<b>24</b>	<b>12</b>	<b>36</b>		

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**Exhibit 1: Continuum of Care Housing Activity Chart**

Fundamental Components in CoC System-Housing Activity Chart											
TRANSITIONAL HOUSING											
				Target Pop.		2004 Year Round Units/Beds			2004 All Beds		
Provider Name	Facility Name	HMIS	Geo Code	A	B	Family Units	Family Beds	Individual Beds	Total Beds		
<b>Current Inventory</b>											
Diocese of West Palm Beach	Samaritan Center	C	<b>129061</b>	<b>FC</b>		9	26		26		
Homeless Family Center	Stark Family Center	C	<b>129061</b>	<b>FC</b>		12	40		40		
MISS, INC.	Project MISS	C	<b>129085</b>	<b>FC</b>		4	16		16		
The Next Step, Inc.	New Bridge to Life	C	<b>129085</b>	<b>SM</b>				12	12		
Protocal House, Inc.	Protocal House	P(1/05)	<b>129085</b>	<b>SM</b>				12	12		
<b>SUBTOTAL</b>						<b>25</b>	<b>82</b>	<b>24</b>	<b>106</b>		
<b>Under Development</b>											
MISS, INC.	Butterfly Gardens	P(1/05)	<b>129085</b>	<b>FC</b>		15	30		30	Now under construction	
<b>SUBTOTAL</b>						<b>15</b>	<b>30</b>		<b>30</b>		
PERMANENT SUPPORTIVE HOUSING											
Provider Name	Facility Name	HMIS	Geo Code	A	B	Family Units	Family Beds	Individual	Total Beds		

								<b>Beds</b>		
Indian River County	S+C TRA	C	<b>12906 1</b>	<b>SM F</b>		2	4	17	21	
Martin County	S+C TRA	C	<b>12908 5</b>	<b>SM F</b>				11	11	
Indian River County	S+C TRA	P (9/0 4)	<b>12906 1</b>	<b>SM F</b>				13	13	
Martin County	S+C TRA	P (9/0 4)	<b>12908 5</b>	<b>SM F</b>				12	12	
			<b>SUBTOTAL</b>				<b>4</b>	<b>53</b>	<b>57</b>	
<b>Under Development</b>										
MISS, INC.	Butterfly Gardens	P (1/0 5)	<b>12908 5</b>	<b>SF</b>		5	10		10	Now under construction
			<b>SUBTOTAL</b>			<b>5</b>	<b>10</b>		<b>10</b>	

### Homeless Strategic Plan (91.215 (c))

1. *Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*
2. *Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*
3. *Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*
4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*
5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

**5 Year Homeless Strategic Plan Response:**

**91.215 (c) 1. HOMELESS STRATEGY**

The City does not receive Emergency Shelter Grant funds.

The following chart displays the Continuum’s priorities:

**Exhibit 1: Continuum of Care Housing Gaps Analysis Chart**

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter (facility and voucher)	91	12	312
	Transitional Housing	24	0	186
	Permanent Supportive Housing	53	26	350
	<b>Total</b>	<b>168</b>	<b>38</b>	<b>848</b>
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter (facility and voucher)	135	24	220
	Transitional Housing	82	30	107
	Permanent Supportive Housing	4	10	263
	<b>Total</b>	<b>221</b>	<b>64</b>	<b>590</b>

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The City is a member of the Treasure Coast Homeless Services Council, which is the lead agency for the Continuum of Care. The Council developed its strategy in consultation with its 22 member agencies. The City supports the Council and the priorities established in this Plan match those of the regional Continuum of Care. The highest homeless priority is given to ending chronic homelessness, families with children, victims of domestic violence and providing shelters and transitional housing.

**Exhibit 1: Continuum of Care: Project Priorities Chart**

***(This entire chart will count as only one page towards the 30-page limitation)***

(1)	(2)	(3)	(4)	(5)	(6)					
Applicant	Project Sponsor and Project Name	Nu- meric Priority	**Request ed Project Amount	Term of Proje ct	Program and Component/Type*					
					SHP	SHP	S+C	S+C	SRO	

					new	rene	new	rene	new
					w	w	w	w	w
<b>Example: ABC Nonprofit</b>	<b>ABC Nonprofit/ Annie's House</b>	<b>1</b>	<b>\$1,026,000</b>	<b>3 (yrs)</b>	PH				
<b>Example: XYZ County</b>	<b>AJAY Nonprofit/ Pierce's Place</b>	<b>2</b>	<b>\$800,000</b>	<b>5 (yrs)</b>			TRA		
St. Lucie County Board of County Commissioners	Shelter Plus Care Tenant Rental Assistance in St. Lucie County	<b>1</b>	<b>\$461,160.00</b>	<b>5yrs.</b>			TRA		
Indian River County Board of County Commissioners	CoC Wide HMIS	<b>2</b>	<b>\$36,177.00</b>	<b>1 yr.</b>		HMIS			
Indian River County Board of County Commissioners	Family Options Transitional Housing	<b>3</b>	<b>\$24,581.00</b>	<b>1yr.</b>		TH			
Martin County Board of County Commissioners	Shelter Plus Care Tenant Rental Assistance in Martin County	<b>4</b>	<b>\$395,280.00</b>	<b>5yrs.</b>			TRA		
			<b>\$917,198.00</b>						
		<b>**Total</b>							

**Requested Amount:**

**91.215 (c) 2. CHRONIC HOMELESS**

The Treasure Coast Homeless Services Council has established its Housing Management Information System (HMIS) to document the nature and extent of homelessness; and developed its Ten-Year Plan to end chronic homelessness through the construction of permanent supportive housing.

**91.215 (c) 3. HOMELESS PREVENTION**

HUD believes that poverty level renter households paying over 50% of their income on rent are those most likely to become homeless. In Port St. Lucie, 409 poverty level renter households met the criteria in 2000. The Coalition's member agencies provide emergency cash assistance to families in danger of becoming homeless.

**91.215 (c) 4. INSTITUTIONAL STRUCTURE**

The Treasure Coast Homeless Services Council has 22 member agencies that provide homeless services outlined in the Continuum of Care.

**91.215 (c) 5. DISCHARGE COORDINATION POLICY**

The Treasure Coast Coalition Homeless Services Council works with state and local law enforcement officials in three counties to reintegrate persons leaving public institutions.

These include the Sheriff’s Department’s project PAR, which allows ex-inmates to receive substance abuse treatment; and the state’s Inmate Participation & Accountability Program for Community Transition (IMPACT). The Council also provides a focused outreach program to reach these individuals.

Collectively, these agencies also participate in the pre-booking intervention programs, for persons with mental health and/or substance problems and juvenile offenders.

**Emergency Shelter Grants (ESG)**

**(States only)** Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

**N.A.**

**COMMUNITY DEVELOPMENT**

**Community Development (91.215 (e))**

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

*Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*

- 1. Describe the basis for assigning the priority given to each category of priority needs.*
- 2. Identify any obstacles to meeting underserved needs.*
- 3. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

**5 Year Strategic Plan Community Development Response:**

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

The City will continue to place its highest priority on the holistic physical revitalization of its older low-income neighborhoods and commercial areas. These activities include physical improvements such as roads, storm drainage, water & sewer, sidewalks and landscaping; public facilities such as parks, recreation areas, senior centers, community centers and public safety facilities; along with commercial façade improvements, neighborhood clean-ups and code enforcement.

**91.215 (e) 2. BASIS FOR ASSIGNING PRIORITIES**

The City was originally developed as a single platted community. Unfortunately, much of the infrastructure originally constructed was poorly constructed. The City has made major improvements to the infrastructure over the last ten years. A major portion of this work included replacing failing septic tanks with sanitary sewer and upgrading the City’s storm drainage facilities. The City can now move on to its next major priority, upgrading its storm drainage system and expanding its community facilities and infrastructure in low income areas.

**91.215 (e) 3. OBSTACLES TO MEETING UNDERSERVED NEEDS**

The biggest obstacle to meeting all the City’s identified needs is the continued ongoing cutbacks in funding at both the federal and state levels for programs that help the City’s less fortunate.

**91.215 (e) 4. SPECIFIC COMMUNITY DEVELOPMENT OBJECTIVES**

**The City of Port St. Lucie has adopted the following Specific Community Development Objectives for FY 2011 to FY 2016:**

**Community Development Objective ONE:**

Construction of 5,000 linear feet of storm drainage in low-income neighborhoods.  
Federal: CDBG Local: General Fund.

**Community Development Objective TWO:**

Construction of 6,000 linear feet of handicapped-accessible sidewalks in low-income neighborhoods.  
Federal: CDBG Local: General Fund.

**Community Development Objective THREE:**

Re-construction of failing lift stations to serve a low-income areas.  
Federal: CDBG Local: General Fund.

**Community Development Objective FOUR:**

Upgrade electric service to civic center.  
Federal: CDBG Local: General Fund.

**Antipoverty Strategy (91.215 (h))**

- 1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*
- 2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

**5 Year Strategic Plan Antipoverty Strategy Response:**

**91.215 (h) 1. ANTI-POVERTY STRATEGY**

Eight-percent of the City’s residents live below the poverty line, which is below the national (12%) and statewide (13%) averages.

The major problem facing the City’s working-poor is the lack of educational attainment, which tends to directly relate to employment success and income. This problem is even more difficult for low-income Hispanics, who lack both education and English language skills.

The City participates in the County’s economic development strategy and with *Enterprise Florida*, the statewide economic development entity. The County recruits companies to locate and/or expand in St. Lucie County. They provide a full range of business relocation/expansion assistance programs; and utilize state and local incentive programs to help in this process. There is also a Small Business Development Center at the Community College, and a SBA Small Business Development Center.

Both the state and the County provide a wide range of business incentives to new/expanding businesses, including tax rebates, cash incentives, infrastructure improvements and customized job-training.

This County also works with a network of educational agencies to provide customized job training programs for the business community. The area’s Workforce Development Board also provides job training/employment skills to low-income residents.

The City also has major redevelopment effort underway to bring more commercial and retail entities. All these programs have created new jobs and opportunities in the City.

Collectively, these programs represent a highly effective anti-poverty program.

**91.215 (h) 2. ANTIPOVERTY STRATEGY EFFECTIVENESS**

The City’s Antipoverty Strategy (in conjunction with the County and State) encompasses all known economic development, redevelopment, small business development, and self-sufficiency programs available. This has enabled the City to increase the employment citywide.

**Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. **(States only)** Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

**N.A.**

NON-HOMELESS SPECIAL NEEDS

### **Specific Special Needs Objectives (91.215)**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

### **5 Year Non-homeless Special Needs Analysis response:**

#### **91.215 1.. PRIORITIES AND SPECIFIC OBJECTIVES**

The City has given the Non-Homeless Persons with Special Needs a medium priority and plans no major activities in this area.

#### **91.215 2. HOW RESOURCES WILL BE UTILIZED**

N.A.

### **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.  
*\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*
2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

### **5 Year Non-homeless Special Needs Analysis Response:**

#### **91.205 (d) 1. ESTIMATE OF NON-HOMELESS SPECIAL NEEDS**

The following table represents estimates of non-homeless special needs populations within the Consortium. Note these estimates are from HUD and are based on the best available estimates; and many individuals in these populations may not qualify for these programs.

**Non-Homeless Special Needs Population**

<b>Group:</b>	<b>In Need Of Supportive Services</b>	<b>In Need Of Supportive Housing</b>
Elderly	8,000	800
Frail Elderly	800	100
Severe Mental Illness	1,000	150
Developmentally Disabled	85	85
Physically Disabled	8,769	878
Alcohol/Drug Addiction	12,000	250
AIDS	80	10

*Source: HUD, State, based on national incidence estimates, 2005*

**91.215 (d) 2. PRIORITY HOUSING AND SUPPORTIVE SERVICE NEEDS**

Low-Income **Elderly Households** are often in the need for services that will help them maintain their independence. The Area Agency on Aging has found transportation (food & medical) is the largest request. This is followed by in-home meals, cleaning and yard service. The availability of these services can keep elderly, even with limitations in their homes.

Households headed by someone over 75 are most likely to have **Frail Elderly** members who have severe limits on their mobility. These households have all the supportive service needs of their juniors and are more likely to seek supportive (assisted) housing.

Persons suffering from **Severe Mental Illness** are most likely to need psychiatric care and life-skills counseling; a smaller number may need hospitalization.

The **Developmentally Disabled** tend to need life-skills/employment training. The State has found that the majority of this special needs population lives with their families and that only a small number need supportive housing.

It is extremely difficult to estimate the number of **Physically Disabled** persons, especially in a City with such a high percentage of elderly residents. The truly disabled will need handicapped accessible housing and transportation, medical and life-skills services.

The state estimates that 10% of the adult population suffers from **Alcohol and Other Drug Addictions** and 1% will need supportive housing. Supportive services would include medical treatment/counseling

**91.215 (d) 3. DESCRIBE BASIS FOR PRIORITIES**

Because the City’s collective needs far outweigh the available resources, the City has given this category a medium priority. The City will continue to work with the County’s social service agencies to provide new/expanded facilities to serve those eligible non-homeless persons with special needs.

**91.215 (d) 4. OBSTACLES TO MEETING UNDERSERVED NEEDS**

The major obstacle to meeting the needs of this group is the continued cutback in federal/state funding for local programs to serve these groups.

**91.210 (d) 5. FACILITIES AND SERVICES AVAILABLE**

HUD maintains a web site entitled "Multifamily Inventory of Units for the Elderly and Persons with Disabilities" which is designed to assist the elderly and/or disabled persons with locating accessible housing units in HUD insured and HUD subsidized multifamily properties. There are only four properties listed in St. Lucie County, all in Ft Pierce. None of the projects are designed particularly for the elderly or disabled. Only one development, Pine Creek Village, has any units with accessibility features.

The Department of Elder Affairs provides a list of Assisted Living Facilities (ALFs) on their web site. There are eighteen (18) ALFs listed for Port St. Lucie, with a total of 521 beds. Thirteen of these facilities provide six or less beds for persons who need this type of housing and varying degrees of meal preparation, personal care services, and supportive services. Specialty licenses include Limited Nursing Services (LNS), Limited Mental Health (LMH) and Extended Congregate Care (ECC). Six of the facilities list price ranges from \$1,601 to \$2,000, one lists prices starting at \$1,201, and the remaining facilities do not provide any data in that area.

The Arc of St. Lucie operates group homes in St. Lucie County that provide care for consumers with developmental disabilities. A number of Assisted Living Facilities also provide assistance for these clients. Many of the other support services are provided in the client's own home.

**C. Assisted Housing Units**

There are a number of multi-family units that have been built in Port St. Lucie in the last few years with funding assistance from federal or state programs. The table below provides some information regarding the units, funds utilized and population served:

<b>Table 40</b>				
<b>Multi-family Assisted Units</b>				
<b>Name</b>	<b>Total Units</b>	<b>Assisted Units</b>	<b>Funds Utilized</b>	<b>Population served</b>
Villa Seton, Inc.	50	49	HOME	Elderly
Cove at St. Lucie	144	144	HOME, Housing Credits	Elderly
Hillmoor Village	120	120	Housing Credits	Family
Hillmoor Village II	110	110	Housing Credits	Family
Peacock Run	264	264	Housing Credits, HUD Risk, Guarantee, Bonds	Family
St. Andrews Point Apts.	184	184	SAIL, Housing Credits, Bonds	Family
Sanctuary at Winterlakes	284	284	Housing Credits, Bonds	Family
Tiffany Club Apts.	188	188	Housing Credits, Bonds	Family

**Source: Florida Housing Data Clearinghouse – Shimberg Center - 2005**

Since most of these multi-family developments are financed with tax credits, income restrictions may apply. Hillmoor Village, for example, serves households whose incomes do not exceed 60 percent of median adjusted to family size (\$36,480 for a family of six). All of their units are three-bedroom and, as of April 2005, rent for each of the units was \$718 in Phase I and \$722 in Phase II (approximately 80 percent of HUD Fair Market Rent.) Rents in other assisted units range from \$554 for one-bedroom to \$766 for three bedrooms. Section 8 vouchers from the Ft. Pierce Housing Authority are accepted, allowing for many of the residents to take advantage of rent subsidies to lower their monthly housing costs. Credit

checks are required in many instances, sometimes even criminal checks.

### **91.215 (d) 6. USE OF TBRA**

The City does not receive HOME affordable housing funds.

### **Specific Special Needs Objectives (91.215)**

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

### **Strategic Plan Specific Special Needs Objectives Response:**

#### **91.215 1. PRIORITIES AND SPECIFIC OBJECTIVES**

The City has given the Non-Homeless Persons with Special Needs a medium priority and plans no major activities in this area.

**The City has no Objectives or Activities planned for this area.**

#### **91.215 2. HOW RESOURCES WILL BE UTILIZED**

N.A.

### **Housing Opportunities for People with AIDS (HOPWA)**

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

*The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*

1. *The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
2. *For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*
3. *The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*
4. *The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the*

*needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*

5. *The Plan includes the certifications relevant to the HOPWA Program.*

**5 Year Strategic Plan HOPWA response:**

**N.A.**

**Specific HOPWA Objectives**

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

**N.A.**

**OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.



### Housing Needs Table

Housing Needs - Comprehensive  
Housing Affordability Strategy  
(CHAS) Data Housing Problems

Grantee: Only complete blue sections. Do NOT type in sections other than blue.

Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems	Current % of Households	Current Number of Households	3-5 Year Quantities										Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total/Low Income/HV/ADHS Explanations
			Year 1		Year 2		Year 3		Year 4		Year 5					% HSHLD	# HSHLD			
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual								
With Any Housing Problems	97.5	383																		
Cost Burden > 30%	97.5	383																		
Cost Burden > 50%	45.5	179																		
NUMBER OF HOUSEHOLDS	100%	90																		
With Any Housing Problems	88.9	80																		
Cost Burden > 30%	88.9	80																		
Cost Burden > 50%	33.3	30																		
NUMBER OF HOUSEHOLDS	100%	93																		
With Any Housing Problems	100.0	93																		
Cost Burden > 30%	100.0	93																		
Cost Burden > 50%	84.9	79																		
NUMBER OF HOUSEHOLDS	100%	1105																		
With Any Housing Problems	54.5	602	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Cost Burden > 30%	54.5	602																		
Cost Burden > 50%	29.2	323																		
NUMBER OF HOUSEHOLDS	100%	602																		
With Any Housing Problems	89.9	541	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Cost Burden > 30%	89.2	537																		
Cost Burden > 50%	59.5	358																		
NUMBER OF HOUSEHOLDS	100%	55																		
With Any Housing Problems	92.7	51	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cost Burden > 30%	78.2	43																		
Cost Burden > 50%	32.7	18																		
NUMBER OF HOUSEHOLDS	100%	318																		
With Any Housing Problems	79.6	253	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Cost Burden > 30%	79.6	253																		
Cost Burden > 50%	56.0	178																		
NUMBER OF HOUSEHOLDS	100%	225																		
With Any Housing Problems	59.1	133																		
Cost Burden > 30%	59.1	133																		
Cost Burden > 50%	3.6	8																		
NUMBER OF HOUSEHOLDS	100%	618																		
With Any Housing Problems	60.7	375																		
Cost Burden > 30%	58.4	361																		
Cost Burden > 50%	2.3	14																		
NUMBER OF HOUSEHOLDS	100%	200																		
With Any Housing Problems	51.0	102																		
Cost Burden > 30%	31.5	63																		

### Housing Needs Table

**Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems**

Owner Household Income < 50 to 111	Grantee:		3-5 Year Quantities												Priority Need?	Plan. to Fund?	Fund. Source	Households with a Disabled Member		# of Households in lead-Hazard Housing	Disproportionate Racial/Ethnic Need?	Total Low Income HW/ATOS Reaparitions
	Only complete blue sections. Do NOT type in sections other than blue.												Total Disabled	Total Lead Hazard				Total Renters	Total Owners			
	Current % of Households	Current Number of Households	Year 1 Goal	Year 1 Actual	Year 2 Goal	Year 2 Actual	Year 3 Goal	Year 3 Actual	Year 4* Goal	Year 4* Actual	Year 5* Goal	Year 5* Actual										
Cost Burden > 50%	7.0	14																				
NUMBER OF HOUSEHOLDS:	100%	281																				
With Any Housing Problems	66.5	187																				
Cost Burden > 30%	66.5	187																				
Cost Burden > 50%	1.4	4																				
NUMBER OF HOUSEHOLDS	100%	2522																				
With Any Housing Problems	31.6	797	5	5	5	5	5	5	5	5	5	5	25	0	0%	Y	SHIP					
Cost Burden > 30%	30.8	777												0	0							
Cost Burden > 50%	9.2	232												0	0							
NUMBER OF HOUSEHOLDS	100%	1751																				
With Any Housing Problems	63.0	1103	5	5	5	5	5	5	5	5	5	5	25	0	0%	Y	SHIP					
Cost Burden > 30%	61.6	1079												0	0							
Cost Burden > 50%	9.9	173												0	0							
NUMBER OF HOUSEHOLDS	100%	459																				
With Any Housing Problems	47.3	217	1	1	1	1	1	1	1	1	1	1	5	0	0%	Y	SHIP					
Cost Burden > 30%	39.9	183												0	0							
Cost Burden > 50%	2.2	10												0	0							
NUMBER OF HOUSEHOLDS	100%	526																				
With Any Housing Problems	73.8	388	1	1	1	1	1	1	1	1	1	1	5	0	0%	Y	SHIP					
Cost Burden > 30%	73.8	388												0	0							
Cost Burden > 50%	20.7	109												0	0							
Total Any Housing Problem			30	30	30	30	30	30	30	30	30	30	150	0								
Total 215 Renter																						
Total 215 Owner			30	30	30	30	30	30	30	30	30	30	150	0								
Total 215			30	30	30	30	30	30	30	30	30	30	150	0								
Tot. Elderly																	8740	0	4638	12421		
Tot. Sm. Related																	6983					
Tot. Lg. Related																	1464					

**City of Port St. Lucie**

**Housing Market Analysis**

*Complete cells in blue.*

	Vacancy Rate	Complete cells in blue.				Total	Substandard Units
		0 & 1 Bedroom	2 Bedrooms	3+ Bedroom			
<b>Housing Stock Inventory</b>							
<b>Affordability Mismatch</b>							
Occupied Units: Renter		441	1974	3296	5711		
Occupied Units: Owner		415	7192	20523	28130		
Vacant Units: For Rent	2%	4	324	214	542		
Vacant Units: For Sale	2%	4	209	436	649		
Total Units Occupied & Vacant		864	9699	24469	35032	0	
Rents: Applicable FMRs (in \$s)							
Rent Affordable at 30% of 50% of MFI (in \$s)							
<b>Public Housing Units</b>							
Occupied Units		0	0	0	0		
Vacant Units		0	0	0	0		
Total Units Occupied & Vacant		0	0	0	0		
<b>Rehabilitation Needs (in \$s)</b>							
						0	

## Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	City of Port St. Lucie Data Quality (A) administrative records
	Emergency	Transitional			
1. Homeless Individuals	91	24	848	963	
2. Homeless Families with Children 2a. Persons in Homeless with Children Families	69	25	198	292	
	134	82	590	806	
Total (lines 1 + 2a)	225	106	1438	1769	

Part 2: Homeless Subpopulations	Sheltered	Un-sheltered	Total	Data Quality (A) administrative records
1. Chronically Homeless	56	350	406	
2. Severely Mentally Ill	30	0	30	
3. Chronic Substance Abuse	24	0	24	
4. Veterans	11	0	11	
5. Persons with HIV/AIDS	6	0	6	
6. Victims of Domestic Violence	49	0	49	
7. Youth (Under 18 years of age)	35	0	35	

Part 3: Homeless Needs Table: Individuals	Needs	Currently Available	Gap	5-Year Quantities										Total	Fund Source: CDBG, HOME, HOPWA, ESG, or Other		
				Year 1		Year 2		Year 3		Year 4		Year 5				Actual	% of Goal
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete				
Emergency Shelters	963	51	912	0	0	0	0	0	0	0	0	0	0	0	0	M	N
Transitional Housing	250	24	226	0	0	0	0	0	0	0	0	0	0	0	0	M	N
Permanent Supportive Housing	250	53	197	0	0	0	0	0	0	0	0	0	0	0	0	M	N
Total	1463	128	1335	0	0	0	0	0	0	0	0	0	0	0	0	M	N
Chronically Homeless																	

Part 4: Homeless Needs Table: Families	Needs	Currently Available	Gap	5-Year Quantities										Total		Priority H. M. L.	Plan to Fund? Y N	Fund Source: DEG, HOME, HOPWA, ESG or Other	
				Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual				% of Goal
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Emergency Shelters	806	73	733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	
Transitional Housing	350	25	325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	
Permanent Supportive Housing	200	1	199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	
Total	1356	99	1257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.



City of Port St. Lucie

Only complete blue sections.

Community Development Needs	Needs	Current	Gap	5-Year Quantities										Priority Need: H, M, L	Dollars to Address	Plan to Fund?	Fund Source			
				Year 1		Year 2		Year 3		Year 4		Year 5						Cumulative Goal	Actual	% of Goal
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							
01 Acquisition of Real Property 570.201(a)	0	0	0																	
02 Disposition 570.201(b)	0	0	0																	
03 Public Facilities and Improvements (General) 570.201(c)	0	0	0																	
03A Senior Centers 570.201(c)	0	0	0																	
03B Handicapped Centers 570.201(c)	0	0	0																	
03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0																	
03D Youth Centers 570.201(c)	0	0	0																	
03E Neighborhood Facilities 570.201(c)	0	0	0																	
03F Parks, Recreational Facilities 570.201(c)	1	0	1																	
03G Parking Facilities 570.201(c)	0	0	0																	
03H Solid Waste Disposal Improvements 570.201(c)	0	0	0																	
03I Flood Drain Improvements 570.201(c)	0	0	0																	
03J Water/Sewer Improvements 570.201(c)	5	0	5		1															
03K Street Improvements 570.201(c)	500	0	500		30															
03L Sidewalks 570.201(c)	0	0	0																	
03M Child Care Centers 570.201(c)	1	0	1																	
03N Tree Planting 570.201(c)	0	0	0																	
03O Fire Stations/Equipment 570.201(c)	0	0	0																	
03P Health Facilities 570.201(c)	0	0	0																	
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0																	
03R Asbestos Removal 570.201(c)	0	0	0																	
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0																	
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0																	
04 Clearance and Demolition 570.201(d)	0	0	0																	
04A Clean-up of Contaminated Sites 570.201(d)	0	0	0																	
05 Public Services (General) 570.201(e)	0	0	0																	
05A Senior Services 570.201(e)	0	0	0																	
05B Handicapped Services 570.201(e)	0	0	0																	
05C Legal Services 570.201(e)	0	0	0																	
05D Youth Services 570.201(e)	0	0	0																	
05E Transportation Services 570.201(e)	0	0	0																	
05F Substance Abuse Services 570.201(e)	0	0	0																	
05G Battered and Abused Spouses 570.201(e)	0	0	0																	
05H Employment Training 570.201(e)	0	0	0																	
05I Crime Awareness 570.201(e)	0	0	0																	
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0																	
05K Tenant/Landlord Counseling 570.201(e)	0	0	0																	
05L Child Care Services 570.201(e)	0	0	0																	
05M Health Services 570.201(e)	0	0	0																	
05N Abused and Neglected Children 570.201(e)	0	0	0																	
05O Mental Health Services 570.201(e)	0	0	0																	
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201	0	0	0																	
05Q Substance Payments 570.204	0	0	0																	
05R Homeownership Assistance (not direct) 570.204	0	0	0																	
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)	0	0	0																	
05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0																	
06 Interim Assistance 570.201(f)	0	0	0																	
07 Urban Renewal Completion 570.201(h)	0	0	0																	
08 Relocation 570.201(i)	0	0	0																	
09 Loss of Rental Income 570.201(j)	0	0	0																	
10 Removal of Architectural Barriers 570.201(k)	0	0	0																	
11 Privately Owned Utilities 570.201(l)	0	0	0																	

**City of Port St. Lucie**

Only complete blue sections.

**Community Development Needs**

Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need.	Dollars to Address	Plan to Fund?	Fund Source		
			Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative Goal	Actual
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							
12 Construct of Housing 570.201(m)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13 Direct Homeownership Assistance 570.201(n)	1000	0	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14A Rehab; Single-Unit Residential 570.202	0	0	0	0	40	40	40	40	40	40	40	40	40	40	200	0	0	0	
14B Rehab; Multi-Unit Residential 570.202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14C Public Housing Modernization 570.202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14F Energy Efficiency Improvements 570.202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14G Acquisition - for Rehabilitation 570.202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14H Rehabilitation Administration 570.202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15 Code Enforcement 570.202(C)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16A Residential Historic Preservation 570.202(d)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16B Non-Residential Historic Preservation 570.202(d)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17B CI Infrastructure Development 570.203(e)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17C CI Building Acquisition, Construction, Rehabilitat 570.203(e)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17D Other Commercial/Industrial Improvements 570.203(e)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18B ED Technical Assistance 570.203(b)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18C Micro-Enterprise Assistance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19C CDBG Non-profit Organization Capacity Building	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19D CDBG Assistance to Institutes of Higher Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19E CDBG Operation and Repair of Foreclosed Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19F Planned Repayment of Section 108 Loan Principal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19H State CDBG Technical Assistance to Grantees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20 Planning 570.205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21A General Program Administration 570.206	5	0	5	0	1	1	1	1	1	1	1	1	1	5	0	0	0	0	
21B Indirect Costs 570.206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21E Submissions or Applications for Federal Programs 570.206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21G HOME Security Deposits (subject to 5% cap)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22 Unprogrammed Funds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31J Facility based housing - development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31K Facility based housing - operations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31G Short term rent mortgage utility payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31F Tenant based rental assistance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31E Supportive service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31I Housing information services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31H Resource identification	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31B Administration - grantee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31D Administration - project sponsor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Totals</b>	<b>1512</b>	<b>0</b>	<b>1512</b>	<b>0</b>	<b>74</b>	<b>0</b>	<b>72</b>	<b>0</b>	<b>72</b>	<b>0</b>	<b>72</b>	<b>0</b>	<b>72</b>	<b>0</b>	<b>362</b>	<b>0</b>	<b>0</b>	<b>0</b>	

<b>Project Name:</b> General Program Administration		
<b>Description:</b>	<b>IDIS Project #:</b> 1 <b>UOG Code:</b> AR51374 JACKSONVILLE	
Funds will pay for administration of the CDBG program and the remaining SHIP repair/rehab program files for low/mod income households.		
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Planning/Administration ▼	
<b>Expected Completion Date:</b> (mm/dd/yyyy)	<b>Explanation:</b> Funds will be utilized for administration of CDBG infrastructure projects, housing repair/rehab projects and remaining low to moderate income files from the State Housing Initiatives Partnership (SHIP) program.	
<b>Objective Category</b> <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>	
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 2 3	
<b>Project-level Accomplishments</b>	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed
	Underway	Underway
	Complete	Complete
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed
	Underway	Underway
	Complete	Complete
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed
	Underway	Underway
	Complete	Complete
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼
<b>Program Year 1</b>	CDBG ▼ <b>Proposed Amt.</b> 125,948	Fund Source: ▼ <b>Proposed Amt.</b>
	<b>Actual Amount</b>	<b>Actual Amount</b>
	Fund Source: ▼ <b>Proposed Amt.</b>	Fund Source: ▼ <b>Proposed Amt.</b>
	<b>Actual Amount</b>	<b>Actual Amount</b>
	Accompl. Type: ▼ <b>Proposed Units</b>	Accompl. Type: ▼ <b>Proposed Units</b>
	<b>Actual Units</b>	<b>Actual Units</b>
	Accompl. Type: ▼ <b>Proposed Units</b>	Accompl. Type: ▼ <b>Proposed Units</b>
	<b>Actual Units</b>	<b>Actual Units</b>

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Repair/Rehab of Owner Occupied Homes					
<b>Description:</b>	<b>IDIS Project #:</b> 2 <b>UOG Code:</b> AR51374 JACKSONVILLE				
Repair/rehabilitation of approximately 2 households for low to moderate income homeowners selected from existing waiting list or if waiting list is exhausted then they will be selected after advertising the availability of funding.					
<b>Location:</b> Citywide	<b>Priority Need Category:</b> <b>Select one:</b> Owner Occupied Housing				
<b>Expected Completion Date:</b> (mm/dd/yyyy)	<b>Explanation:</b> The City of Port St. Lucie has a waiting list of approximately 30 homeowners who need repairs to their homes. New SHIP funding is limited for fiscal year 11/12; CDBG funding will allow approximately 2 homeowners to access this funding.				
<b>Objective Category:</b> <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives:</b>				
<b>Outcome Categories:</b> <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of owner housing 2 3				
<b>Project-level Accomplishments</b>	04 Households	Proposed	2	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>			
2	# of households w/ access to previously substandard homes				
14A Rehab; Single-Unit Residential 570.202	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	60,795	<b>Fund Source:</b>	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	Fund Source:	<b>Proposed Amt.</b>		Fund Source:	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	Accompl. Type:	<b>Proposed Units</b>		Accompl. Type:	<b>Proposed Units</b>
		<b>Actual Units</b>			<b>Actual Units</b>
	Accompl. Type:	<b>Proposed Units</b>		Accompl. Type:	<b>Proposed Units</b>
		<b>Actual Units</b>			<b>Actual Units</b>

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> ADA Repairs for Lennard Road					
<b>Description:</b>	<b>IDIS Project #:</b> 3 <b>UOG Code:</b> AR51374 JACKSONVILLE				
This project involves curb, ramp & gutter repairs for Lennard Road, in a low income census tract, in accordance with ADA standards.					
<b>Location:</b>	<b>Priority Need Category</b>				
Census Tract 18.02, Block Groups 2 and 3	Select one: Infrastructure				
<b>Expected Completion Date:</b>	<b>Explanation:</b>				
(mm/dd/yyyy)	ADA curb, ramp and gutter repairs for Lennard Road in accordance with ADA standards. Project is in a low income area, Census tract 18.02, Block Groups 2 and 3.				
<b>Objective Category</b>	<b>Specific Objectives</b>				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve quality / increase quantity of public improvements for lower income persons 2 3				
<b>Outcome Categories</b>					
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability					
<b>Project-level Accomplishments</b>	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>	
03K Street Improvements 570.201(c)		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
<b>Program Year 1</b>	CDBG	Proposed Amt.	110,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> SP-24 Lift Station Replacement					
<b>Description:</b>	<b>IDIS Project #:</b> 4 <b>UOG Code:</b> AR51374 JACKSONVILLE				
Replacement of failing Lift Station in Low/moderate income neighborhood					
<b>Location:</b>	<b>Priority/Need Category</b>				
Census Tract 18.02, Block Group 3	<b>Select one:</b> Infrastructure				
<b>Expected Completion Date:</b>	<b>Explanation:</b>				
(mm/dd/yyyy)	Replacement of failing lift station #SP-24 in low/moderate income census tract 18.02, Block Group 3				
<b>Objective Category</b>	<b>Specific Objectives</b>				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve quality / increase quantity of public improvements for lower income persons				
<b>Outcome Categories</b>	2				
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	3				
<b>Project-level Accomplishments</b>	11 Public Facilities	<b>Proposed</b>	1	Accompl. Type:	<b>Proposed</b>
		<b>Underway</b>			<b>Underway</b>
		<b>Complete</b>			<b>Complete</b>
	Accompl. Type:	<b>Proposed</b>		Accompl. Type:	<b>Proposed</b>
		<b>Underway</b>			<b>Underway</b>
		<b>Complete</b>			<b>Complete</b>
	Accompl. Type:	<b>Proposed</b>		Accompl. Type:	<b>Proposed</b>
		<b>Underway</b>			<b>Underway</b>
		<b>Complete</b>			<b>Complete</b>
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>			
03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	150,000	Fund Source:	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	Fund Source:	<b>Proposed Amt.</b>		Fund Source:	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	Accompl. Type:	<b>Proposed Units</b>		Accompl. Type:	<b>Proposed Units</b>
		<b>Actual Units</b>			<b>Actual Units</b>
	Accompl. Type:	<b>Proposed Units</b>		Accompl. Type:	<b>Proposed Units</b>
		<b>Actual Units</b>			<b>Actual Units</b>

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		
Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>		
	<b>Actual Units</b>			<b>Actual Units</b>		

<b>Project Name:</b> Sidewalk and ADA Improvements					
<b>Description:</b>	<b>IDIS Project #:</b> 5 <b>UOG Code:</b> AR51374 JACKSONVILLE				
Construct new sidewalk for library in low/moderate income neighborhood.					
<b>Location:</b> Census Tract 20:05, Block Group 1	<b>Priority Need Category:</b> <b>Select one:</b> Public Facilities ▼				
<b>Expected Completion Date:</b> (mm/dd/yyyy)	<b>Explanation:</b> Sidewalk and ADA improvements from Prima Vista to the North side of the library driveway in Census Tract 20:05 Block Group 1, a low/moderate income neighborhood.				
<b>Objective Category:</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>				
<b>Outcome Categories:</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons ▼ 2 ▼ 3 ▼				
<b>Project-level Accomplishments</b>	11 Public Facilities ▼	<b>Proposed</b> 1	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>	
03L Sidewalks 570.201(c) ▼		Matrix Codes ▼		Matrix Codes ▼	
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼	
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼	
<b>Program Year 1</b>	Fund Source: ▼	<b>Proposed Amt.</b> 12,000	Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>		<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>	Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>		<b>Actual Amount</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>	Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>		<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>	Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>		<b>Actual Units</b>	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Reconstruction of Rainier Lakes Drainage System					
<b>Description:</b>	<b>IDIS Project #:</b> 6 <b>UOG Code:</b> UOG Code				
Reconstruct and upgrade drainage system in low/moderate income neighborhood.					
<b>Priority Need Category</b>					
Census Tract 18.02, Block Group 3	<b>Select one:</b> Infrastructure ▼				
<b>Explanation:</b>					
<b>Expected Completion Date:</b> (mm/dd/yyyy)	Reconstruct and upgrade drainage system in low/moderate neighborhood.				
<b>Objective Category</b>					
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
<b>Specific Objectives</b>					
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons ▼				
	2 ▼				
	3 ▼				
<b>Project-level Accomplishments</b>	11 Public Facilities ▼	<b>Proposed</b> 1	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>	
03I Flood Drain Improvements 570.201(c) ▼		Matrix Codes ▼		Matrix Codes ▼	
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼	
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼	
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> 150,000	Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>		<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>	Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>		<b>Actual Amount</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>	Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>		<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>	Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>		<b>Actual Units</b>	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
Program Year 2	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
Program Year 3	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
Program Year 4	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
Program Year 5	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Civic Center Electrical Upgrades				
<b>Description:</b>	<b>IDIS Project #:</b> 7 <b>UOG Code:</b> AR51374 JACKSONVILLE			
Upgrade electrical service at Civic Center				
<b>Location:</b>	<b>Priority Need Category</b>			
Census Tract 18.02, Block Group 1	<b>Select one:</b> Public Facilities ▼			
<b>Expected Completion Date:</b>	<b>Explanation:</b>			
(mm/dd/yyyy)	Upgrade electrical service to Civic Center located in Census Tract 18.02, block group 1 providing low cost activities that benefit low/moderate households in Census Tract 18.02, block groups 2 and 3.			
<b>Objective Category</b>	<b>Specific Objectives</b>			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve quality / increase quantity of neighborhood facilities for low-income persons ▼			
<b>Outcome Categories</b>	2 ▼			
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	3 ▼			
<b>Project-level Accomplishments</b>	11 Public Facilities ▼	<b>Proposed</b> 1	Accompl. Type: ▼	<b>Proposed</b>
		<b>Underway</b>		<b>Underway</b>
		<b>Complete</b>		<b>Complete</b>
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>
		<b>Underway</b>		<b>Underway</b>
		<b>Complete</b>		<b>Complete</b>
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>
		<b>Underway</b>		<b>Underway</b>
		<b>Complete</b>		<b>Complete</b>
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
1	Facility			
03 Public Facilities and Improvements (General) 570.201(c) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> 21,000	Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>		<b>Actual Amount</b>
	Fund Source: ▼	<b>Proposed Amt.</b>	Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>		<b>Actual Amount</b>
	Accompl. Type: ▼	<b>Proposed Units</b>	Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>		<b>Actual Units</b>
	Accompl. Type: ▼	<b>Proposed Units</b>	Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>		<b>Actual Units</b>

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
	Actual Units			Actual Units		



# First Program Year Action Plan

The CPMP First Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Narrative Responses

### GENERAL

#### Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

#### Program Year 1 Action Plan Executive Summary:

The City of Port St. Lucie is a 115 square mile community located in southern St. Lucie County. Port St. Lucie was a rapidly growing community for a number of years, until the housing bubble of 2008. In 1970 we had 331 permanent residents; we have over 164,603 today. General Development Corporation originally developed the City as a retirement community with 80,000 individual platted residential lots. No consideration was given to industrial or commercial land use for job creation and economic stability; little consideration was given to infrastructure.

The City, therefore, has set its funding priorities based upon a need to stimulate economic development while also improving the health and safety of its residents. We have annexed commercial/industrial land to the West of our existing borders, planning to add new infrastructure as the land is developed. We are rebuilding and/or improving some of the older or inadequate infrastructure that is failing as funds are made available for the projects. Emphasis continues to be placed on improving public infrastructure.

Affordable housing has also been a very important focus for the City. The gap between the lowest home prices or monthly rental amounts and the lower income citizen's ability to afford the home has narrowed for those who have been able to retain their jobs. But many of those households have not been able to save for down payment and closing costs or first and last month's rent; they still need assistance to get into a home. Others have lost the earnings from one or more jobs that were contributing to household income. For this reason, efforts to provide housing will continue to be one of the City's priorities.

Current low-income homeowners also have maintenance and home repair issues because they often do not have the extra funds needed to keep their homes in good repair. The City has

focused on those households for a number of years, providing funding for repair/rehab, and hazard mitigation. Special needs retrofits are also made available with our repair programs. .

The City of Port St. Lucie receives federal funds each year through the Community Development Block Grant (CDBG) program. The City also has been receiving funding from the State Housing Initiatives Partnership (SHIP) affordable housing program, which has been used in concert with the federal funds. That funding was restricted for the 2009/2010 fiscal year (July 1, 2009 to June 30, 2010) and provided funds for tax credit advances only. Funding for FY2011/2012 was eliminated. The City has received an allocation of federal funds through the Neighborhood Stabilization Program 1 (NSP1) of \$13,523,132. This funding has been used to purchase and repair foreclosed properties, so that we can improve neighborhoods and assist low to middle income households purchase these homes. Twenty-five percent of the funds (\$3,380,783) will be utilized to assist households at 50% of median income or less to purchase a home or rent through a nonprofit. The remaining funding may be used for moderate and middle-income clients. The City was recently awarded NSP3 funding of \$3,515,509. That funding will also be used to purchase foreclosed single family homes, repair those homes and provide purchase assistance for low to middle income eligible clients to purchase those homes. Other grant funding, when available, is utilized by the City of Port St. Lucie to leverage federal and state funds or to provide for activities not covered by CDBG, SHIP or NSP1 and 3.

The City developed this Action Plan after consultation with its public and private partners, which include the Council of Social Agencies (COSA) and the St. Lucie County Lending Consortium. The City of Port St. Lucie attends meetings of both groups.

A copy of the Action Plan was sent to each Consortium member and Treasure Coast Homeless Services Council (TCHSC) for their review and comment. Members of COSA, which include public and private housing, health, and social service agencies, were provided with information about the CDBG programs in Port St. Lucie and asked to provide information about their organizations and their needs on an Action Plan Needs Survey (copy attached). A public meeting was held to receive input from interested parties on April 26, 2011 and no comments were received.

A public hearing was held on June 13, 2011 to seek community input on housing and community development needs and to allocate FY 2011/2012 funding. The Draft Plan was advertised and made available for public review during a thirty-day comment period beginning on 7/1/10 through 8/1/2011.

There were no other comments received from the public and no written comments were submitted.  Responses to comments are attached to the Action Plan. If applicable, a summary of comments not accepted and the reasons they were not accepted is also included.

#### **ACTION PLAN OBJECTIVES FOR 2011/2012:**

In accordance with the City's 2011-2016 Consolidated Plan, the City has established the following objectives:

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

Community Development activities intended to meet this objective are as follows:

1. Community self-investment in low/moderate income areas
2. Facilities/services to address public infrastructure needs.
3. Facilities/services for seniors, children and persons with special needs
4. Expanded economic opportunities through use of grant funding

**Objective Two: Provide decent housing**

Housing and Homeless Activities intended to meet this objective are as follows:

5. Housing revitalization for low-moderate income homeowners.
6. High-quality affordable housing
7. Housing purchase and repair assistance
8. Services/housing for the homeless

After consulting with our public/private partners, the City will establish specific priorities for allocating its funding each year. As indicated above, the City places its highest priorities on the physical revitalization of its older infrastructure in low-income neighborhoods and self-investment in low/moderate income areas. These activities include physical improvements such as roads, storm drainage, water & sewer, and sidewalks; public facilities such as parks, recreation areas, senior centers, community centers and public safety facilities.

High priorities are also given to helping low income home owners maintain their homes and helping low-income renters achieve homeownership. This will be accomplished through a variety of mechanisms including housing rehabilitation, and principal reduction/closing cost assistance in conjunction with the Neighborhood Stabilization Program. The City's SHIP Housing Assistance program has a limited amount of funding remaining for repair/rehab activities. Therefore, CDBG funding is being utilized to complete housing repairs/rehab for low and moderate income homeowners. Unfortunately with CDBG funding and SHIP program income as the only source of funding for housing repairs, we will only be able to help a limited number of low and moderate income homeowners this year. The Neighborhood Stabilization Program (NSP) is allowing the City to purchase foreclosed homes, rehab them, and sell them with home purchase assistance, as necessary, to low to middle income households.

The City has given the Non-Homeless Persons with Special Needs a medium priority and plans no major activities in this area.

**In order to accomplish the City's overall goals/objectives, the following Specific Annual Objectives, Outcomes and Output Indicators are planned for FY 2011/2012:**

**OBJECTIVE AND OUTCOME ONE:** The city intends to **create a suitable living environment** by improving accessibility to a number of community development facilities as follows:

**SPECIFIC COMMUNITY DEVELOPMENT OBJECTIVES, OUTCOMES AND OUTPUT INDICATORS**

**1. CDBG ENTITLEMENT FUNDING (Administered by HUD – federal):** CDBG funding for 2011/2012 fiscal year in the amount of \$629,744 has been allocated to community development, housing and administrative activities. Administrative funding totals \$125,949; CDBG project funding for 2011/2012 totals \$503,795

Funding allocated for housing is outlined in the “Affordable Housing” section below; funding for community development projects is allocated as follows:

CDBG funding for the 2011/2012 fiscal year for community development was approved to be utilized as follows:

Strategy/Activity	Description	Output Indicator	
		Units	Amount
ADA Retrofits	ADA curb, ramp & gutter repairs for Lennard Road in accordance with ADA standards. Census tract 18.02, Block Groups 2 and 3 (Engineering)	1	\$110,000
Replacement of lift station in low/moderate income neighborhood	Replace lift station #SP-24 Census Tract 18.02, Block Group 3 (Utilities)	1	\$150,000
Construct new sidewalk for library in low/moderate income neighborhood	Sidewalk and ADA improvements from Prima Vista to north side of library driveway. Census Tract 20.05, Block Group 1 (Engineering)	1	\$12,000
Reconstruct and upgrade drainage system	Reconstruct and upgrade drainage system in low/moderate neighborhood. Census Tract 18.02, Block Group 3.	1	\$150,000
Upgrade electric service at Civic Center	Upgrade electric service in City’s Civic Center serving low/moderate income neighborhoods located in Census Tract 18.02, Block Group 1.	1	\$21,000
Subtotal			\$443,000

To address the recurring timeliness issues associated with utilizing annual CDBG funding the following alternate projects are also approved to be completed if the projects (shown above) do not move forward in a timely fashion or if a portion of the funding remains after the projects are completed:

**Alternative Projects:**

- Additional funding for Housing Repair/Rehabilitation for low to moderate income homeowners; and or
- Additional ADA retrofits and/or upgrade or replacement of infrastructure in low/moderate income neighborhoods.

**2. CDBG DISASTER FUNDING (Administered by Florida Department of Community Affairs – Federal)** Port St. Lucie received \$3 million in Tropical Storm Fay funding which is intended to be expended on the following projects:

Strategy/Activity	Description	Output Indicator	
		Units	Amount
Hogpen Slough H-16 Canal	Upgrade of H-60 control structure and associated flood mitigation and drainage improvements Tract 1603 block Group 3.	1 Facility	\$1,517,000
D-9 Canal Improvements	<b>Drainage improvements and flood mitigation. Tract 2005, Block Group 1</b>	1 Facility	1,483,000

**OBJECTIVE AND OUTCOME TWO:** The City’s affordable housing goals have been focused on helping low income households purchase homes and/or maintain their current primary residences through repair-rehab or hazard mitigation activities. In the past, the City has utilized State Housing Initiatives Partnership (SHIP) and Hurricane Housing Recovery (HHR) funding to furnish home purchase assistance, repair-rehab and hazard mitigation funding for low to moderate income residents. SHIP funding for 2011/2012 is limited to expenditure of program income, as new funding for the program was suspended.

Because of the absence of additional moneys from SHIP and HHR, the City began using CDBG funds for repair-rehab of low to moderate income homes in 2009. The Neighborhood Stabilization (NSP) Program funded home purchase/repair and disposition of foreclosed properties this year.

**Affordable Housing:** The City intends to **provide decent housing** by improving affordability through the following housing programs:

**1. CDBG YEARLY ENTITLEMENT FUNDING-Housing (Administered by HUD – federal):** Allocations for 2011/2012 are outlined below.

Funding for housing activities will be utilized as follows:

Strategy/Activity	Description	Output Indicator	
		Units	Amount
Repair/rehabilitation of Existing Homes	Repair/rehabilitation of approximately 2 homes for low to moderate income homeowners selected from the newly established waiting list. (See Repair/rehab strategy attached.)	2 households	\$60,795

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

The State has suspended SHIP funding for **2011/2012** but the City will have approximately \$200,000 from program income. Units being funded will be counted as completed in 2011/2012 as follows:

Strategy/Activity	Output Indicator	
	Units	Amount
Repair/Rehab –for low-mod	5	\$190,000
Water/Sewer assessment payments for low income	2	\$10,000
<b>TOTAL</b>		<b>\$200,000</b>

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

HUD has allocated \$13,523,132 in NSP1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes for low to middle income households with \$1,352,313 available for Program Administration. HUD allocated an additional \$3,515,509 in NSP3 funding with \$351,550 reserved for project administration. Project funding is expected to be utilized as follows in the coming year:

Strategy/Activity	Output Indicator	
	Units	Amount
Acquisition, rehab, homebuyer assistance and resale or rental for eligible applicants and reconstruction of demolished homes and resale to eligible clients.	52	\$4,000,000

When houses are sold to eligible homebuyers the funding returned will be used to continue the NSP program objectives.

**EVALUATION OF PAST PERFORMANCE:**

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

As we have pointed out, the state SHIP funds have been suspended; we now have to expend our CDBG funding on repair/rehab if we want to accomplish our goal of providing decent affordable housing. The new NSP program will begin to fill the gap for homeownership assistance and of the 150 single family foreclosed homes we purchased over 80 have been repaired and 62 have been sold or have contracts for sale. We have, therefore, been able to accomplish portions of our goals in the areas where we needed the most assistance. Other

goals have been delayed as we lost critical funding and pooled other funding sources to try and fill the gap.

## General Questions

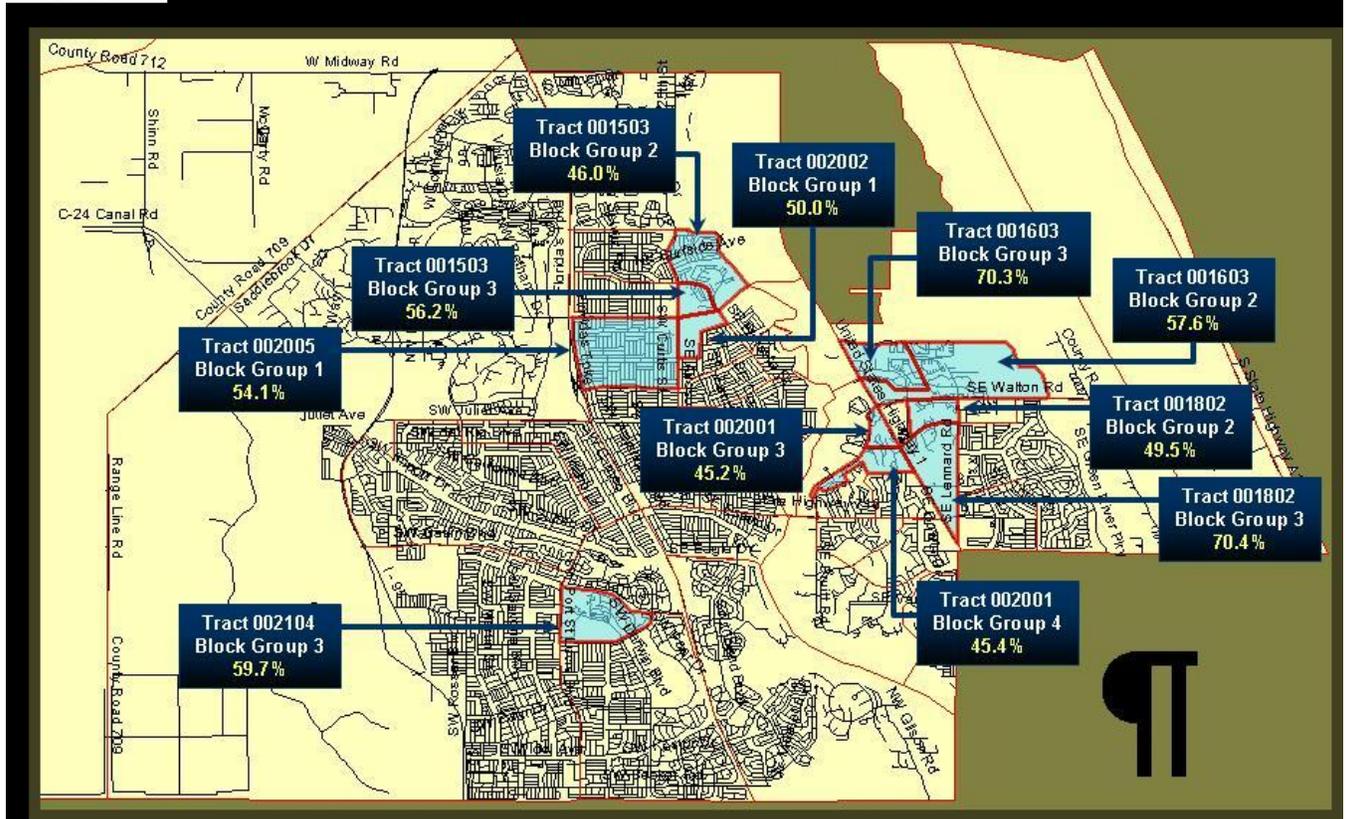
1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

### Program Year 1 Action Plan General Questions response:

#### **1. GEOGRAPHIC AREA [91.215 (a)]:**

Incorporated in 1961, the City of Port St. Lucie is a 115 square mile community located in southern St. Lucie County. Port St. Lucie is one of the fastest growing communities in Florida. In 1970 we had 331 permanent residents; we have over 156,000 today. We have also annexed commercial/industrial land to the West and South of our existing borders.

It should be noted that the Action Plan income data will be updated as soon as detailed 2010 census data is available. As of the 2000 Census, there were eleven census tract block groups within the City where over 45.2% of the residents (Port St. Lucie's Exception Criteria) had incomes below the region's low-income Median Family Income maximums. The City does not reserve funding for any particular area, but these census tracts/block groups are the locations where the City intends to conduct CDBG activities on an area-wide basis when opportunities and funding are available. The map below displays those areas.



The following CDBG activities are planned to benefit residents in one of those areas:

CDBG Funding: Reconstruct curb, ramp and gutter repairs to meet ADA standards on Lennard Road. Census Tract 18.02 block groups 2 and 3.

CDBG Funding: Reconstruct failing lift station #SP-24 in Census Tract 18.02 block group 3.

CDBG Funding: Construct sidewalk and ADA improvements from Prima Vista to north side of library driveway. Census Tract 20.05, block group 1.

CDBG Funding: Upgrade failing drainage system. Census Tract 18.02, block group 3.

CDBG Funding: Upgrade electrical service to Civic Center serving low/moderate income citizens located in adjacent block groups 2 and 3. Census Tract 18.02 block group 1.

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

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

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

NSP 1 funding is restricted to targeted areas of the city where the need for purchase, rehab and resell foreclosed properties to owner-occupants is the most acute. These targeted areas include the following census tracts:

<b>Targeted Census Tracts</b>	
15.03	20.01
16.03	20.02
18.01	20.05
18.02	21.04
20.03	21.05

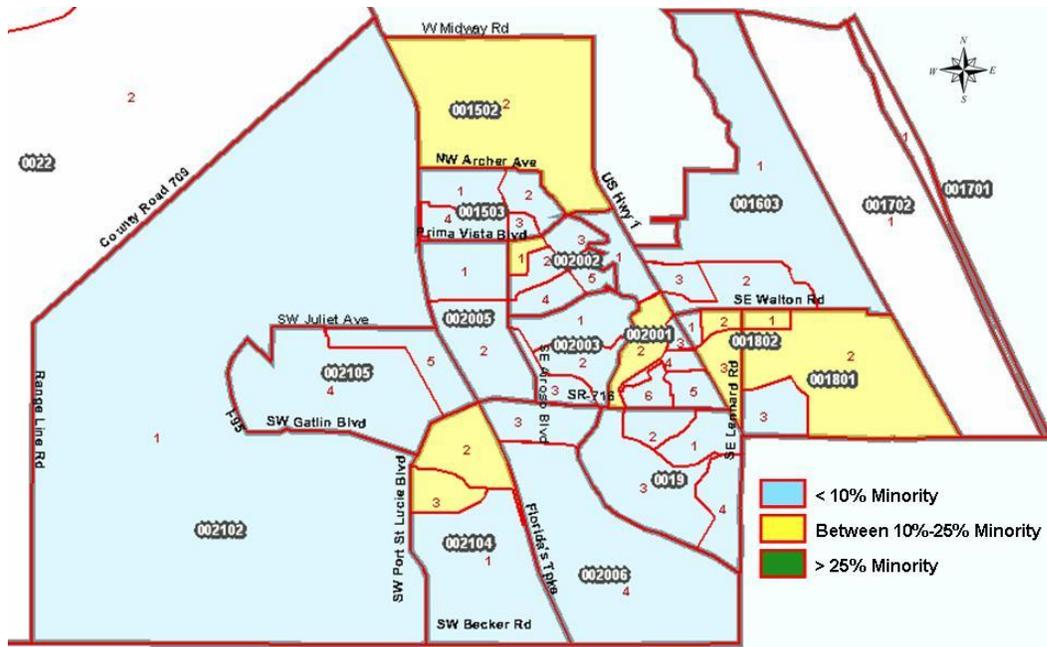
NSP 3 funding is restricted even further to one block group within a Census Tract as follows:

<b>NSP 3 Targeted Census Tract/Block Group</b>	
20.05	BG 2

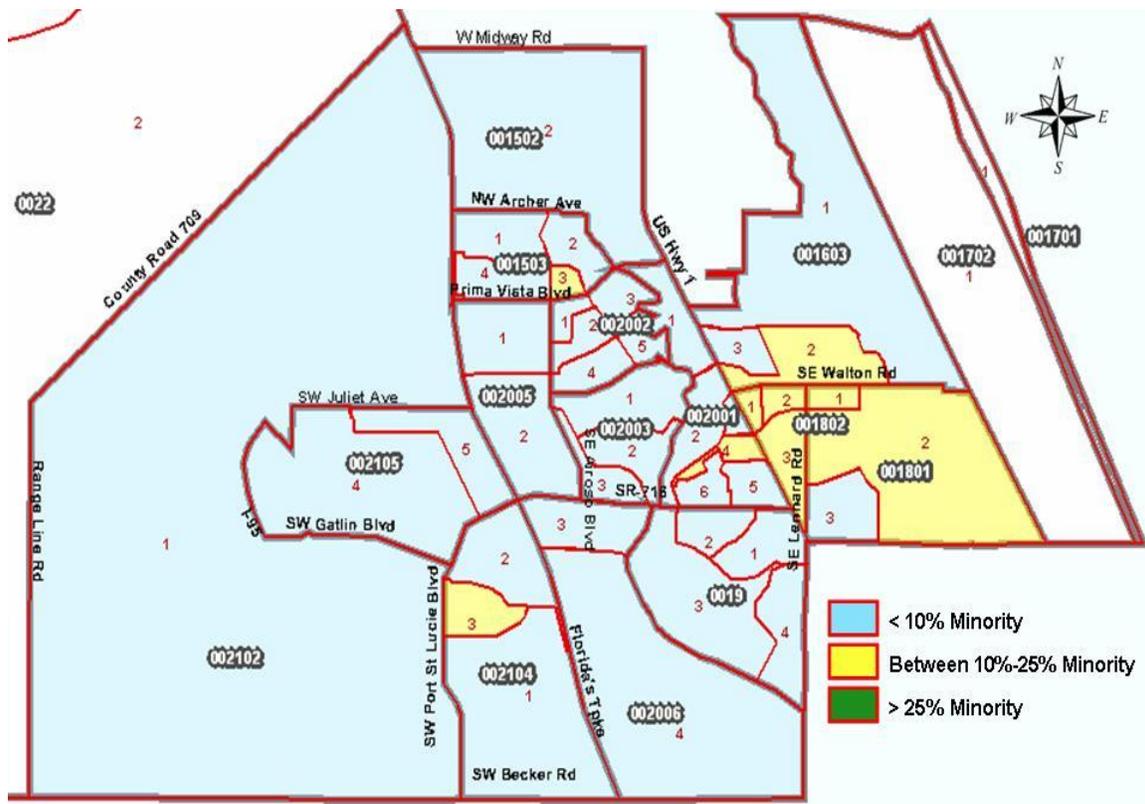
**Minorities in Port St. Lucie:**

According to data contained in the City’s Consolidated Plan, the minority population of Port St. Lucie has increased significantly from the 2000 Census. The 2010 Census shows a 327% increase in the Black/African population; from 6,295 in 2000 to 26,898 in 2010. The Hispanic population increased at approximately the same rate. The Hispanic population increased from 6,677 in 2000 to 30,250 in 2010; an increase of 353%. The White population increased 56.7% from 2000 to 2010. The 2010 census race, ethnicity information is not yet available at the census tract level. Therefore, the following maps reflect the geographical distribution of minority populations as of 2000.

**The following Map displays those areas within the City where African-Americans are concentrated per the 2000 Census.** As this map displays, there are no areas within the City where the African-American population exceeds 25% of the population.



The following Map provides the locations where Hispanics are concentrated within the City per the 2000 Census. As this map displays, there are no areas within the City where the Hispanic population exceeds 25% of the population.



## **2. BASIS FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY**

### **[91.215 (a)]:**

As indicated on the Map included on page 9 of this Plan, there are only eleven block groups within the City where over 45.2% of the residents (the City's Exception Criteria) have incomes below the region's median low-income; only six 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 the majority of its Community Development Block Grant project resources in at least one of these HUD designated low/moderate income areas for infrastructure projects in the past.

Approximately 88% of the 2011/12 allocation will be utilized for projects in low/moderate income neighborhoods. The funding for ADA compliance is a presumed benefit for low/moderate but is also in a low/moderate income neighborhood. The CDBG Repair/Rehab program, however, will change the focus from low income neighborhoods to low income households.

The NSP1 program requires targeting of highest need areas based on current foreclosures and foreclosure risk; therefore, this program has targeted assistance to specific census tracts of the city as follows: 15.03, 16.03, 18.01, 18.02, 20.01, 20.02, 20.03, 20.05, 21.04, and 21.05. NSP3 required a smaller focus and the city is restricting those funds to census tract 20.05, block group 2.

## **3. ADDRESSING OBSTACLES TO MEETING UNDERSERVED NEEDS [91.215 (a)]:**

### **Housing Needs:**

There are several major obstacles that prevent the City from addressing its most pressing housing needs. The first and most daunting obstacle to meeting the City's identified needs is lack of sufficient monetary resources. Cutbacks in federal, state and local funding levels affect programs that help the City's low-income. The high unemployment and lingering foreclosure crises have escalated the budget deficits nationwide and Port St. Lucie is particularly hard hit. The City establishes priorities at the beginning of the year and reassesses those priorities throughout the year. Funds allocated for one activity are sometimes shifted to another activity when overwhelming needs become apparent. Because of the discontinuance of SHIP funding the City shifted housing activities to CDBG and NSP. The City attempts to leverage federal funding with state, local and private resources where possible.

The second obstacle involves the gap between the cost of housing and the buyers' ability to make mortgage or rent payments. Housing costs have decreased tremendously over the last few years, but they are still not attainable for all members of the area's workforce. The city does not have a preponderance of multi-family rental units and the market has relied on single family homes for rentals throughout the years. That increases the average cost of rentals tremendously. Job loss and/or a decrease in hours worked by one or more members of the household have also caused a gap between the cost of housing and affordability. The City continuously reviews its housing plan to find new ways for the very-low and low-income families to purchase homes.

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. These households must be helped with

projects such as Sammy's Landing, an eight unit complex for working poor that was built by the City in 2009. Support services were also made available as part of this multi-faceted project.

The third obstacle involves the aging of the City's housing stock. The increasing needs in this area are particularly apparent in light of the economy.. Households are not able to spend enough money on maintenance, causing housing values to be affected. With the increased frequency of hurricanes in the past few years our funding priorities have shifted from home purchase to repair programs as we attempt to meet these increasing needs.

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 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 elderly who need to relocate.

#### **Non-Housing Needs:**

As with housing the greatest obstacle to meeting non-housing needs is the lack of monetary resources. Also of concern is the way the City was developed by GDC, with lack of infrastructure and very little area for commercial development. This deficiency has caused a large percentage of the City's workforce to travel outside of St. Lucie County for adequate job opportunities. The City has pursued voluntary annexations to encourage commercial growth and provide increased job opportunities, but the process has essentially stopped due to the economic downturn. The City is continuously looking for additional resources, especially federal and state economic opportunity grant funding, to increase commercial development in the City.

#### **4. FEDERAL, STATE AND LOCAL RESOURCES AVAILABLE [91.220 (c)]:**

The City expects to receive the following Federal, State and Local Resources during 2011/2012 in order to address priority needs and specific objectives identified in this plan:

##### **a. Federal Programs**

- 1.) CDBG Entitlement:** The City receives Community Development Block Grant (CDBG) funds, CDBG-Disaster funding and NSP 1 and 3 funding from HUD. No other federal monies are received on an ongoing basis except for Justice Department funding in our Police Department. The amount of CDBG entitlement monies allocated to Port St. Lucie for 2011 is \$629,744 these funds are subject to the federal appropriations process and allocation each year. The City has not received program income from this source in the past, but funding from the repair/rehab program may be returned when the properties are sold or when refinances require that the deferred loan be paid off.. Because of the long-term nature of these loans, we do not anticipate any program income from payoffs for several years. No proceeds from Section 108 guarantees will be received. The only Section 8 funding available to the City is through a voucher program that is administered by Ft Pierce Housing Authority.

- 2.) **Neighborhood Stabilization Program (NSP1 and 3):** The City has been allocated \$13,523,132 in NSP 1 and \$3,515,509 in NSP 3 funding to purchase foreclosed homes, rehab them, and sell them with home purchase assistance, as necessary, to low to middle income households. . The funding is expected to continue to produce program income as homes are sold, with over \$2,360,000 in program income received so far.
  
- 3.) **CDBG Disaster Funding:** The City has allocated \$3 million in disaster funding for hazard mitigation drainage improvements in Tract 1603, Block Group 3 (Hogpen Slough, H-16 Canal) in the amount of \$1,517,000 and in Tract 2005, Block Group 1 (D-9 Canal) in the amount of \$1,483,000. We have a grant pending for approximately \$1,671,212 in disaster funding for next year.
  
- 4) **Additional Federal Grants:** The City applies for grant funding when it is available and can be used to satisfy the needs of its residents.
  
- 5.) **Homeless Programs:** The Treasure Coast Homeless Services Council, Inc. (TCHSC) serves as the official Continuum of Care for the Treasure Coast (St. Lucie, Martin and Indian River Counties.) It is the official qualified applicant for State and Federal homeless prevention and direct services funding on the Treasure Coast and the Lead Agency for the State Office on Homelessness. The Council operates a Homeless Resource Center for the three counties, which provides approximately \$300,000 per year in direct assistance to homeless and near-homeless families and \$800,000 per year in rental housing payments on behalf of the disabled. The Council also provides approximately \$300,000 annually in direct funding to the homeless family shelter on the Treasure Coast. Thirty-five percent of the Homeless Family Center clients are from St. Lucie County.

The Council coordinates all grant funding applications through the State Office on Homelessness and HUD. TCHSC receives at least \$950,000 per year from McKinney Vento under the Homeless Continuum of Care Competition.

**The City expects to receive the following CDBG grant funds in FY2011:**

CDBG Entitlement	\$629,744
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**Prior Funding from HUD has also been allocated as follows:**

Neighborhood Stabilization Program (NSP1 and NSP3) \$13,523,132 allocated for NSP1 and \$3,515,509 allocated this year for NSP 3. We estimate we will have expenditures of \$4,000,000 in the 2011/2012 year from NSP1 program income and the NSP3 original allocation. An amendment for the NSP1 program was sent to HUD for approval in early June 2011. The amendment primarily allows for a few of the homes to be provided for rental through nonprofits and corrects some budget numbers.

**In addition, as a recipient of Disaster Relief funds from the State of Florida funding, the City will also have the following funds available in FY2011:**

CDBG Disaster, Tropical Storm Fay	\$3,000,000
CDBG Disaster. Reallocation	\$1,671,212

**b. Non-Federal (State) Programs**

**1) Low Income Housing Tax Credit (LIHTC)**

These credits are available to rental developers who are building multifamily complexes that meet low income guidelines. We are not aware of any developments currently utilizing this program.

**2) State Apartment Incentive Loan Program (SAIL)**

These loans aid private developers of rental housing. We are not aware of any developments currently utilizing this program.

**3) State Housing Initiatives Partnership (SHIP)**

This program provides funds to local CDBG entitlement governments through a statewide formula allocation of monies to assist low to moderate income persons to purchase or repair homes. In the past the City received an annual allocation, but SHIP funds have not been allocated since the fiscal year 09/10 .

**c. Local Monies**

**1) General Fund**

The City helps to support the administration of the housing programs with indirect financial support from the general fund.

**2) Private Lenders**

The City has a very active banking partnership. The St. Lucie County Lending Consortium will leverage private monies for home mortgages with the NSP program in order to provide opportunities for low to moderate-income households to purchase affordable homes. The lenders provide a Special Lending Package that allows for better financing terms and reduced closing costs, so that more of the funding goes toward purchase of the home.

**3.) Non-Profits**

For many years, the only housing nonprofit operating in Port St. Lucie on a regular basis was Habitat for Humanity. We provided lots, additional construction funding, and down payment assistance for their clients in the past. In 2008, we began working with MISS Inc. of the Treasure Coast which operates a shelter for women and children constructed with funding from the City. In its NSP plan the City has proposed to allow nonprofits to rent or sell some NSP homes to low/moderate income households.

**4.) Leveraging:**

In order to provide for maximum funding the City attempts to use federal program funds to leverage resources from non-federal programs as much as possible. CDBG funding, for example, has provided leverage for the City's expenditures for infrastructure, etc.

Other sources of leveraging include the following:

- a. Private monies from banking institutions for mortgages to assist new or existing home buyers.
- b. General funds from the City to support administration of the housing programs.
- c. State programs such as Low Income Housing Tax Credits (LIHTC) or State Apartment Incentive Loan (SAIL) Programs to assist in funding of multifamily complexes.
- d. Funding from non-profit housing developers, such as Habitat for Humanity, to make the housing burden lighter for low income households.

### **Managing the Process**

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

#### **1. LEAD AGENCY [91.200 (b)]**

The City of Port St. Lucie Community Services Department is the lead agency responsible for administering 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.

#### **2. PLAN DEVELOPMENT PROCESS [91.200 (b)]**

The City developed the Action Plan after consultation with its public and private partners, which include the Council of Social Agencies (COSA) and the St. Lucie County 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. The City of Port St. Lucie attends meetings of both groups.

Members of the Lending Consortium meet every two months 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 Action Plan was sent to each member for their review.

Agencies belonging to the Council of Social Agencies (COSA), meet every month to discuss their programs and develop plans to address common needs. Monthly speakers provide assistance to members and/or share information about their organizations. The members were provided with information about the CDBG programs in Port St. Lucie and asked to provide information about their organizations and their needs on an Action Plan Needs Survey (copy attached). There were no completed surveys returned.

A copy of the Action Plan was also forwarded to Treasure Coast Homeless Services Council (TCHSC) for review and comment. This lead agency handles all homeless services, including prevention, chronic homelessness and transitional housing for the three county area (St. Lucie, Martin and Indian River). They were also contacted to update the information in our Action Plan regarding homeless services. The plan was also forwarded to the Florida State Clearinghouse.

A public meeting was held April 26, 2011 and a public hearing was held on June 13, 2011 to seek community input on housing and community development needs and to allocate 2011/2012 funding. . The Draft Plan was advertised and made available for public review during a thirty-day comment period beginning on July 1, 2011 through August 1, 2011. There were no other comments received from the public and no written comments were submitted.  Responses to these comments are attached to the Action Plan. If applicable, a summary of comments not accepted and the reasons they were not accepted is also included.

### **3. ACTIONS TO ENHANCE COORDINATION**

The City works closely with its 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), which consists of public and private housing, health, and social service agencies; Treasure Coast Homeless Services Council; and St. Lucie County Lending Consortium. Continuous feedback from these organizations is important and will continue to be a goal for next year's activities.

#### **Citizen Participation**

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

[Program Year 1 Action Plan Citizen Participation response:](#)

**1. CITIZEN PARTICIPATION PROCESS [91.200 (b)]**

The City has adopted a Citizen Participation Plan (including its Anti-Displacement Plan) that meets all HUD regulations. It is included in the Appendix of the Consolidated Plan. This process includes holding 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 and public hearing on the One-Year Action Plan.

**2. SUMMARY OF CITIZEN COMMENTS RECEIVED [91.200 (b)]**

The City received the following comments at the public meeting:

None

The City  did  **did not** receive written comments.

**3. EFFORTS MADE TO BROADEN THE PROCESS [91.200 (b)]**

The City, through its ongoing public participation/consultation process continually seeks to broaden this process by involving new non-profit organizations in its various programs.

To achieve this, the City has expanded its public notice efforts by running public notices on its public access channel and including information on its web site.

**4. COMMENTS NOT ACCEPTED/REASONS [91.200 (b)]**

There were no comments that were not accepted. Reasons for non-acceptance are as follows: not applicable

**Institutional Structure**

- 1. Describe actions that will take place during the next year to develop institutional structure.

**Program Year 1 Action Plan Institutional Structure response:**

**1. INSTITUTIONAL STRUCTURE [91.215 (i)]**

The Community Services Department is responsible for administering the State Housing Initiatives Partnership (SHIP) housing program, when funded, the Neighborhood Stabilization Program (NSP1 and 3), the Community Development Block Grant (CDBG), and many other community 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, Department Directors and the City Manager and Assistant City Manager meet and discuss issues and assessments of needs at the City Department level. Also, the City meets on a regular basis with Community Services staff for 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, executive steering committees and boards as follows:

The Director of Community Services is a member of the Board of Directors for Treasure Coast Homeless Services Council Incorporated which sponsors and facilitates the Continuum of Care for the Treasure Coast area. This group facilitates the Continuum of Care Plan by coordination and cooperation with agencies and organizations providing services to the homeless.

Community Services is also represented on the following nonprofit, government agency and private sector organizations:

- Housing Finance Authority of St. Lucie County, which fosters home ownership by promoting construction of new or purchase of existing affordable homes through low cost financing that benefits low to moderate income households.
- Executive Steering Committee of the Shared Services Network Roundtable, a group of 25 chief executive policymakers, elected officials, funding agencies, and business, state and local government entities
- St. Lucie Council of Social Agencies (COSA), a group of social agencies whose members join together to discuss ways to better serve the needs of their clients

Community Services staff communicates with all of these individuals and groups throughout the year so that the assessment of needs and services is always current. When it is time to prepare the Consolidated Plan, we ensure that all interested parties have a chance to provide input verbally or through written responses to surveys.

## **Monitoring**

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

### **Program Year 1 Action Plan Monitoring response:**

#### **1. MONITORING:**

The City of Port St. Lucie has established the following standards and procedures in order to monitor activities authorized under federal programs, ensure long-term compliance with the provisions of those programs, and further the City's goals or objectives set forth in the Consolidated Plan. As a method for checking progress, the standards and procedures will serve to measure resources consumed, track the status of projects and timeliness of expenditures, measure and compare accomplishments with projections, and provide methods for change and/or improvement, where needed.

In most cases, City projects involve construction or reconstruction of facilities, so our goal may be completion of one facility. We work with City staff from other Departments, OMB, and/or contractors to make sure the project is moving forward, requesting updates at least on a monthly basis. We update IDIS on a quarterly basis. Activities that use other resources, like NSP, are tracked on a spreadsheet and in a database. We watch for timeliness of expenditures and we make sure that we are meeting program guidelines regarding income levels and similar regulations.

The City is providing CDBG funding for repair/rehab of low/moderate income homeowner occupied housing.. We have also purchased 150 homes with the NSP program and repaired 88 homes we have adopted St. Lucie County's HOME program Rehab Specifications, with some modifications to ensure that all repairs comply with housing codes. We have also held discussions with the building department to ensure that those specifications are current and reflect any additional regulations that Port St. Lucie requires. We are updating housing code changes and will revise specifications as we receive new information. Our Office of Management and Budget (OMB) uses these specifications for all contractor bids involving housing. We have also set up check lists for compliance with environmental regulations, and lead paint requirements, including the new requirements for certification of contractors dealing with homes that have lead based paint, etc. Monitoring of the housing program will be on-going. On-site inspections of homes funded under the program are made by building inspectors and/or Housing Program inspectors during the repair process and when work is completed. Payments are withheld if work is unsatisfactory and released when the job is brought up to standards.

There are no on-site inspections of subrecipients planned for the program year, as there are no CDBG projects that involve subrecipients. We may enter into contracts with nonprofits through the NSP program in the next year.

Preparing the Plan is an ongoing process. The City will monitor the effectiveness of the Plan and submit reports to U.S. Dept. of HUD annually. The monitoring will include a review of Performance Measurements, which include objectives and outcomes in relation to the activities completed. (A copy of the Summary of Specific Annual Objectives related to these measurements is included in Table 3A.) In addition, these reports will evaluate the performance of the Plan by examining and commenting on the following:

**Project Benefits:** Coordination and communication, determination of necessary resources, tracking and reporting progress, early identification of potential problems.

**Project Costs:** Measurement and control of techniques that provide comprehensive and useful numerical data and track the use of time and materials.

**Contract Agreements:** The City will enter binding contractual agreements with all other parties participating in federal programs. Such agreements will insure compliance with program provisions between the City and these parties. Additionally, these agreements will provide a basis for enforcing program requirements and for identifying remedies in the event of a breach of the any of the provisions. Elements contained in these agreements will be inclusive of, but not limited to:

- Type of activity
- Specific "boiler plate" provisions
- Other terms and conditions
- Special program requirements
- Budget
- Scope of services
- Reporting requirements
- Other special provisions

**Monitoring Standards:** The City does not anticipate working with any subrecipients, sponsors or administrative agents in the coming year, so monitoring of those entities and/or their programs is not planned. When they do receive funding, however, we will monitor our programs through communication with and evaluation of these participants. Such a process involves frequent telephone contacts, written communication, analysis of reports and audits, and periodic meetings. The primary goal of monitoring is to identify deficiencies and advocate corrections in order to improve, reinforce or augment participant performance in relation to the goals and objectives set forth in the Consolidated Plan. As part of this process, the City watches for evidence of fraud, waste and mismanagement or for situations with potential for such abuse. The emphasis will be on prevention, detection and correction of problems.

The City of Port St. Lucie will monitor each program participant annually, or more frequently if circumstances should require, in order to review the activities included in their agreement with the City. The purpose of this monitoring is to assess compliance with the requirements of the federal program. Such review will include desk audits and on-site examinations to determine compliance with all applicable requirements.

Monitoring activities shall be comprised of the following:

- Development of an annual monitoring strategy
- Selection of program areas to review
- Timing of monitoring visits
- Follow-up action
- Assessment of individual activities
- Assessment of progress for the program as a whole
- On-site procedures
- Evaluation and Conclusions

## **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

### **Program Year 1 Action Plan Lead-based Paint response:**

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 1980, and lead paint hazards have not been identified. Some of the homes being purchased under the NSP program, however, were built prior to 1978 and must undergo testing and, in some cases, lead based paint abatement. 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.

## **1. LEAD-BASED PAINT ACTIVITIES [91.215 (g)]**

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.

The overall goal of the City is to reduce or eliminate lead-based paint hazards and prevent childhood lead poisoning. This will be accomplished through a coordinated effort of public and private sectors.

All housing proposed for rehabilitation under the City's program is screened by the year built 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*. During the feasibility inspection, if the inspector identifies a potential LBP problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department. NSP homes are also inspected for lead-based paint. If the repair will disturb any surface containing lead, abatement procedures must be utilized before the repair can go forward. If lead paint is detected, abatement costs are an eligible expense for SHIP or NSP monies.

In every program 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.

## **HOUSING**

### **Specific Housing Objectives**

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

### **Program Year 1 Action Plan Specific Objectives response:**

#### **1. SPECIFIC HOUSING PRIORITIES/OBJECTIVES [91.215 (b)]**

Some of the City's highest priorities are given to helping low income owners maintain their homes and helping low/moderate/middle-income renters achieve homeownership. This will be accomplished through a variety of mechanisms; including housing rehabilitation for existing home owners, and principal reduction/closing cost assistance and rehabilitation assistance for new home owners.

The City of Port St. Lucie has adopted the following Specific Housing Priorities Objectives for FY2010:

**HOUSING OBJECTIVE AND OUTCOME:** The City intends to provide decent housing by improving affordability through the following housing programs:

**SPECIFIC HOUSING OBJECTIVES, OUTCOMES AND OUTPUT INDICATORS**

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

CDBG funding for 2011/2012 fiscal year in the amount of \$60,795 from the total of \$758,150 has been allocated to the following housing activity:

Strategy/Activity	Description	Output Indicator	
		Units	Amount
Repair/rehabilitation of Existing Homes	Repair/rehabilitation of approximately 10 homes for low to moderate income homeowners.	2 households	\$60,795

To address the recurring timeliness issues associated with utilizing annual CDBG funding the following alternate projects may be pursued if the project (shown above) does not move forward in a timely fashion or if a portion of the funding remains after the project is completed:

**Alternative Projects:**

- Additional home repair/rehab for low to moderate income homeowners, and, or
- Additional ADA retrofits/reconstruction or infrastructure projects in low/moderate income neighborhoods.

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

The State has suspended SHIP funding for 2011/2012 but the City has approximately \$100,000 left from the 2008/2009 allocation to be utilized as follows:

Strategy/Activity	Output Indicator	
	Units	Amount
Repair/Rehab –for low-mod	5	\$190,000
Water/Sewer Assessments Payments for Low Income	2	\$10,000
<b>TOTAL</b>		<b>\$200,000</b>

Note: The City's SHIP funds target households at or below 80% of median income. At least 30% of project funding must be expended for households at or below 50% and a total of 60% must be expended for households under 80% of median income.

**C. NEIGHBORHOOD STABILIZATION PROGRAM (NSP) (Administered by HUD – Federal)**

HUD has allocated \$13,523,132 in NSP1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes for low to middle income households with \$1,352,313 available for Program Administration. Over \$13,400,000 has been expended from the original grant and program income. HUD allocated an additional \$3,515,509 in NSP3 funding with \$351,550 reserved for project administration Project funding is expected to be utilized as follows in the coming year:

Strategy/Activity	Output Indicator	
	Units	Amount
Acquisition, Rehab Homebuyer Assistance for eligible applicants and reconstruction of demolished homes and resale or rental to eligible clients.	52	\$4,000,000

When houses are sold to eligible homebuyers a portion of the funding will come back to the program and will be used to reconstruct, or purchase, rehab and sell to other eligible households

**2. HOW AVAILABLE RESOURCES WILL BE USED [91.215 (b)]**

As indicated above CDBG, the remaining SHIP and Neighborhood Stabilization (NSP) funding will be used to complete these activities. The majority of the SHIP funding will be allocated to households whose incomes are 80% of median or below. At least 25% of the NSP allocation will be used to purchase, repair/rehab and/or sell to homebuyers whose incomes are 50% of median or below. Additional funds may be allocated to households up to 120% of median income.

**Needs of Public Housing**

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

**N.A.** 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, but a waiting list has been established. The Housing Authority of Ft Pierce is not designated by HUD as a troubled housing authority.

## **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

### **Program Year 1 Action Plan Barriers to Affordable Housing response:**

#### **1. BARRIERS TO AFFORDABLE HOUSING**

The City completed its most recent Analysis of Impediments in March 2006 and created a list of Actions to Correct/Identify Impediments. The City continues to implement the following actions:

- a. Proclaims one month each year as Fair Housing Month.
- b. Advertises Fair Housing Information
- c. Distributes Fair Housing brochures at training events and on City's web page
- d. Provides Complaint forms at libraries and City Hall
- e. Provides 8 hours of Homebuyer Counseling for homeownership
- f. Provides fair housing training as part of the homeownership workshops
- g. Utilizes fair housing logo on brochures, etc.
- h. Provides predatory lending information in Community Services lobby

The City will continue 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.

#### **HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.

- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

**Program Year 1 Action Plan HOME/ADDI response:**

**N.A. The City of Port St. Lucie does not receive HOME or ADDI funds.**

**HOMELESS**

**Specific Homeless Prevention Elements**

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

### Program Year 1 Action Plan response:

There was no homeless population identified in Port St. Lucie during the 1990 Census; and no new data on the homeless was released from the 2000 Census for Port St. Lucie. The Treasure Coast Homeless Services Council, Inc. (TCHSC) serves as the official Continuum of Care for St. Lucie, Martin and Indian River counties. It is the official qualified applicant for State and Federal homeless prevention and direct services funding on the Treasure Coast and the Lead Agency for the State Office on Homelessness. The Council operates a Homeless Resource Center for Indian River, St. Lucie and Martin Counties, which provides approximately \$300,000 per year in direct assistance to homeless and near-homeless families and \$800,000 per year in rental housing payments on behalf of the disabled. The Council also provides approximately \$300,000 annually in direct funding to the homeless family shelter on the Treasure Coast, serving Indian River, St. Lucie and Martin Counties. Thirty-five percent of the Homeless Family Center clients were from St. Lucie County.

The Council coordinates all grant funding applications through the State Office on Homelessness and HUD. TCHSC receives at least \$950,000 per year from McKinney Vento under the Homeless Continuum of Care Competition. For 2010, they received \$985,804 for Transitional Housing Supportive Services (SHP), Homeless Management Information Systems (HMIS) and Shelter Plus Care (S+C), which is subsidized housing for disabled individuals and families in St. Lucie, Martin and Indian River Counties. The Council also secured \$2,101,264 in Neighborhood Stabilization funds to provide affordable rental housing to families who are at or below 50% of area median income and \$2,105,537 in Homeless Prevention and Rapid Rehousing Funding, of which \$1,236,207 is targeted to St. Lucie County residents.

TCHSC also operates a mortgage modification program which has successfully assisted 45 families to date in preventing foreclosure. This includes nine families from St. Lucie County and three families from the City of Port St. Lucie.

The major obstacle to ending homelessness is funding. 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 supports the Council's grant applications to HUD. **The City has given this a medium priority and plans to fund no activities.**

The City is a member of the Treasure Coast Homeless Services Council, which is the lead agency for the Regional Continuum of Care. The City participates in the Continuum and supports its efforts. The homeless priorities established by the Continuum are also the City's priorities established in its Strategic Plan.

## Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

N.A.

## COMMUNITY DEVELOPMENT

### Community Development

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

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 11 Action Plan Community Development response:

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

The City will continue to place its highest priority on revitalization of its older low-income neighborhoods.. These activities include physical improvements such as roads, storm drainage, water & sewer, sidewalks; public facilities such as parks, recreation areas, senior centers, community centers and public safety facilities; code enforcement, and continued hurricane mitigation efforts.

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

The City of Port St. Lucie has adopted the following Specific Community Development Objectives for FY2011/2012:

**OBJECTIVE AND OUTCOME ONE:** The city intends to **create a suitable living environment** by improving accessibility to a number of community development facilities as follows:

**SPECIFIC COMMUNITY DEVELOPMENT OBJECTIVES, OUTCOMES AND OUTPUT INDICATORS**

**1. CDBG ENTITLEMENT FUNDING (Administered by HUD – federal):** CDBG funding for 2011/2012 fiscal year in the amount of \$629,744 has been allocated to community development, housing and administrative activities. Administrative funding totals \$125,949; CDBG project funding for 2011/2012 totals \$503,795.

Funding allocated for housing is outlined in the “Affordable Housing” section below; funding for community development projects is allocated as follows:

CDBG funding for the 2011/2012 fiscal year for community development was approved to be utilized as follows:

Strategy/Activity	Description	Output Indicator	
		Units	Amount
ADA Retrofits	ADA curb, ramp & gutter repairs for Lennard Road in accordance with ADA standards. Census tract 18.02 (Engineering)	1	\$110,000
Replacement of lift station in low/moderate income neighborhood	Replace lift station #SP-24 Census Tract 18.02 (Utilities)	1	\$150,000
Construct new sidewalk for library in low/moderate income neighborhood	Sidewalk and ADA improvements from Prima Vista to north side of library driveway. Census Tract 20.05 (Engineering)	1	\$12,000
Reconstruct and upgrade drainage system	Reconstruct and upgrade drainage system in low/moderate neighborhood	1	\$150,000
Upgrade electric service at Civic Center	Upgrade electric service in City’s Civic Center serving low/moderate income neighborhoods	1	\$21,000
Subtotal			\$443,000

To address the recurring timeliness issues associated with utilizing annual CDBG funding the following alternate project is also approved to be completed if the projects (shown above) do not move forward in a timely fashion or if a portion of the funding remains after the projects are completed:

**Alternative Projects:**

- Additional funding for Housing Repair/Rehabilitation for low to moderate income homeowners and, or
- Additional ADA retrofits and/or upgrade/replacement infrastructure projects in low/moderate income neighborhoods. )

3. **CDBG DISASTER FUNDING (Administered by Florida Department of Community Affairs – Federal)** Port St. Lucie received \$3 million in Tropical Storm Fay funding which is intended to be expended on the following projects:

4.

Strategy/Activity	Description	Output Indicator	
Hogpen Slough H-16 Canal	Upgrade of H-60 control structure and associated flood mitigation and drainage improvements Tract 1603 block Group 3.	1 Facility	\$1,517,000
D-9 Canal Improvements	Drainage improvements and flood mitigation. Tract 2005, Block Group 1	1 Facility	1,483,000

The City intends to create a suitable living environment by improving accessibility to community development facilities as follows:

**1. Community investment in low/moderate income areas**

- Drainage improvements for H-16 Canal
- Drainage improvements and flood mitigation for D-9 Canal
- Drainage improvements Census Tract 18.02
- Reconstruct failing lift station in Census Tract 18.02

**2. Facilities/services for seniors, children and persons with special needs.**

- ADA retrofit for Lennard Road
- ADA retrofits for public facility sidewalk in front of Library in low/moderate income neighborhood
- Continue to provide referral services for those who need these facilities/services.

**3. Facilities/Services to address critical social service needs.**

- Continue to coordinate with the Council on Social Agencies and Treasure Coast Coordination Coalition.
- Provide eviction/foreclosure prevention funding to approximately 30 families through Hardest Hit Program.

The city intends to create economic opportunities through its community development activities and by providing improved access to local job services as follows:

### **Expanded Economic Opportunities**

Continue to support efforts to bring businesses to the area. Continue to apply for funding for economic development projects. Pursue Enterprise Florida funding to bring biotechnical firms to Port St. Lucie.

When City monies are used for community development, such as infrastructure improvements, there is increased opportunity for the creation of jobs for lower income residents or assistance to businesses in providing services needed by low-and moderate-income residents. The City requires Contractors and Subcontractors to follow Section 3 requirements when utilizing CDBG funding. In many cases, the contractors are not able to create new jobs for the specific project, but the increased amount of funding available in the area may help local unskilled or semi-skilled workers (who are often Section 3 residents) maintain their jobs on road crews or with landscaping companies, etc.

### **Antipoverty Strategy**

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

#### **Program Year 1 Action Plan Antipoverty Strategy response:**

##### **1. ANTI-POVERTY STRATEGY.**

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 and Disaster funding will be used this year to improve drainage in low income neighborhoods, make ADA improvements and retrofits critical public facility lift station in a low/moderate income neighborhood. City monies used for infrastructure improvements create jobs for lower income residents and assist businesses in providing services needed by low-and moderate-income residents. The funds will also be used for repair/rehab of low to moderate income housing. This funding will include payment for hook up to water/sewer and hurricane protection. This enables homeowners to improve the condition of their homes and increase property values in the neighborhoods while protecting their property.
- Neighborhood Stabilization Program (NSP1 and 3): The City is using its NSP monies to purchase and repair homes and sell them to households with incomes up to 120% of median. 25% of the funding must be used for those at 50% of median income and below. This funding will assist in removing blighting influences from the neighborhoods and assisting low/moderate and middle income households to purchase a quality, affordable home.

Low-income households, particularly existing homeowners, are rated as a high priority in the City's Plan.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

### Program Year 1 Action Plan Specific Objectives response:

#### 1. NON-HOMELESS SPECIAL NEEDS PRIORITIES AND SPECIFIC OBJECTIVES [91.215]

The City has given the non-homeless special needs populations (who require supportive facilities/housing) a medium priority and intends to continue to support activities in this area through its housing and community development activities. Within this group the elderly, who are often disabled, are being given the highest priority.

The City has not set aside any activities that solely benefit disabled or elderly individuals or households. Our State and federal funding sources target all low to moderate income households regardless of disability. According to data available from the Shimberg Center for 2005 (<http://www.floridahousingdata.shimberg.ufl.edu/>), approximately 18,082 (49%) of Port St. Lucie's households contain one or more disabled person over 15. Since 1992 State Housing Initiatives Partnership (SHIP), Hurricane Housing Recovery (HHR) and CDBG funding has benefited 2,833 households with Down Payment/Closing Costs, Repair/Rehab-Hazard Mitigation and Water/Sewer Assessment Payment Assistance, 488 households with one or more disabled household member (17.3%) received a total of \$4,029,542.

Our Housing Assistance Programs do provide assistance for homeowners with severely disabled household members in retrofitting existing structures (such as widening doors for wheel chair access) or adding handicapped accessibility improvements within or attached to a new or existing home (such as a wheel chair ramp).

#### 2. RESOURCES FOR NON-HOMELESS SPECIAL NEEDS

The City does not expect any Federal, State, or local public and private sector resources to be specified for this population. However, as noted above we have several programs which should continue to help provide retrofits during housing repairs for households with disabled family members.

## **Housing Opportunities for People with AIDS**

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

1. Provide a brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

### **Program Year 1 Action Plan HOPWA response:**

N.A. The City does not receive HOPWA funding.

### **Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response:

N.A.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

**Table 3A  
Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	<b>Rental Housing Objectives</b>					
1	Acquisition	NSP	Households	2		DH-2
2	Repair/Rehab	NSP	Households	2		DH-2
	<b>Owner Housing Objectives</b>					
3	Repair/Rehab	CDBG	Households	10		DH-2
4	Repair/Rehab and Hazard Mitigation	SHIP	Households	3		DH-2
5	Water/Sewer Assessments	SHIP	Households	2		DH-2
6	Acquisition, Rehab and Homebuyer Assistance	NSP	Households	23		DH-2
7	Resell to Eligible Clients	NSP	Households	55		DH-2
8	Reconstruction	NSP	Households	10		DH-2
	<b>Homeless Objectives</b>					
	<b>Special Needs Objectives</b>					
	<b>Community Development Objectives</b>					
	<b>Infrastructure Objectives</b>					
9	Reconstruction of concrete sidewalks on Ravenswood & Lennard roads to meet ADA standards	CDBG-R	Facility	1		SL-1
10	Upgrade of H-60 Control Structure and flood mitigation, Tract 1603, BG 3	CDGB-Disaster	Facility	1		SL-1
11	D-9 Canal drainage improvements and flood mitigation	CDBG-Disaster	Facility	1		SL-1
	<b>Public Facilities Objectives</b>					
12	Electrical upgrades to Civic Center	CDBG	Facility	1		SL-1
	<b>Public Services Objectives</b>					
	<b>Economic Development Objectives</b>					
	<b>Other Objectives</b>					

\*Outcome/Objective Codes

General Objective	General Outcome		
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: Port St. Lucie Program Year: 2011-12	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	NSP	ESG	OTHER
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	2		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	2		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	4		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	23		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	10		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	15		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Homebuyer Assistance	55		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	103		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	25		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	10		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	17		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Homebuyer Assistance	55		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	107		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	103		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Total Overall Housing Goal</b>	107		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

CITIZEN PARTICIPATION PLAN

CITY OF PORT ST. LUCIE  
CDBG PROGRAM

Community Services Department

Revised April 1998  
Revised January 2011

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**I. INTRODUCTION**

Community Development Block Grant (CDBG) funds are provided to the City of Port St. Lucie by the U.S. Department of Housing and Urban Development (HUD) for neighborhood improvements and services. These activities must benefit low and moderate income persons, eliminate slums and blighted conditions, or meet urgent community needs. Citizen involvement is actively sought as part of the CDBG program, and is always an integral part of the decision process. Efforts are made to increase City residents awareness of events transpiring within neighborhoods and the different communities. To meet this end, the City of Port St. Lucie has formulated a Citizen Participation Plan as a procedure for public involvement in the planning process.

**II. FEDERAL MANDATE**

The Housing and Community Development Act of 1974, as amended, with 24 CFR 570.301 and 24 CFR 91.105, establishes the following requirements for the City to meet in preparing its annual statement of community development objectives and projected use of funds. These requirements shall serve to permit public examination of the City's statement of objectives and use of funds, enhance public accountability for these grant funds, and facilitate coordination of activities at different levels of government.

Accordingly, the City shall:

1. Furnish citizens information concerning:
  - a. The amount of funds available for proposed community development and housing activities;
  - b. The range of activities that may be undertaken, including the estimated amount proposed for activities that will benefit low and moderate income persons; and
  - c. The plans of the City for minimizing displacement of persons resulting from activities funded under the CDBG program and its plans to assist those persons actually displaced(attached to this plan);
2. Publish a proposed statement of objectives and use of funds in such a manner to afford affected citizens an opportunity

to examine its content and to submit comments on the proposed statement and on the City's community development performance. In general, two weeks notice will be considered sufficient published notice.

3. Hold two or more public hearing per year to obtain the views of citizens on community development and housing needs;
4. Provide citizens with reasonable access to records regarding the past use of the City's CDBG funds;
5. Provide citizens with reasonable notice of and opportunity to comment on any substantial change proposed to be made in the use of funds from one activity to another;
6. Consider such citizen comments and views, and if deemed appropriate by the City, modify its proposed statement before being finalized; and
7. Make its final statement of objectives and use of funds available to the public. Any final statement may be amended from time to time in accordance with these same procedures.

Any participation activities outlined herein meet and exceed these federal mandates in keeping with the City's desire to have its Community Development program responsible to the needs of its residents.

### **III. OPPORTUNITIES FOR PARTICIPATION**

During the process of developing the annual statement of community development objectives, and allocating the available funds to specific activities to carry out these objectives, formal citizens involvement opportunities will be available. Public comment will be solicited at a series of public meetings, as well as in response to the City publication of its proposed objectives and use of funds.

#### **Public Hearings**

Public hearings will be conducted by the City Council. The hearings will be held after publication of the proposed statement of objectives and use of funds. The final hearing before the City Council shall enable any affected party the opportunity to discuss community needs, objectives and proposed use of funds, and insure

that the opportunity to comment on the proposed statement is afforded. This meeting will be held during the public hearing portion of a regularly scheduled City Council meeting. The City will make every effort to provide an interpreter if the City is notified in a timely manner that a substantial number of non-English speaking citizens are expected to participate in a public hearing; also, all reasonable accommodation will be made for deaf interpreter services if requested.

All public hearings will be advertised prior to the meeting in a local newspaper, and will state the date, time, and location; in general the information will be published at least two weeks before the hearing.

#### **IV. ADEQUATE INFORMATION**

The Community Services Department will provide full disclosures and public access to CDBG program information. At the beginning of the planning process for each program year, the following information will be published in a local newspaper of general circulation:

1. The total amount of Community Development Block grant funds available for the new program year.
2. The range of activities that may be undertaken, the types of activities previously done and types of eligible activities.
3. The process for development and final approval of projects or activities.
4. All public hearings regarding the CDBG Program.

#### **Access To Information**

Upon finalization by the City Council of the statement of objectives and activities to be funded, the City shall print this statement and make it available to all interested parties. The final statement shall be mailed to all persons requesting a copy from the Community Services Department at no cost to the citizen. The location where this final statement will be available will be:

Community Services Department  
Room 221 - Second Floor, City Hall  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

The Community Services Department will provide full and timely disclosure of its program records and information consistent with applicable State law. Available documents include:

1. All mailings and promotional information.
2. Minutes of all meetings and public hearings.
3. All key documents, including previous annual applications, letters of approval, grant agreements, citizen participation plan, annual performance reports, HUD project reports, project proposals, environmental review records, and others.
4. Copies of all relevant HUD regulations.
5. Project and activity files.

The Community Services Department will accept citizen responses, requests and/or complaints any time throughout the year, and will respond to written complaints and/or grievances, in writing, within fifteen (15) working days where practicable.

#### **I. ENVIRONMENTAL REVIEW AND RELEASE OF FUNDS NOTICES**

The City conducts an environmental assessment on all activities funded under the CD grant prior to releasing these federal dollars and beginning the actual improvements. This environmental assessment is done to determine if there would be any significant negative impacts on the local environment that would result if the project is implemented. This review also is designed to assess each project's compliance with all applicable federal environmental laws.

The final step in this environmental review process is the publication of a legal notice stating the City's determination of the impact each project will have. This determination can either be a finding of no significant impact, (in which case, funds may be requested to be released from HUD), or a finding of significant impact, (in which case a full Environmental Impact Statement must

be prepared). If the latter case is found, the Environmental Impact Statement must be completed prior to taking any further action on the project.

After one of these two findings has been made and all additional requirements have been fulfilled, the local Community Services Department requests release of funds from the Department of Housing and Urban Development. An advertisement to this effect will be placed in the legal section of a newspaper of general circulation stating a fifteen (15) day waiting period for public review and comments.

During the waiting period, HUD will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following basis: (a) That the certification was not in fact executed by the chief executive office or other officer of applicant approved by HUD; or (b) that applicant's environmental review record for the project indicates omission of a required decision, finding, or step applicable to the project in the environmental review process. Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58), and may be addressed to HUD at the Department of Housing and Urban Development, Atlanta Area Office, 645 Peachtree Street, Atlanta, Georgia, 30323. Objections to the release of funds on basis other than those stated above will not be considered by HUD. These two notices, finding of no significant impact and request for release of funds, will be run together whenever possible.

#### **VII. ANNUAL PERFORMANCE AND GRANTEE REPORTS**

The City prepares and publishes annual final statement reports on the progress of CDBG assisted activities in accordance with federal regulations. The Grantee report shall be done by the end of November each year, and is made available to all interested persons prior to submission to HUD. The Action Plan will be made available for public review in the Community Services Department and City Clerk's Office from 8:00-5:00 Monday through Friday. The Action Plan is due to HUD by August 15. This plan is reviewed during its inception by two separate public hearings to formulate the actions that will be included in the plan. Citizens will be notified that these reports are available for review by means of advertisements in the nonlegal section of a local newspaper, and Public comment will be received by the Community Services Department.

These performance reports provide information on the program's progress for all funded activities, status of fund expenditures, number of persons benefiting, the housing assistance provided, and relationship to the City objectives. Citizen comments are solicited by the City and HUD on this report for a period of at least 15 days.

#### **VIII. GRANT AMENDMENTS**

The level of citizens' participation activities will vary with the scope of the grant amendment. If the amendment involves a budget change exceeding thirty (30) percent of the annual program budget, and changes funding from one eligible activity to another that has not been previously selected by the City Council, the City shall conduct a public hearing on the amendment and publish the proposed amendment in a local newspaper. The City will allow thirty (30) days for comment before the amendment is implemented.

For any other amendments not mentioned in the above guidelines, the City Council may take final action upon request or delegate authorization to the City Manager to amend the CDBG grant budget.

#### **IX. TECHNICAL ASSISTANCE**

The City's Community Services Department staff provides support for all activities. Technical assistance related to participation in the CDBG program is available to any interested party during every step of the process. Staff is ready to explain the block grant program in more detail, review project eligibility, and provide information on activities funded in the present or past years. This assistance is available during normal working hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, at the Community Services Department, second floor, City Hall. Staff can be reached by phone at 407-871-5264 during these hours.

#### **X. CITIZEN'S COMPLAINTS**

Citizens who wish to register a complaint about any CDBG program activities may do so by writing the Community Services Department at the following address:

Community Services Department  
Second Floor, City Hall  
121 SW Port St. Lucie Blvd.

Port St. Lucie, FL 34984  
772-871-5264

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Every effort will be made to provide written responses to complaints within (15) days. If the information requested cannot be provided by this office, or if the City's response is not adequate, citizens may contact the HUD area office at the address below:

Department of Housing and Urban Development  
301 W. Bay Street  
Jacksonville, FL 33202  
904-232-1202

PLAN TO MINIMIZE DISPLACEMENT OF PERSONS AS A RESULT OF  
CDBG ACTIVITIES

The City of Port St. Lucie Grant Management Office, has developed policies and programs to minimize the displacement of families and individuals as a result of Community Development activities.

The Grant Management Office will make every effort to minimize the displacement of families, individuals and businesses where Community Development activities occur. Before anyone is displaced, appropriate inspections of the property must be made by the Port St. Lucie Building Department. Displacement will occur only if the severity of housing conditions warrant such action or when the property in question is part of a planned sequence of general redevelopment activities.

Also, prior to any displacement, clean, safe and affordable housing must be made available to the potential displacees. Such housing may be either in the public or private sectors.

Families and individuals who are displaced due to Community Development activities may be eligible for relocation assistance. A homeowner who is displaced due to demolition of his/her substandard home may be eligible to receive assistance to rebuild or relocate to other clean, safe and affordable housing.

The Grant Management Office will provide relocation assistance to qualified displaced tenants.

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Pursuant to Section 104(d) of the Housing and Community Development Act of 1974, as Amended, The City of Port St. Lucie will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate income-housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(b)(1).

All replacement housing will be provided within three years of the

commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, The City of Port St. Lucie will make public and submit to the HUD Field Office the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy.

Port St. Lucie will provide relocation assistance, as described in Section 570.606(b)(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, Port St. Lucie will take the following steps to minimize the displacement of persons from their homes;

1. Proposed projects will be carefully reviewed and analyzed to explore other alternatives which may prevent the displacement of households.
2. If displacement is unavoidable, a personal interview will be conducted with each potential displacee prior to the assisted activity taking place, to determine relocation needs and explain the relocation payments and other assistance for

which they may be eligible, related eligibility requirements of the program and the procedure for obtaining such payment and assistance.

3. Each person to be displaced from the project will be provided current information on the availability of purchase prices and rental costs of comparable replacement dwellings and locations as the case may be. Every effort will be made to locate alternative safe, decent, and sanitary housing within the same neighborhood which they reside, if the household desires. If not, in a neighborhood of their selection. All potential alternative housing will be inspected to assure that it meets applicable standards.
4. Staff will assure that at least one comparable replacement dwelling is available to all persons to be displaced prior to requiring persons to move.
5. All persons to be displaced will be advised of state and federal housing programs and their rights under the Federal Fair Housing Law.

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	<b>2. DATE SUBMITTED</b> 08.12.11	Applicant Identifier	
			<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier	
			<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier	
<b>5. APPLICANT INFORMATION</b>					
Legal Name: City of Port St, Lucie			Organizational Unit: Department: Community Services		
Organizational DUNS: 349845042			Division: NA		
Address: Street: 121 SW Port St Lucie Boulevard Suite 221			Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Port St Lucie			Prefix: Mrs.	First Name: Tricia	
County: St Lucie			Middle Name		
State: Florida			Last Name Swift Pollard		
Zip Code 34984	Suffix:				
Country: USA			Email: triciap@cityofpsl.com		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 59-6141662			Phone Number (give area code) 772.871.5284	Fax Number (give area code) 772.344.4340	
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) Municipal Other (specify)		
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 14-218			<b>9. NAME OF FEDERAL AGENCY:</b> Housing & Urban Development		
TITLE (Name of Program): Community Development Block Grant			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Consolidated Plan for 2011-2016		
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of Port St Lucie					
<b>13. PROPOSED PROJECT</b> Start Date: 10/11 Ending Date: 09/16			<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant Thomas J. Rooney b. Project Thomas J. Rooney		
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal	\$	9,645,253 <sup>00</sup>	a. Yes. <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$	<sup>00</sup>	DATE:		
c. State	\$	<sup>00</sup>	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$	<sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$	<sup>00</sup>			
f. Program Income	\$	<sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
g. TOTAL	\$	<sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>					
a. Authorized Representative					
Prefix Mr.	First Name Jerry		Middle Name A.		
Last Name Bentrott			Suffix		
b. Title City Manager			c. Telephone Number (give area code) 772.871.5163		
d. Signature of Authorized Representative 			e. Date Signed 8/5/11		

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Standard Form 424 (Rev.9-2003)  
Prescribed by OMB Circular A-102



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT 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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

8. 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;
9. 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
10. 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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature/Authorized Official

08.05.11

Date

Jerry A. Bentrott

Name

City Manager

Title

121 SW Port St. Lucie Blvd.

Address

Port St. Lucie, FL 34984

City/State/Zip

772-871-5163

Telephone Number

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

### Specific CDBG 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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2011, 2012, 2013, (a period specified by the grantee consisting 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;
13. 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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:

14. 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
15. 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 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

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

  
\_\_\_\_\_  
Signature/Authorized Official

08.05.11
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Date

Jerry A. Bentrutt
-------------------

Name

City Manager
--------------

Title

121 SW Port St. Lucie Blvd.
-----------------------------

Address

Port St. Lucie, FL 34984
--------------------------

City/State/Zip

772-871-5163
--------------

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**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.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

City of Port St. Lucie

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controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

08.05.11

Date

Jerry A. Bentrott

Name

City Manager

Title

121 SW Port St. Lucie Blvd.

Address

Port St. Lucie, FL 34984

City/State/Zip

772-871-5163

Telephone Number

**Agency**

**Needs**

Fort Pierce Housing Authority	transportation, law enforcement and child care subsidies
Alzheimer's Community Care, Inc.	transportation
Mulberry Tree Soundation, Inc.	home repairs
Epilepsy Foundation of Florida	dental, medications and homeless shelter
Alzheimer's Association	medic alert & safe return identification bracelets
PAC of St. Lucie Count Health Dept. (HIV/AIDS)	adequate housing, transportation, utility bill assistance, food
Volunteer St. Lucie	None specified

# CONSOLIDATED PLAN NEEDS SURVEY

Please return by fax to 772.344.4340 or email to  
ptobin@cityofpsl.com not later than April 28, 2011

Name: David NisiVoccia

Organization: Housing Authority of the City of Fort Pierce (FPHA)

Phone Number: 772-~~3~~29-6427 Email Address: fpha@aol.com

Type of services your agency provides:

Federally subsidized housing programs; affordable housing

Your client base:

Income eligible applicants selected from awaiting list.

Number of people you serve 4000+ per year or \_\_\_\_\_ per month

The City administers the Community Development Block Grant (CDBG) a federal program designed to help improve the physical, economic and social conditions of the community. In general, eligible projects should benefit low and moderate-income persons, address an urgent need or address slum and blight. Projects can be undertaken where more than 51% of the people in a neighborhood have incomes at or below 80% of the area's median family income (low/mod) or a specific project may qualify if the people benefited are primarily low income. Our program has provided community improvements such as road and drainage improvements, water/sewer assessment payments, neighborhood recreational centers and most recently, repairs and rehab for low income homeowners.

Are you aware of any unmet needs that might benefit from CDBG funding in the near future?

transportation needs for low income families, police patrol in blighted neighborhoods, child care subsidies

(Please attach any studies or information you feel is relevant)

Comments/Other Community Needs:

Thank you for your participation and assistance.

Please return by fax to 772.344.4340 or email to  
ptobin@cityofpsl.com no later than April 28, 2011

## CONSOLIDATED PLAN NEEDS SURVEY

**Name:** Mary M. Barnes, President/CEO

**Organization:** Alzheimer's Community Care, Inc.

**Phone Number:** 561-683-2700 **Email Address:** [mbarnes@alzcare.org](mailto:mbarnes@alzcare.org)

**Type of services your agency provides:** Our target population is persons over the age of 18 who have been diagnosed with Alzheimer's disease or a related disorder and their families. Services and resources are available through Specialized Adult Day Service Centers, care management provided by registered nurses titled Alzheimer's Family Nurse Consultants, a 24/7 Alzheimer's Crisis Line, education and training, support groups, information and referrals, and a volunteer program.

**Your client base:** Our target population is persons over the age of 18 who have been diagnosed with Alzheimer's disease or a related disorder and their families, inclusive of all cultures, religions, gender, and socio-economic status.

**Number of people you serve per year:** 202, however that does not state the numerous daily phone calls received requesting general information, contacts of local resources, etc.

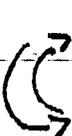
**Are you aware of any unmet needs that might benefit from CDBG funding in the near future?:** Yes. We would like to establish a program such as we have in the City of Ft. Pierce. A local church, St. Peter's Ministry, has donated space for our specialized Alzheimer's day service center and our Family Nurse Consultant office. It is in all reality a one stop place for Alzheimer's families. The City of Port St. Lucie has a great need for a program that will care for patients and help families through all stages of Alzheimer's disease. It would be a great asset to our local community. A congregation in the City of Port St. Lucie is interested in Alzheimer's Community Care opening a day service site at their facility. Funding is needed to retrofit the space to meet health codes, fire codes and disaster preparedness codes. We provide specialized services to ensure patients' and caregivers' well-being while preserving their dignity within a community-based environment.

**Comments/Other Community Needs:** The public transportation currently available is very expensive. Patients and their families within St. Lucie County need an affordable means of public transportation in order to attend day service centers.

**RETURN TO:** [ptobin@citvofnsl.com](mailto:ptobin@citvofnsl.com) or 772-344-4340 FAX

### CONSOLIDATED PLAN NEEDS SURVEY

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com not later than April 28, 2011



Name: Mulberry Tree Foundation, Inc.

Organization: Kaitlyn Mulberry

Phone Number: 866-881-8733

Email Address: Kaitlyn@themulberrytreefoundation.org

Type of services your agency provides:

Medical supplies, Case Mngt., Home restoration  
FREE

Your client base:

65+ & physically disabled low income in Martin County

Number of people you serve n/a per year or \_\_\_\_\_ per month

The City administers the Community Development Block Grant (CDBG) a federal program designed to help improve the physical, economic and social conditions of the community. In general, eligible projects should benefit low and moderate-income persons, address an urgent need or address slum and blight. Projects can be undertaken where more than 51% of the people in a neighborhood have incomes at or below 80% of the area's median family income (low/mod) or a specific project may qualify if the people benefited are primarily low income. Our program has provided community improvements such as road and drainage improvements, water/sewer assessment payments, neighborhood recreational centers and most recently, repairs and rehab for low income homeowners.

Are you aware of any unmet needs that might benefit from CDBG funding in the near future?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Please attach any studies or information you feel is relevant)

Comments/Other Community Needs:

Most of the need we see is in ~~elderly~~ elderly/disabled individuals homes. We get flooded ~~by~~ applications for individuals who need home repairs with <sup>with</sup> and don't have the financial/physical ability to keep their homes. Many of the conditions are dangerous/unhealthy and are too costly for us to undertake.  
Thank you for your participation and assistance.

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com no later than April 28, 2011

### CONSOLIDATED PLAN NEEDS SURVEY

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com not later than April 28, 2011

Name: Marquette Brown

Organization: Epilepsy Foundation of Florida

Phone Number: 772-223-4962 Email Address: gbrown@efof.org

Type of services your agency provides:

Case management, neurological funding, lab funding, emergency medication funding, prevention/education, support group, resource material, camp.

Your client base:

Those with dx of epilepsy

Number of people you serve 200 per year or \_\_\_\_\_ per month

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Are you aware of any unmet needs that might benefit from CDBG funding in the near future?

Dental, medication, homeless shelter

(Please attach any studies or information you feel is relevant)

Comments/Other Community Needs:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your participation and assistance.

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com no later than April 28, 2011

# CONSOLIDATED PLAN NEEDS SURVEY

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com not later than April 28, 2011

Name: DONNA TRUE LCSW

Organization: Alzheimer's Association

Phone Number: 1-800-861-7826 x 501 Email Address: donna.true@alz.org

Type of services your agency provides: 24/7 helpline  
Information - referrals - support groups -  
professional education for Alzheimer's  
and related disorders - any age -

Your client base: MedicAlert/Safe Return id bracelet program.  
Anyone dealing with a memory loss issue; anyone  
who wants education about "maintain your  
brain" or memory loss issues.

Number of people you serve \_\_\_\_\_ per year or \_\_\_\_\_ per month  
? per chapter area ? per city ? per county

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Are you aware of any unmet needs that might benefit from CDBG funding in the near future?  
Scholarships for residents who need "MedicAlert + Safe  
Return" identification bracelets

(Please attach any studies or information you feel is relevant)

Comments/Other Community Needs:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your participation and assistance.

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com no later than April 28, 2011

# CONSOLIDATED PLAN NEEDS SURVEY

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com not later than April 28, 2011

Name: Christy Kee

Organization: PAC at SLCHD

Phone Number: 772-462-3847 Email Address: \_\_\_\_\_

Type of services your agency provides:  
Case management for HIV/AIDS medicaid eligible people

Your client base:  
St. Lucie, Indian River, Martin and Okeechobee Counties

Number of people you serve 2,400 per year or 200 per month

The City administers the Community Development Block Grant (CDBG) a federal program designed to help improve the physical, economic and social conditions of the community. In general, eligible projects should benefit low and moderate-income persons, address an urgent need or address slum and blight. Projects can be undertaken where more than 51% of the people in a neighborhood have incomes at or below 80% of the area's median family income (low/mod) or a specific project may qualify if the people benefited are primarily low income. Our program has provided community improvements such as road and drainage improvements, water/sewer assessment payments, neighborhood recreational centers and most recently, repairs and rehab for low income homeowners.

Are you aware of any unmet needs that might benefit from CDBG funding in the near future?

Adequate housing (affordable)  
Transportation - not enough stops - need more routes into neighborhoods  
Help paying utilities  
More programs for people to access food

(Please attach any studies or information you feel is relevant)

Comments/Other Community Needs:

More dental care offices for adults  
Counseling  
Jobs

Thank you for your participation and assistance.

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com no later than April 28, 2011

# CONSOLIDATED PLAN NEEDS SURVEY

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com not later than April 28, 2011

Name: LANA McCLAIN Lana

Organization: VOLUNTEER SOLUTIONS

Phone Number: 772-464-5300 x103 Email Address: Volunteer@unitedwayslc.org

Type of services your agency provides:

Volunteer matching services to assist non-profit volunteer efforts, educational & networking opportunities for volunteer coordinators promote volunteerism.

Your client base:

citizens - individual org groups - who wish to volunteer

Number of people you serve N/A per year or \_\_\_\_\_ per month

The City administers the Community Development Block Grant (CDBG) a federal program designed to help improve the physical, economic and social conditions of the community. In general, eligible projects should benefit low and moderate-income persons, address an urgent need or address sium and blight. Projects can be undertaken where more than 51% of the people in a neighborhood have incomes at or below 80% of the area's median family income (low/mod) or a specific project may qualify if the people benefited are primarily low income. Our program has provided community improvements such as road and drainage improvements, water/sewer assessment payments, neighborhood recreational centers and most recently, repairs and rehab for low income homeowners.

Are you aware of any unmet needs that might benefit from CDBG funding in the near future?

(Please attach any studies or information you feel is relevant)

Comments/Other Community Needs:

coordinated efforts among non-profits, faith-based & govt. to utilize volunteers & funding optimally.

Thank you for your participation and assistance.

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com no later than April 28, 2011

# CONSOLIDATED PLAN NEEDS SURVEY

RECEIVED

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com not later than April 28, 2011

APR 06 2011

COMMUNITY SERVICES

Name: Teresa R. Farnell

Organization: Zion's Daughters of Distinction Ministries, Inc.

Phone Number: 772-882-9194

Email Address: daughtersfaith@bellsouth.net

Type of services your agency provides:

Counseling, utility assistance, computer training, resumes, referrals, Health-concept classes, and Food Vouchers thru Harvest Food + Outreach center.

Your client base:

Low to Moderate income family

Number of people you serve 2,000 per year or 200 per month

The City administers the Community Development Block Grant (CDBG) a federal program designed to help improve the physical, economic and social conditions of the community. In general, eligible projects should benefit low and moderate-income persons, address an urgent need or address slum and blight. Projects can be undertaken where more than 51% of the people in a neighborhood have incomes at or below 80% of the area's median family income (low/mod) or a specific project may qualify if the people benefited are primarily low income. Our program has provided community improvements such as road and drainage improvements, water/sewer assessment payments, neighborhood recreational centers and most recently, repairs and rehab for low income homeowners.

Are you aware of any unmet needs that might benefit from CDBG funding in the near future?

50% of the clients we serve in Port St. Lucie area complain about assistance with the water bills.

(Please attach any studies or information you feel is relevant)

Comments/Other Community Needs:

Provide a grant that will help with the community water and gas bills due to the economy at hand.

Thank you for your participation and assistance.

Please return by fax to 772.344.4340 or email to ptobin@cityofpsl.com no later than April 28, 2011

## COSA ORGANIZATIONAL MEMBERS

Company	Address	Phone
<b>Housing Services</b>		
SLC Habitat for Humanity	4150 - G Okeechobee Road, FP	772-464-1117
<b>Social Services</b>		
Big Brothers Big Sisters	125 North St, FP	772-466-8535
Community Services	437 North 7 <sup>th</sup> Street, FP	772-462-1777
Drug Abuse Treatment Assoc, Inc.	1016 N. Clemons St. #200, WPB	561-743-1034
Family Life Community Development Corp. Inc.,	P.,O. Box 880093	772-985-4784
Harvest Food & Outreach Center	2520 Orange Ave, FP	772-468-8543
Helping People Succeed	P.O. Box 597, PSL	772-320-0770
Gulfstream Goodwill	1472 Huffman Drive, PSL	772-337-0077
In the Image of Christ	7 <sup>th</sup> Street, Fort Pierce	772-461-7788
Life Care Ministries, Inc	715 N. Us Hwy #1, FP	772-408-0673
Mustard Seed Ministries	P.O. Box 3612, FP	772-465-6021
Salvation Army	3855 S US Highway, FP	772-461-2899
United Way	4800 South US#1, FP	772-464-5300
Zion Daughters	Virginia Ave, FP	772-882-9194
<b>Health Services</b>		
AARP Foundation	2401 S. 29 <sup>th</sup> Street, FP	772-462-6149
Alzheimer's Association	11711 Se US Hwy 1, Hobe Sound	800-861-7826
American Elder Care	5861 Heritage Parkway	561-860-8660
Care Net	8432 S. Highway, PSL	772-871-2211
Champion Home Health Care	333 17 <sup>th</sup> St., Stuart	772-257-0442
Council on Aging	1127 - B Hernando Street, PSL	772-336-8608
Epilepsy Foundation Florida	3222 Commerce Place, Suite B, WPB	561-478-6515
Harbor Place	3700 Se Jennings Road. PSL	772-334-4300
SLC Health Department	5150 NW Milner Dr, PSL	772-873-4924
Heart to Heart Services, Inc	1614 SE North Blackwell Drive, PSL	772-398-8233
Indian River Medical Center	1000 36st Street, VB	772-563-4625
Levin Home Care Nurse Registry	710 SE Port St. Lucie, PSL	772-621-8348
Lynmoor @ St. Lucie	1550 N. Lawnwood FP	772-489-6800
Medvance	1255 SW Thomas Street, Stuart	772-221-9799
New Horizons	4500 Midway Road, FP	772-468-5801
Planned Parenthood	1322 NW Federal Hwy, PSL	772-924-9005
Port St. Lucie Hospital	2550 SW Walton Road, PSL	772-335-0400
The Broadmoor	200 Dixieland Drive, PSL	772-468-7235
Treasure Coast Hospice	2500 Virginia Ave, Suite 200, FP	772-465-0660
Senior Network	802 SE Camelot, PSL	772-335-1910
VIP America Home Health Care	3552 SW Corporate Way, PSL	772-762-5324
<b>Government</b>		
City of Fort Pierce	100 N. US #1, P.O. Box 1480 FP	772-460-2200
City of Port. St. Lucie	121 SW Port St. Lucie, PSL	772-344-4302
St. Lucie County	2300 Virginia Ave, FP	772-462-1100

# CIUDAD DE PORT ST. LUCIE



## AVISO DE AUDIENCIA PUBLICA PARA COMENTARIOS SOBRE EL PLAN CONSOLIDADO DE CINCO ANOS "2011 AL 2016" BECAS DE DESARROLLO COMUNITARIO (CDBG)

Una audiencia pública ha sido programada para las 5:30 p.m. el día 26 de Abril del 2011 en la oficina 188 de la Alcaldía de la ciudad, en el edificio A, localizado en el 121 SW Port St. Lucie Boulevard. El propósito de esta audiencia es aceptar comentarios del público en cuanto al Plan Consolidado de cinco años de vivienda y Desarrollo Urbano de la ciudad, y el Plan de Acción de un año. Cada cinco años la ciudad está requerida a renovar el plan consolidado que describe las necesidades de vivienda y de no-vivienda en la ciudad y listar los recursos y estrategias que están siendo empleadas para cubrir estas necesidades. El plan debe detallar como la comunidad asignara su presupuesto CDBG para el próximo año y discutira las prioridades de la comunidad para el presupuesto CDBG que sera empleado en los próximos cinco años. La ciudad de Port St. Lucie recibira \$700,000 en becas de desarrollo comunitario o CDBG por sus siglas en inglés para el programa anual 2011-2012, que corre desde el 1 de Octubre del 2011 hasta el 30 de Septiembre del 2012.

El programa CDBG provee fondos federales para proyectos y programas que mejoran las condiciones físicas, económicas y sociales de la comunidad. En general los proyectos elegibles deben beneficiar a personas con ingresos bajos a moderados enfocándose especialmente en barrios caídos. Las actividades elegibles incluyen edificios públicos, servicios públicos, vivienda desarrollo comunitario y económico. Los proyectos que típicamente son patrocinados incluyen programas para dueños de casa de bajos recursos, instalación de servicios de agua y desagües, mejoría de infraestructura en zonas de bajos recursos, servicios públicos y renovación o construcción de edificios públicos. Copias del plan corriente de cinco años y el plan de acción de un año están disponibles para revisión en la oficina de Servicios Comunitario, localizado en la oficina 221 en el 2do. piso de la Alcaldía, Edificio A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

Al proveer información al público, la ciudad sigue el Plan de Participación Ciudadana, y un plan para minimizar el desplazamiento de personas resultando de actividades patrocinadas por el programa CDBG y lista los procedimientos para ayudar a cualquier persona que se encuentre desplazado actualmente.

El programa CDBG de la ciudad de Port St. Lucie no discrimina contra ninguna persona por su raza, color, religión, sexo, discapacidad, status familiar, o nacionalidad.

De acuerdo con los estatutos de la Florida, Secciones 166.041(3) (a) y 286.0105, "Cualquier grupo interesado puede asistir a la reunión y sera escuchado con respecto a la propuesta, y "No se hara consigno stenografico por reporteros certificados de la corte asistiendo a la reunion". En consecuencia persona que deseé apelar cualquier decisión con respecto a asuntos aqui mencionado será responsable por anotar el testimonio y la evidencia presentada en la reunión en que cuyo apelacion sera basado.

Peticiones para acomodar cualquier necesidad especial, como un interprete, o un asiento especial que puedan ser requeridos por el público deben ser entregados en la oficina del escribano de la ciudad de Port St. Lucie antes de la reunión.



**NOTICE OF PUBLIC HEARING FOR  
COMMENTS ON 2011-2016 COMMUNITY  
DEVELOPMENT BLOCK GRANT  
FIVE-YEAR CONSOLIDATED PLAN**

A public hearing has been scheduled for **5:30pm on April 26, 2011 in Room 188 of City Hall, Building A, located at 121 SW Port St. Lucie Boulevard**. The purpose of the meeting is to take comments from the public regarding the City's five-year Housing and Urban Development Consolidated Plan and one-year Action Plan. Every five years the City is required to update the Consolidated Plan that describes the housing and non-housing needs of the city and lists the resources and strategies that are being employed to meet those needs. The Plan must detail how the community will allocate its CDBG entitlement funding for the coming year, and discuss the community priorities for CDBG funding over the next five years. The City of Port St. Lucie will receive **\$700,000** in Community Development Block Grant (CDBG) funds for the **2011/2012** program year which runs from October 1, 2011 through September 30, 2012.

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 benefit low and moderate-income persons address an urgent need or address slum and blight. Eligible activity categories include public facilities, public services, housing, community and economic development. Typical projects funded include: low-income homeowner repair/rehab, infrastructure improvements in low-income areas, and improvements or construction of public facilities. Copies of the current five-year Consolidated Plan and one-year Action Plan are available for review in the Community Services office located in Room 221 on the second floor of City Hall, Building A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

In providing notices to the public, the City follows a Citizen Participation Plan and a plan for minimizing displacement of persons resulting from activities funded under the CDBG program and lists the procedures to assist any persons actually displaced.

The City of Port St. Lucie CDBG program does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin, in accordance with Florida Statutes, Sections 166.041(3) (a) and 286.0105. Interested parties may appear at the meeting and be heard with respect to the proposed, and "No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based."

Any special accommodation requests, such as an interpreter, or special seating that may be required by the public should be made of the Port St. Lucie City Clerk's office before the meeting.

SCRIPPS TREASURE COAST NEWSPAPERS

1939 SE Federal Highway, Stuart, Florida 34994  
Affidavit of Publication  
Scripps Treasure Coast Newspaper

ATTN: FINANCE DEPT  
CITY OF PORT ST LUCIE  
121 SW PORT ST LUCIE BLVD  
PORT ST LUCIE FL 34984

REFERENCE: 10000793  
2553920 112/MEETING

STATE OF FLORIDA  
COUNTY OF MARTIN, ST. LUCIE and INDIAN RIVER  
Before the undersigned authority personally  
appeared and who on oath says that he/she is the  
Acct Adv Clerk of Scripps Treasure Coast Newspaper  
which publishes 3 daily newspapers in Martin Cnty:  
The Stuart News; St Lucie Cnty: St Lucie News  
Tribune; and Indian River Cnty: The Indian  
River Press Journal; Affiant further states  
that these newspapers are published daily, with  
offices and paid circulation in said counties, and  
distributed in said counties for one year  
preceding the first publication of the attached  
copy of advertisement; and affiant further states  
that he/she has neither paid nor promised any  
person, firm or corporation any discount, rebate,  
commission or refund for the purpose of securing  
this advertisement for publication in the said  
newspaper(s). These newspapers have been entered  
as second class matter at the post office of  
Martin, St. Lucie and Indian River counties and  
have been for a period of one year preceding the  
first publication of the attached copy of  
advertisement.

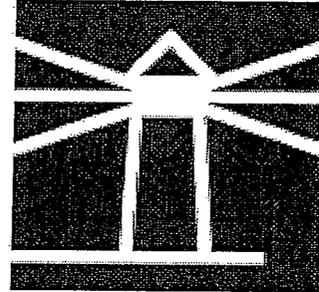
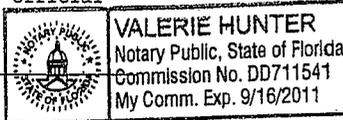
PUBLISHED ON: 04/23

AD SPACE: 30.000 INCH  
FILED ON: 05/03/11

Affiant: *Theresa [Signature]*

In Testimony whereof, I have hereunto set my hand and affixed my official  
stamp, the day and year aforesaid:

Notary: *Valerie Hunter* My Commission Expires:



REC'd 5/5/11

- The Stuart News
- The St Lucie News Tribune
- The Indian River Press Journal
- The Jupiter Courier



**NOTICE OF PUBLIC HEARING FOR  
2011-2016 COMMUNITY DEVELOPMENT BLOCK GRANT  
FIVE-YEAR CONSOLIDATED PLAN  
APPROVAL TO SUBMIT TO  
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

A public hearing has been scheduled for **7:00PM June 13, 2011** during a regularly scheduled **City Council Meeting in the Council Chambers at City Hall, Building A, located at 121 SW Port St. Lucie Boulevard.** The purpose of the meeting is to hear comments from the public regarding the City's five-year Housing and Urban Development Consolidated Plan and one-year Action Plan and approve the plan for submittal to the Department of Housing and Urban Development.

Draft copies of the proposed five-year Consolidated plan and one-year Action Plan are available for review and comment from July 1, 2011 through August 1, 2011 on the city's web site at <http://www.cityofpsl.com> (under City News stories) and in the following locations at City Hall: Community Services office located in Room 221 on the second floor and in the City Clerk's office located on in Room 187 on the first floor, both in Building A, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL. The draft plan will also be available in the Morningside, Port St. Lucie and St. Lucie West libraries. Comments may be sent to: Tricia Swift-Pollard, Director, Community Services – 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984. All Comments will be answered, summarized and forwarded to the Department of Housing and Urban Development with the Consolidated Plan.

The following projects are recommended for approval in the draft annual CDBG Action Plan and 5-year Consolidated Plan:

The City will receive \$629,744 in CDBG funding for 2011/2012, **\$125,949 is set aside for the administrative allowance** and staff proposes to expend the funding for low/moderate income projects as follows:

ADA repairs for Lennard Road (CT 18.02, BLK 2 & 3)	\$110,000
Replace lift station #SP-24 (CT 18.02, BLK 3)	\$150,000
Sidewalk & ADA improvements from Prima Vista to North side of library's driveway (CT 20.05, BLK 1)	\$ 12,000
Upgrade drainage system (CT 20.05, BLK 3)	\$150,000
Upgrade electrical service at Civic Center (CT 18.02, BLK 1)	\$ 21,000
Repair/rehab two low/mod income houses (citywide)	\$ 60,795
<b>TOTAL</b>	<b>\$503,795</b>

The proposed infrastructure projects are located in low/moderate income neighborhoods.

The repair/rehab is for homes owned by low/moderate income households.

The proposals for use of the funding for the next year are part of the five-year Consolidated Plan detailing the projected needs and proposed resources to meet those needs over the next five years. The Consolidated Plan is available for review as outlined above.

The City of Port St. Lucie CDBG program does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

In accordance with Florida Statutes, Sections 166.041(3)(a) and 286.0105, "Interested parties may appear at the meeting and be heard with respect to the proposed", and "No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based."

Any special accommodation requests, such as an interpreter, or special seating that may be required by the public should be made of the Port St. Lucie City Clerk's office before the meeting.



**AVISO DE AUDIENCIA PUBLICA  
BECAS DE  
DESARROLLO COMUNITARIO  
2011-2016  
APROBACION DEL PLAN  
CONSOLIDADO DE CINCO AÑOS  
PARA SER ENVIADO AL DEPARTAMENTO  
DE VIVIENDA Y DESARROLLO URBANO**

Una audiencia pública ha sido programada para las 7:00 PM del día 13 de junio, 2011 durante la Reunión Regular del Consejo de la Ciudad en la Cámara del Consejo en el City Hall, Building A, localizado en el 121 SW Port St. Lucie Boulevard. El propósito de esta reunión es escuchar los comentarios del público sobre el Plan Consolidado de Vivienda y Desarrollo Urbano y el Plan de Acción de un año y aprobar el plan para enviarlo al Departamento de Vivienda y Desarrollo Urbano.

Copias del borrador del plan Consolidado de cinco años y el Plan de Acción de un año están disponibles para revisión y comentarios desde Julio 1, 2011 hasta Agosto 1, 2011 en la página web de la ciudad <http://www.cityofpsl.com> bajo City News stories y en los siguientes lugares en el City Hall: oficina de Servicios Comunitarios (Community Services) localizada en Room 221 en el segundo piso y en la oficina del Secretario de la Ciudad (City Clerk's office) localizada en Room 187 en el primer piso, las dos en el Building A, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL.

Los siguientes proyectos son recomendados para aprobación en el borrador del Plan de Acción CDBG anual y el Plan Consolidado de 5 años:

La Ciudad recibirá \$629,744 en fondos CDBG para 2011/2012, \$125,949 está reservado para gastos administrativos y el personal propone usar los fondos para proyectos de ingreso bajo/moderado como sigue:

Reparaciones ADA para Lennard Road (CT 18.02, BLK 2 & 3)	\$110,000
Reparación de la Estación de Elevación #SP-24 (CT 18.02, BLK 3)	\$150,000
Mejoramientos de aceras y ADA desde Prima Vista hacia el lado Norte de la entrada (driveway) de la Biblioteca (CT 20.05, BLK 1)	\$12,000
Mejoramiento del sistema de drenaje (CT 20.05, BLK 3)	\$150,000
Mejoramiento del servicio eléctrico en el Centro Cívico (CT 18.02, BLK 1)	\$21,000
Reparación/rehabilitación de dos casas de ingreso bajo/moderado (en la ciudad)	\$60,795
<b>TOTAL</b>	<b>\$503,795</b>

Los proyectos de infraestructura propuestos están localizados en vecindarios de ingreso bajo/moderado. Las reparaciones/rehabilitaciones son para dueños de casa con ingresos bajo/moderado.

Las propuestas para el uso de los fondos para el siguiente año son parte del Plan Consolidado de cinco años que detalla las necesidades proyectadas y recursos propuestos para cubrir esas necesidades en los siguientes cinco años. El Plan Consolidado está disponible para revisión de la forma que se explica arriba.

El programa CDBG de la Ciudad de Port St. Lucie no discrimina a ninguna persona por su raza, color, religión, sexo, condición física, estatus familiar o nacionalidad de origen.

De acuerdo con los estatutos de la Florida, Secciones 166.041(3)(a) y 286.0105, "Las personas interesadas pueden aparecer a la reunión y ser escuchados en relación a la propuesta", y "No se hará grabación estenográfica de la reunión por un reportero certificado de la corte. En consecuencia cualquier persona que desee apelar cualquier decisión envolviendo los asuntos notificados será responsable por hacer una grabación verbal del testimonio y evidencia de dicha reunión de la cual cualquier apelación estará basada".