



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a recipient of federal grant funds, the City of Port St. Lucie is required by the US Department of Housing and Urban Development (HUD) to produce a Five Year Consolidated Plan and an Annual Action Plan. These documents, prepared by the City's Department of Community Services, serve as the application for funding for the Community Development Block Grant, a federal entitlement program that serves low to moderate income individuals and/or families. The City of Port St. Lucie's 2016 - 2020 Consolidated Plan identifies the community's affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Objectives and Outcomes identified in the Plan are as follows:

Improve Public Facilities and Infrastructure

- Fund nonhousing community development proposals that eliminate a threat to public health and safety to include pedestrian safety (i.e. sidewalks).

Increase Access to Affordable Housing

- Fund activities that expand the supply and improve the condition of housing affordable to lower income households.
- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.
- Fund activities that leverage other public and private resources such as Low Income Tax Credit Projects.

Increase Economic Opportunity

- Provide funding to support expanded economic opportunity to low income residents within the City of Port St. Lucie.

3. Evaluation of past performance

Each year, the City reports its progress in meeting the five year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The City has consistently satisfied program mandates and expended funds in a timely manner. Further, Port St. Lucie has successfully targeted funds to benefit low and moderate income persons and communities. Copies of the CAPER and HUD's Annual Assessment (the response to the City's CAPER) are available through the City of Port St. Lucie's Community Services Department.

4. Summary of citizen participation process and consultation process

Citizen participation was achieved through several methods during the consolidated planning process.

The methods included an online survey for citizen input on needs assessment and a public agency survey that was sent out to over 170 social agencies. A Council workshop was held and the Consolidated Planning information was available on the City's web site for public comment. There were also email and telephone conversations held with many of the stakeholders. The following specific events/methods were used to garner public and private input:

1. Agency Survey emailed March 6, 2016 to 170 agencies; 10 were completed and returned;
2. Needs Assessment Survey sent 4/27/16 to PSL residents (14,772 email addresses); received 690 responses;
3. Newspaper Ad - advertised workshop and opportunity for review of plans;
4. Web Site - advertised workshop and public hearing
5. Telephone Interviews and email correspondence - consultations with stakeholders

5. Summary of public comments

A copy of the needs assessment survey is attached under Citizen Participation and additional comments are available in the Community Services Department. Comments regarding the draft Consolidated Plan and Annual Action Plan will be received throughout the Public Comment Period, which runs from July 8, 2016 through July 29, 2016. No comments were received.

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

If public comments are received during the Public Comment Period and are not accepted by the City, the comments will be summarized here along with the City's reasons for not accepting them. There were no comments received.

7. Summary

This five year plan identifies the community's affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. The City plans to leverage CDBG funds with other public and private investments to:

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

The City can identify strategic priorities only as a result of extensive consultation with community stakeholder input, combined with data from the U.S. Census and other sources.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PORT ST. LUCIE	
CDBG Administrator	PORT ST. LUCIE	Community Services Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Port St. Lucie’s 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. The City developed the 2016-2020 Consolidated Plan and 2016-2017 Action Plan through collaborative efforts of City staff and local stakeholders.

Consolidated Plan Public Contact Information

Questions concerning the Consolidated Plan may be directed to:

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City developed the Consolidated Plan after consultation with its public and private partners, which include the Council of Social Agencies (COSA Connection) and the Martin/St. Lucie Lending Consortium. COSA Connection 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. Community Services staff attends meetings of both groups. Copies of the membership lists for both organizations are attached in the Appendices.

Agencies belonging to the COSA Connection 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 provided with an agency survey that allowed them to furnish comments about city services that might assist their clientele or others in similar situations. A summary of comments made is attached in the Citizen Participation Comments section.

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 proposed Consolidated Plan was sent to each member for their review.

A copy of the proposed 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). The agency was also contacted to update information in the Plan related to homeless services. The plan was also forwarded to the Florida State Clearinghouse.

A public survey was sent out in a weekly newsletter on 4/27/16 and again as a separate survey through 5/10/16 to 14,772 email addresses. There was a link and announcement on Facebook and Twitter. The survey was also available on the city's web site under City News Stories. There were 690 responses to the survey. A summary of those responses is included in Citizen Participation Comments section.

A Council Workshop was held on June 20, 2016 to discuss 2016-2017 CDBG funding and activities that were recommended for funding based on the new Consolidated Plan (2016-2020). The public was invited to attend. The Draft Plan was advertised and made available for public review during a three week comment period beginning on July 8, 2016 through July 29, 2016. There were no written comments submitted.

Responses to public comments, if applicable, are attached to the Consolidated Plan. If applicable, a summary of comments not accepted and the reasons they were not accepted is also included. There were no public comments received.

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

The City of Port St. Lucie’s Department of Community Services has developed strong partnerships and relationships to enhance coordination between service providers, lenders, builders, developers and housing providers as well as other local governmental agencies. Community Services staff are members of St. Lucie Council of Social Agencies (COSA Connection), which consists of public and private housing, health, and social service agencies, Treasure Coast Homeless Services Council, and Martin/St. Lucie Lending Consortium. Entities participating in the consolidated planning process include multiple providers of services from various disciplines, including housing, social, service and health services and local governments.

The jurisdiction’s consultation with these providers involved surveys, interviews, emails and meetings. (Over 170 public agency surveys were sent out to members of Cosa Connection and other interested stakeholders). These methods of coordination not only imparted information to the various groups but also presented opportunities for criticisms, questions, and feedback. Outside of the Consolidated Planning process, the City meets with these groups on a regular basis to discuss needs within the community. Often times these meetings lead to agencies collaborating on services, exchanging information, or providing referrals. The meetings also provide improved lines of communication, increased collaboration, and enriched citizen participation.

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

The City of Port St. Lucie does not receive direct funding to address homeless needs. HUD is providing program funding for homeless services in St. Lucie County through the Continuum of Care administered by the Treasure Coast Homeless Services Council. The City of Port St. Lucie maintains its membership on the Council, which is the lead agency for the Regional Continuum of Care (CoC). Through this collaboration, the City ensures that CoC goals and the City’s Consolidated Plan priorities are integrated into the plan.

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

While the City of Port St. Lucie does not receive ESG funds, the City's Housing Coordinator sits as a member of the Treasure Coast Homeless Services Council (CoC) Governing Board. City staff invited members of the Continuum of Care Governing Board to participate in the agency survey. Additionally, a copy of the proposed plan was made available to the CoC for comment.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of City of Ft. Pierce
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Phone calls and email to discuss needs assessment and provisions of housing authority.
2	Agency/Group/Organization	FORT PIERCE
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local governments provide joint efforts to meet housing needs and fair housing goals, where possible.
3	Agency/Group/Organization	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local governments provide joint efforts to meet housing needs and fair housing goals, where possible.

4	Agency/Group/Organization	ST. LUCIE HABITAT FOR HUMANITY CHDO, INC
	Agency/Group/Organization Type	Housing Services - Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Phone calls, emails, meetings, survey. Currently working with Habitat on NSP programs.
5	Agency/Group/Organization	Treasure Coast Homeless Services Council
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the staff from Community Services is on the Board of Directors for the Continuum of Care and meets regularly with the group. The CoC was consulted to update information in the Consolidated Plan and discuss needs for the homeless clients. TCHSC also worked directly on the homeless portion of the Consolidated Plan and provided information by email, phone and survey.

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

Efforts were made to consult with as broad a group of community stakeholders as possible. Invitations to participate in the planning process were extended to over 170 organizations who had the option of completing a survey or providing a one-on-one interview. No agency types were excluded from participation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council	We support the goals of the organization in our Strategic Plan and keep updated with our attendance at monthly meetings.
Port St. Lucie Analysis of Impediments	City of Port St. Lucie	Goals within the Strategic Plan coordinate with and enhance the goals and objectives outlined in the AI to affirmatively further fair housing choice.
Port St. Lucie Comprehensive Plan	City of Port St. Lucie	Goals within the Strategic Plan coordinate with and enhance the goals and objectives outlined in the Comprehensive Plan's Housing Element.
Port St. Lucie Neighborhood Planning Documents	City of Port St. Lucie	Goals developed in the neighborhoods provide specific activities that are important to the citizens in a particular area.
Port St. Lucie Community Redevelopment Plans	City of Port St. Lucie	The CRA Plans provide an assessment of the Community Redevelopment Areas in the City and provide a framework for redevelopment plans.
Port St. Lucie Housing Assistance Plan	City of Port St. Lucie	Strategies set out in the Housing Assistance Plan are designed to meet housing objectives found in the Strategic Plan and leverage CDBG funding.
St. Lucie Economic Development Strategic Plan	The EDC of St. Lucie County	The EDC Strategic Plan supports the same goals as the economic development portion of the Consolidated Plan, which are to attract new business, support expansion and retention of existing businesses, and advance community and economic development in the County.
Economic Development Goal Study	The EDC of St. Lucie County	The Economic Goal Study provides specific employment milestones for new primary industry jobs which will accomplish the goals in the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

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

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

Florida Department of Health

St. Lucie County Health Department

U.S. Census Bureau

2010 Decennial Census

American Community Survey Estimates

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

Comprehensive Housing Affordability Strategy (CHAS)

Office of Community Planning & Development Maps

University of Florida – Shimberg Center for Housing Studies

U.S. Bureau of Labor Statistics

Narrative (optional):

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

PR-15 Citizen Participation

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

The City developed the Consolidated Plan after consultation with its public and private partners, which include the Council of Social Agencies (COSA Connection) and the Martin/St. Lucie Lending Consortium. Community Services staff attends meetings of both groups. Preliminary information on Action Plan projects for 2016-2017 was provided at a Council Workshop on June 20, 2016, and the public was invited to attend. The Draft Plan was advertised and made available for public review during a three-week comment period beginning on July 8, 2016 through July 29, 2016. A public meeting was held on July 25, 2016 to review the Consolidated Plan and the Action Plan projects that were proposed for the 2016-2017 fiscal year. Local Service Agencies were provided with a copy of the Agency Survey at a meeting of COSA Connection after information on the Consolidated Planning Process was discussed. Ten (10) surveys were returned. A summary of responses is shown below and a copy of the actual survey is found in the Citizen Participation Comments Section.

Port St. Lucie residents also had the opportunity to complete a Community Needs Survey that was sent out on 4/27/16 in the weekly newsletter and again as a separate survey through 5/10/16 to 14,772 email addresses. There was a link and announcement on Facebook and Twitter. A total of 690 responses were received. A summary of responses is shown below.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Agency Survey	Social Service Agencies	Surveys provided to 30 agencies at a COSA Meeting on March 16, 2016 and email to 170 agencies on the COSA mail list; 10 were completed and returned.	See Results of Agency Survey attached as Unique Appendices.	None	
2	Agency Survey	Non-targeted/broad community	Community Needs Survey went out on 4/27/16 in the weekly newsletter to PSL residents and again as a separate survey through 5/10/16 to 14,772 email addresses. There was a link and announcement on Facebook and Twitter.	See Results attached under Citizen Participation Comments.	None	
3	Newspaper Ad	Non-targeted/broad community	None	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Agency Survey	Non-targeted/broad community	Information about workshops to discuss CDBG activities and Council meetings to allocate funds and approve the Consolidated and Action Plans were noticed on the City's web site in City News Stories. The Community Needs Survey was also included in the web site.	None	None	
5	Agency Survey	Persons with disabilities Residents of Public and Assisted Housing	Telephone interviews were conducted with staff from the Housing Authority, Homeless Council, Health Department and Mental Health agency to assess needs to the community.	Comments were received from some of these agencies as part of the Agency Survey and are included with that information.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Agency Survey	Non-targeted/broad community	CDBG allocations for the 2016-2017 fiscal year were on the agenda of a City Council workshop held on June 20, 2016. This meeting was advertised as an opportunity to hear and/or discuss projects that were being considered. This was a regular Council workshop and no count of attendees was made.	No citizens commented specifically on the proposed Action Plan allocations.	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs in Port St. Lucie by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at demographics, such as population, area median income and number of households. The next step involves breaking down the data into smaller categories and studying the characteristics of individual households and the housing they occupy.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Port St. Lucie citizens. The main housing problems considered are:

- (a) cost burdened households
- (b) substandard housing
- (c) overcrowding.

Furthermore, these housing problems are compared or contrasted with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African Americans more cost burdened than other racial groups? Do low income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are answered through data analysis. Understanding the magnitude and incidence of housing problems in Port St. Lucie is crucial in helping the City set funding priorities for resources available through the CDBG program.

The area's public housing, homeless, and non homeless special housing needs are also discussed, along with non housing community development needs, such as public services. Data and tables provided throughout this section are in most cases prepopulated by HUD from the HUD Integrated Disbursement and Information System (IDIS). Additional data sources include more updated and jurisdiction specific data from the American Community Survey (2010, one, three, and five-year estimates) and Florida Housing Data Clearing House.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following data provide an analysis of housing problems in Port St. Lucie, including the following:

- lack of complete plumbing or kitchen facilities;
- overcrowding (1.01 to 1.5 persons per room);
- severe overcrowding (more than 1.5 persons per room);
- cost burden (paying more than 30% of household income on housing expenses);
- severe cost burden (paying more than 50% of household income on housing expenses).

By far, the most common housing need is related to cost burden, hitting lower income households particularly hard. According to 2008-2012 CHAS data, over 79 percent of renter households and 54 percent of owner households paying more than 50% of their income on housing expenses earn less than 50% of the area median income (AMI). Over 62% of both renter and owner households paying more than 30% of their income on housing expenses earn less than 80% of AMI. Small Related Rental Families of all income levels are most affected by cost burden and extreme cost burden; 60% of all cost burdened families are in this category. Overcrowding affects less than three (3) percent of renters and less than 1% of owners. There is some concern with lack of complete plumbing and kitchen facilities, but these conditions do not affect a significant amount of households in Port St. Lucie.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	88,769	159,962	80%
Households	36,785	57,006	55%
Median Income	\$40,509.00	\$49,310.00	22%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,420	5,415	9,920	7,325	30,105
Small Family Households *	1,950	2,005	3,730	3,525	15,605
Large Family Households *	405	540	1,265	705	2,370
Household contains at least one person 62-74 years of age	549	1,400	2,630	1,365	6,575
Household contains at least one person age 75 or older	730	1,015	1,810	875	3,075

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger *	1,065	1,144	2,035	1,015	4,490
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2008-2012 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	30	55	0	100	10	0	50	0	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	4	0	0	19	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	45	120	0	350	0	35	240	4	279
Housing cost burden greater than 50% of income (and none of the above problems)	1,130	1,300	615	40	3,085	1,975	1,980	2,305	1,070	7,330

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	0	220	1,515	1,055	2,790	200	810	2,220	2,005	5,235
Zero/negative Income (and none of the above problems)	175	0	0	0	175	460	0	0	0	460

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,345	1,370	790	40	3,545	1,985	2,015	2,595	1,075	7,670
Having none of four housing problems	195	455	1,980	1,795	4,425	260	1,570	4,550	4,405	10,785
Household has negative income, but none of the other housing problems	175	0	0	0	175	460	0	0	0	460

Table 8 – Housing Problems 2

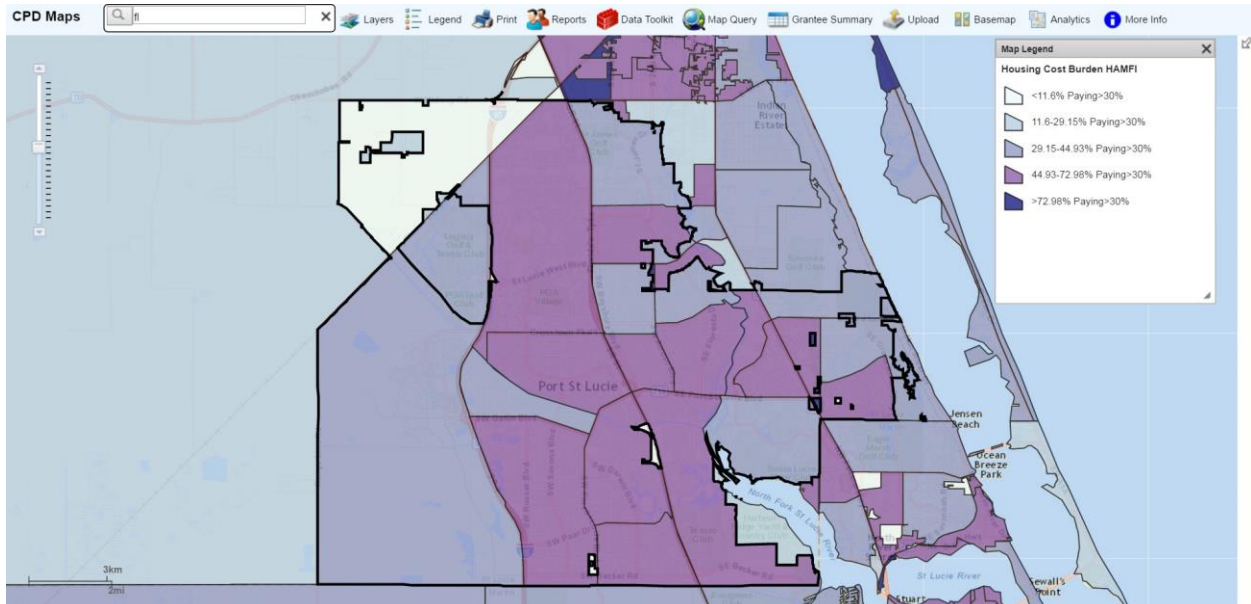
Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	870	930	1,305	3,105	715	789	1,690	3,194
Large Related	300	280	400	980	94	195	675	964
Elderly	95	270	160	525	835	1,314	1,690	3,839
Other	75	85	380	540	525	525	670	1,720
Total need by income	1,340	1,565	2,245	5,150	2,169	2,823	4,725	9,717

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:



Housing Cost Burden >30%

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	870	760	400	2,030	690	654	855	2,199
Large Related	300	235	10	545	94	175	445	714
Elderly	95	240	95	430	710	710	745	2,165
Other	75	75	165	315	475	470	405	1,350

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,340	1,310	670	3,320	1,969	2,009	2,450	6,428

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	185	49	80	0	314	0	35	230	4	269
Multiple, unrelated family households	15	0	40	0	55	0	0	10	0	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	200	49	120	0	369	0	35	240	4	279

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Data for the number and type of single person households in need of housing assistance is not available. The U.S. Census Bureau data from the 2010 Census, however, indicates that 21.6% of the 59,101 households in Port St. Lucie are 1-person households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

ACS data indicates that among the civilian noninstitutionalized population in 2010-2012, 15 percent reported a disability. The likelihood of having a disability varied by age - from 6 percent of people under 18 years old, to 12 percent of people 18 to 64 years old, and to 34 percent of those 65 and over. Data regarding Port St. Lucie's disabled population was obtained from the 2010-2014 American

Community Survey. The ACS is an annual survey and provides national, state, and local level data on demographic, social, economic, and housing characteristics as well as detailed information on the

population living in institutionalized and noninstitutionalized "group quarters" (GQ). The ACS includes six categories that are used to identify the population with disabilities. According to the 2010-2014 there are an estimated 24,465 persons with a disability in Port St. Lucie comprising 14.5% of the total civilian noninstitutionalized population. Thirty-four percent (34%) of the disabled population are over the age of 65.

Approximately 11% of the disabled population lives below poverty level versus 9.8% of the total noninstitutionalized population as a whole. Given that only 31% of the disabled population is estimated as being in the labor force, it is safe to assume that the majority of this population lives on Supplemental Security Income (SSI). The monthly maximum of \$733 per month is far less than the median rent of \$1,137 in Port St. Lucie. While it is difficult to estimate the number of disabled persons who are in need of housing, census data and input received from citizens, community groups, and staff indicates a high demand for affordable rental housing for the disabled.

What are the most common housing problems?

By far, the most common housing problem in Port St. Lucie is cost burden. According to 2008-2012 CHAS data, over 79 percent of renter households and 54 percent of owner households paying more than 50% of their income on housing expenses earn less than 50% of the area median income (AMI). Over 62% of both renter and owner households paying more than 30% of their income on housing expenses earn less than 80% of AMI. Small Related Families of all income levels are most affected by cost burden and extreme cost burden; 60% of all cost burdened families are in this category.

Cost burden appears to affect classifications of households differently. The 2008-2012 CHAS lists the number of Cost Burdened Households at 14,867. Of those, 29% or 4,364 are elderly. 27% of the severely cost burdened households (2,595) are elderly. In both cases, owner households have higher rates of cost burden than renters. By comparison, the numbers for overcrowding, and incomplete kitchen or plumbing facilities are insignificant.

Are any populations/household types more affected than others by these problems?

In examining the five housing problems, the most common in Port St. Lucie is cost burden at both the 30% and 50% thresholds. Over 24,000 households pay over 30% of their income for housing with over 9,000 of these households paying over 50% of their income for housing. Cost burdened households account for 43 percent of Port St. Lucie's population. This housing problem affects both owner occupied and renter occupied households in Port St. Lucie. Fifty-six percent (56%) of renter households pay over 30% of their income for housing with forty-nine percent (49%) of these households classified as severely cost burdened paying more than 50% their income on housing. Forty-three percent (43%) of owner occupied households pay more than 30% of their income on housing. Of these 43% are severely cost burdened paying more than 50% of their income on housing.

Cost burden and severe cost burden affect all household types in the lower income categories. In simple numerical terms, it would appear that "Small Related" households bear much of the brunt of severe cost burden among renters. Out of 3,320 severely cost burdened households, approximately 61% of the households fall in the "Small Related" category. For cost burdened, approximately 60% of the 5,150 renters are in that same category. For ownership households, both "Small Related" and "Elderly" households make up approximately 34% percent of the total experiencing severe cost burden. Small Related and Elderly cost burdened owners make up 33% and 40% of the classification respectfully. Large related households comprise the smallest portion of owners experiencing severe cost burden.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency that has the potential of redirecting financial resources. These households include individuals living alone, small families, large families, and the elderly. Some households have relatives or friends who may be able to share the housing unit and avoid homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need support systems to help them meet emergency needs. The assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that redirect funds dedicated to housing. Formerly homeless families and individuals also need the services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

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:

The point-in-time count provides the estimates of the various categories of homeless individuals and families in St. Lucie County on January 29, 2016. Persons counted include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children. The homeless count totaled 1,016, with 712 adults and 304 children. This was up from the 2015 count of 764 adults and 332 children. The number of disabled adults was 164, up from 109 in 2015. The report is broken down further into reasons for homelessness, including employment, housing, disability, family problems and substance abuse. Approximately 52% of the homeless cited employment as the reason for their status.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

HUD defines households “at risk of homeless” as those living “in housing that has characteristics associated with instability and an increased risk of homelessness.” Some of these characteristics are related to economic hardships. Both severe cost burden and overcrowding can be linked to housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events. Overcrowding can also work to make a family unstable. Households that move into smaller homes that they can afford often find that conditions are not acceptable; they continually seek better situations, possibly never being able to find what they need for the price that they can afford.

Discussion

Cost burden and extreme cost burden, for both renters and owners, are the most common housing problems across all lower income households in Port St. Lucie. The lower the income of the household, the more extreme the cost burden. Cost burden is also a factor for Small Related Families and the Elderly. Elderly homeowners may be able to purchase a home without a mortgage, but they might not have planned adequately for taxes and insurance that must still be paid or maintenance that is a necessary part of homeownership.

Overcrowding is also a common problem in many lower income households, though the numbers are much lower than those of cost burden. There is some concern with lack of complete plumbing and kitchen facilities, but these conditions do not affect a significant amount of households in Port St. Lucie.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the ACS data below, 50% to 67% of extremely low income to middle income households experiencing one or more of four housing problems are owned or rented by Whites. 13% to 18% of Blacks and 13% to 27% of Hispanics in the same income group have similar housing problems.

A disproportionately greater number of *households with housing problems* exists when the members of racial or ethnic group at a given income level experience *housing problems* at a greater rate (10 percentage points or more) than the income level as a whole. According to the 2010-2014 ACS 5 year estimates, the City of Port St. consists of 72.7% White, 16.9% Black, and 2.1% Asian. Other races show insignificant numbers or are combinations of races. Hispanics of all races make up 19.4% of the populations. There are no racial groups that would be considered to have a disproportionately greater need but the Hispanics of all races is right at the 10% variation for those in the 30% to 50% of AMI income group.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,530	255	635
White	2,125	240	509
Black / African American	475	15	4
Asian	19	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	760	0	120

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,415	995	0
White	2,220	645	0
Black / African American	800	30	0
Asian	190	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,190	315	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,130	2,795	0
White	4,665	2,060	0
Black / African American	1,090	395	0
Asian	104	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,145	235	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,185	3,140	0
White	2,805	2,095	0
Black / African American	595	415	0
Asian	30	125	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	525	410	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

According to the 2010-2014 ACS 5 year estimates, the City of Port St. consists of 72.7% White, 16.9% Black, and 2.1% Asian. Other races show insignificant numbers or are combinations of races. Hispanics of all races make up 19.4% of the populations. Housing data shown above indicate that none of the races show a disproportionally greater need in proportion to the needs of that category of need as a whole but the Hispanic ethnicity is right at the 10% differential for those in the 30% to 50% of AMI group.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the ACS data below, 45% to 61% of the extremely low income to middle income White households have one or more of four severe housing problems. 14% to 21% of Blacks and 11% to 29% of Hispanics in the same income group have similar housing problems. Asians show higher need in the 30-50% and 50% - 80% income categories for severe housing problems. None of the racial groups would be considered to have a disproportionately greater need, although Hispanics of all races is at the 10% differential in the 30% to 50% of AMI income group.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,330	455	635
White	1,955	410	509
Black / African American	470	25	4
Asian	19	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	740	20	120

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,385	2,025	0
White	1,515	1,345	0
Black / African American	710	120	0
Asian	155	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	980	525	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,385	6,530	0
White	2,060	4,665	0
Black / African American	600	890	0
Asian	104	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	540	840	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,115	6,200	0
White	675	4,230	0
Black / African American	210	800	0
Asian	30	125	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	810	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

A disproportionately greater number of *households with severe housing problems* exists when the members of racial or ethnic group at a given income level experience severe *housing problems* at a greater rate (10 percentage points or more) than the income level as a whole. According to the 2010-2014 ACS 5 year estimates, the City of Port St. consists of 72.7% White, 16.9% Black, and 2.1% Asian. Other races show insignificant numbers or are combinations of races. Hispanics of all races make up 19.4% of the populations. There are no racial groups that would be considered to have a disproportionately greater need but the Hispanics of all races is right at the 10% variation for those in the 30% to 50% of AMI income group.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost. In the situation where the household expends greater than 30% of its income on housing cost, the household is considered cost burdened. Cost-burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction. Generally, for renters, housing costs include rent and utilities; and for owners, housing costs include mortgage payments, taxes, insurance, and utilities.

A disproportionately greater number of *cost-burdened households* exists when the members of racial or ethnic group at a given income level experience *housing cost burden* at a greater rate (10 percentage points or more) than the income level as a whole. There are no racial or ethnic groups in the City of Port St. Lucie with a disproportionately greater number of cost-burdened households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	30,360	14,095	12,070	650
White	22,895	9,585	6,960	519
Black / African American	3,075	1,910	2,025	4
Asian	625	195	350	0
American Indian, Alaska Native	95	0	4	0
Pacific Islander	0	0	0	0
Hispanic	3,370	2,155	2,440	120

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

With a population of 72.7% White, 16.9% Black, and 2.1% Asian, and Hispanic of any race calculated at 19.4%, the figures above do not indicate a disproportionately greater need related to cost burden for one race or ethnic group over another.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

From the CHAS data presented in the previous sections, there is no indication of a disproportionately greater need for any income categories within specific racial or ethnic groups than the needs of that income category as a whole. Hispanics of all races, however, do come close to having disproportionately greater need, experiencing severe housing problems to a higher degree (right at 10%) in the 30% to 50% of AMI income group.

If they have needs not identified above, what are those needs?

Based on input and data received through the citizen participation process, the greatest housing needs for are households:

- Affordable housing for low- and moderate-income persons of all types (single or multi-family)
- Accessible housing for disabled
- Rehabilitation and repair of housing
- Homebuyer assistance

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Maps available from HUD's CPD Maps site show that the Black or African American demographic is disbursed in almost all areas of the city in a range from 6.85% to 22.6%; Black population overall is 16.9%. There is one census tract in the east central part of Port St. Lucie, however, that is home to a slightly higher portion of the city's Black population (33.37%); that tract is 382010.

The map showing the Hispanic demographic is similar. The Hispanic population is disbursed all over the city in a range from 6.85 to 22.6%, but homes in the east central parts of the city contain a slightly higher portion of the city's Hispanic population, ranging from 24.35 to 33.6% of the total population of the tracts. Those tracts are 382111, 382112, 382106 and 382002. The total Hispanic population in the city is 19.4%.

The Asian demographic, which is 2.1% in Port St. Lucie, is disbursed throughout the city at a rate of less than 3.41%. It is slightly higher in the south and central portions, at a range from 3.41 to 11.99% and involves the following census tracts: 382006, 382003, 382009, and 381802

NA-35 Public Housing – 91.205(b)

Introduction

The city of Port St. Lucie does not have a public housing agency within its city limits. Public housing needs are met by the Housing Authority of the City of Fort Pierce. The data in the following tables is for St. Lucie County and not solely the city of Port St. Lucie. There are no public housing developments in Port St. Lucie, however HAFP allows its Section 8 vouchers to be ported to other communities including Port St. Lucie. According to the HUD CPD Mapping Tool, there are 810 vouchers available in St. Lucie County. Updated information from FPFA, however, indicates that there are a total of 815 vouchers, with an increased number of special purpose vouchers available for Veterans Affairs Supportive Housing and Disabled. See table below.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	790	810	0	744	18	0	48

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,001	12,686	0	12,709	13,233	0
Average length of stay	0	0	5	4	0	4	0	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	216	66	0	63	3	0
# of Disabled Families	0	0	188	254	0	194	12	0
# of Families requesting accessibility features	0	0	790	810	0	744	18	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	116	97	0	79	12	0	6
Black/African American	0	0	660	705	0	658	6	0	41
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	2	0	1	0	0	1
Pacific Islander	0	0	13	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	40	48	0	46	2	0	0
Not Hispanic	0	0	750	762	0	698	16	0	48

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are no public housing units located in the city of Port St. Lucie therefore the Section 504 needs assessment is not applicable to the City.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public Housing needs additional funding for much needed modernization and capital repairs. Housing Choice Voucher holders face a shortage of available housing that will accept their voucher. The Housing Authority of Ft. Pierce has a waiting list for vouchers that can be long.

How do these needs compare to the housing needs of the population at large

The housing needs of the Section 8 and public housing residents are similar to those of the population at large. Section NA-10 identified the most common housing problem as cost burden, particularly for renters at 0-30% AMI.

Discussion

The city of Port St. Lucie does not have a public housing agency within its city limits. Public housing needs are met by the Housing Authority of the City of Fort Pierce. HAFP assists Port St. Lucie residents by allowing its Section 8 vouchers to be used in the city limits. There are 815 vouchers available in St. Lucie County, with an increased number of special purpose vouchers available for Veterans Affairs Supportive Housing and Disabled. 18 are for Veterans and 48 for the disabled.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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, program development and direct services funding on the Treasure Coast. It is also the lead agency for the State Office on Homelessness on behalf of the three county area. The Council operates a Homeless Resource Center for the Treasure Coast, which provides approximately \$300,000 per year in direct financial assistance to homeless and near-homeless families. These funds are paid directly to landlords and utility companies, not to applicants. The Council continues to own and operate 12 units of NSP1 fair market rental housing in St. Lucie County for individuals and families who are at or below 50% of the area median income. Rents are capped at 30% of the family's income.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

This data is not available. However, the Treasure Coast Homeless Services Council's Clienttrack, a Homeless Management Information System, indicates the following information for the City of Port St. Lucie for the months from October 1, 2014 through September 30, 2015:

a total of 121 services were provided to 62 families with 30 children and 5 single seniors from the City of Port St. Lucie; they received assistance for rental and/or utility payments to prevent eviction, to restore utility services and or relocate to more suitable, affordable rental housing.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The St. Lucie County 2016 Point-in-time Count indicated a total of nine hundred and thirty-two (932) adults and three hundred eleven (311) children living in homelessness, a total of one thousand two hundred forty-three. One hundred sixty-four (164) of those adults indicated that they were disabled. with a total of seven persons in those three households. The data indicated that there were 28 persons 18 to 24, 9 past foster care, and a total of 18 homeless veterans, but the survey did not report on the families of veterans

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

No data are available to report the nature and extent of homelessness by racial and ethnic group. But the 2000 census does indicate that there were 36,308 persons below the poverty level in the Port St. Lucie-Martin Co. MSA in 1999. 7.3% were Non-Hispanic White, 25.3% Hispanic, 32.2% Black, 13.2% Asian/Pacific Islander, and 22.6% Indian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There is no data available that addresses this specific information. However, the 2016 Point-in-Time Count for St. Lucie County indicated a total of 1,243 individuals homeless in the County on January 29, 2016, up from 1,096 the previous year. 311 of those individuals were children. The data did not separate unsheltered and sheltered homelessness. It did, however, show that the majority of individuals surveyed were homeless due to unemployment. The second highest number provided “housing” or “family problems” as the reasons for their homeless status. Disability and Substance Abuse

were fourth and fifth as reasons. There were 9 individuals who were past foster care, 28 in the 18 to 24 age range, and 18 Veterans.

Discussion:

While the data available on homelessness in Port St. Lucie is limited, it appears that the number of homeless individuals has increased by 13% since the previous year. The Point in Time Count does not divide sheltered and unsheltered homeless, but it does indicate that the majority of individuals surveyed were homeless due to unemployment. 18 of the Homeless individuals were Veterans.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

Describe the characteristics of special needs populations in your community:

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources.

Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol and Abuse and Alcoholism estimated that 16.3 million adults ages 18 and older (6.8 percent of this age group) had an alcohol use disorder (AUD) in 2014. This includes 10.6 million men (9.2% of men in this age group) and 5.7 million women (4.6 percent of women in this age group). These percentages, when applied to Port St. Lucie, would yield a total population of alcohol abusers at 8,735 persons, using 2010 – 2014 ACS 5-year estimates.

Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly population lives a distinctive lifestyle requiring numerous

supportive services. According to the 2010-2014 ACS demographic and Housing Estimates, there are 34,375 elderly persons in Port St. Lucie, which is 20.3% of the population.

Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provide their care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities. In Port St. Lucie, Florida, among the civilian noninstitutionalized population in 2010-2012, 14 percent reported a disability. The likelihood of having a disability varied by age - from 6 percent of people under 18 years old, to 12 percent of people 18 to 64 years old, and to 33 percent of those 65 and over.

What are the housing and supportive service needs of these populations and how are these needs determined?

According to Children and Family Services staff, special needs populations need help navigating services for families of children and young adults with developmental disabilities, to include those with mental illness. The service system is a maze, many families get frustrated and give up. Although the services for this population are limited, there are some services that families need but may not be able to access, as follows:

- educational advocacy and training for families of children with disabilities;
- support groups not just for the affected individual but for their families;
- summer camps, after school programs, and out of school programs that accept children with development disabilities;
- respite. There are little or no respite programs for families of children 0-22 years with developmental disabilities.

Housing and supportive service needs for other special needs populations may include:

- Group housing,
- Physical rehabilitation;
- Medical care,
- New job training skills,

- Unemployment benefits
- Insurance coverage,
- Counseling/ support groups to deal with the problem,
- Prescription medications
- Special transportation needs due to medical and physical condition,
- Mobility assistance in normal daily activities,
- Assistance in meal preparation, housekeeping and shopping

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Florida Department of Health HIV Section, there were 13,567 newly diagnosed cases of HIV Infection (a rate of 23.4% per 100,000) in Florida from 2012 to 2014. 134 of those cases were in St. Lucie County, with a rate of 15.6% per 100,000. Rates for Hispanics were 9.4%, Non-Hispanic Whites at 5.8%, Non-Hispanic Black at 55.5%. Rates for males were 22% and females much lower at 9.6%.

Discussion:

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are not coping well with their situations and have a need for public assistance. Some have needs that can only be met with help from outside their family. Others are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations themselves and depend on individual situations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

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 few 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 then was able to move on to its next major priority, upgrading its storm drainage system and expanding its community facilities and infrastructure in low income areas. There is still much work to be done, but funding has been a problem, especially in lower income areas.

Under the CDBG Program, communities may use funds to undertake a variety of public facilities and public improvement projects. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public. Eligible types of facilities and improvements include:

- Infrastructure improvements (construction or installation) including, but not limited to streets, curbs, sidewalks, drainage facilities;
- Neighborhood facilities including, but not limited to public schools, recreational facilities, parks, playgrounds; and
- Facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled.

The City of Port St. Lucie identifies public facility needs through its capital improvement planning process. Public facility needs are best met through the capital improvement program, general funding or other sources of revenue. Some of the needs, however, are found in low to moderate income neighborhoods outside of the scope of these other public facility planning efforts, and may include neighborhood centers, recreation facilities, or accessibility modifications in public facilities. Community Development Block Grant funds may be used for such facilities when they are located in areas of eligible populations. Historically, due to the limited funding available and other identified priorities, funds have been utilized for parks and recreation facilities and sidewalks located in low income, primarily residential, neighborhoods.

The following needs were identified for the 2016 through 2020 Consolidated Plan:

- ADA improvements to public facilities for persons with special needs;
- Parks and Recreation centers; and
- Infrastructure improvements for sidewalks

Public facility needs have also been noted in Citizen Surveys, as many individuals have requested improvements to parks and the addition of sidewalks, especially near schools. This need is high priority for the City of Port St. Lucie.

How were these needs determined?

Public facility needs were determined through consultation with citizens, City departments (including Parks and Recreation, Public Works and Utility Systems), and social service agencies. Additionally, City policy documents and City Council priorities were examined. The City also conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey went out on 4/27/16 in the weekly newsletter and again as a separate survey through 5/10/16 to 14,772 email addresses. There was a link and announcement on Facebook and Twitter. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey into consideration in the ranking process.

Poverty Rate

This is the poverty rate.

Describe the jurisdiction's need for Public Improvements:

The City places a high priority on public improvements, including sidewalks, parks, street safety facilities (pedestrian signals, etc.), and drainage. ADA modifications were also identified as a public improvement need.

How were these needs determined?

Public Improvement needs were determined through consultation with citizens, City departments (including Parks and Recreation, Public Works and Utility Systems), and social service agencies. Additionally, City policy documents and City Council priorities were examined. The City also conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey went out on 4/27/16 in the weekly newsletter and again as a separate survey through 5/10/16 to 14,772 email addresses. There was a link and announcement on Facebook and Twitter. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the

survey and the comments received in the focus group sessions and forums and completed the ranking process.

Describe the jurisdiction's need for Public Services:

The City does not have a large number of public service agencies located within its boundaries. Most of these service organizations function out of Ft. Pierce or St. Lucie County and service citizens from the City of Port St. Lucie. Based on the high amount of need for infrastructure improvements and housing in the City, the public services need has been given a low priority and there are no plans to assist service organization in the Port St. Lucie.

How were these needs determined?

Public Services needs were determined through consultation with citizens, City departments (including Parks and Recreation, Public Works and Utility Systems), and social service agencies. Additionally, City policy documents and City Council priorities were examined. The City also conducted two separate surveys. The first included a survey of residents asking their input into the ranking process for the variety of uses of CDBG funds. The survey went out on 4/27/16 in the weekly newsletter and again as a separate survey through 5/10/16 to 14,772 email addresses. There was a link and announcement on Facebook and Twitter. The second survey was sent out to service providers and was more specific related to public services and their needs. While the surveys were not statistically reliable instruments for prioritizing, they were useful tools to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section is intended to describe the significant characteristics of the City's existing housing market including the supply and demand and conditions and cost of housing. According to the 2008-2012 ACS, the City had 68,419 housing units of which 88% were 1- unit detached structures and approximately 2% were 20 or more units, a significant difference in terms of low density single family residential units and high density multi-family residential units. 1 unit attached and 5-19 unit structures were at 4%, and 2 – 4 units were at 1%. The owner-to-renter occupancy was approximately 78%/22%.

Based on the ACS Selected Housing Characteristics report, 1,079 (1.5%) of the housing units are considered to be "aging" (over 50 years old). 36,198 units or 52% of the total 69,351 occupied housing units were built between 1970 and 1999. These units are more likely to need costly repairs and some may contain lead based paint.

According to the ACS, 23% of the owners and 27% of the renters were identified as having one or more of the four housing problems identified by HUD including lack of plumbing facilities; lack of kitchen facilities, overcrowding and cost burden. Furthermore, it was estimated that 2,715 renters and 4,000 owners within the 0-50% of area median household income had one or more housing problems.

Given the age of the units and the high percentage of low income households with one or more housing problems, the City has had to develop housing programs to address the needs. These consist of a Direct Homeownership Assistance program where owner-occupied households were assisted with repairs and a homebuyer program that provides assistance to eligible buyers.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2010-2014 American Community Survey (Selected Housing Characteristics) Five Year Estimates, the City of Port St. Lucie had a total of 69,351 housing units. 59,101 of those units (85.2%) were occupied housing units and 10,250 or 14.8% were vacant. According to the 2008-2012 ACS 62,440 units (91%) are single family housing while 5,152 units (7%) are multifamily housing. Less than 1% (725) are mobile home structures. The most common bedroom size for owner occupied housing units in Port St. Lucie is three or more bedrooms, with 99% of all housing units in that category.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	59,994	88%
1-unit, attached structure	2,446	4%
2-4 units	858	1%
5-19 units	3,035	4%
20 or more units	1,245	2%
Mobile Home, boat, RV, van, etc	841	1%
Total	68,419	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	77		197	2%
1 bedroom	94	0%	578	5%
2 bedrooms	7,400	17%	3,119	25%
3 or more bedrooms	36,909	83%	8,632	69%
Total	44,480	100%	12,526	101%

Table 27 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Port St. Lucie’s affordable housing programs have traditionally concentrated on affordable single family homeownership opportunities for low and moderate income households. These programs have been funded by a number of state and federal sources including the Community Development Block Grant (CBDG), Neighborhood Stabilization Program (NSP), and State Housing Initiatives

Partnership (SHIP) programs. Those programs have assisted 142 households below 50% of AMI, 113 households between 50% and 80% AMI, and 152% between 80% and 120%.

Port St. Lucie's federally assisted affordable rental housing stock includes properties financed through the tax credit program (LIHTC), SAIL, State Bonds, and Section 202, HUD's supportive housing program for elderly. This market is limited in Port St. Lucie and consists of six developments, 4 for family living and two for elderly. The fewest units are available for the elderly, with 50 and 144 units. Family units run from 184 to 264.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the expiration of Section 8 contracts. Subsidized rental properties located in Port St. Lucie have long term affordability mechanisms in place to ensure the continued use for affordable housing. According to data from the University of Florida Shimberg Center for Housing Data, The Sanctuary at Winterlakes has the earliest expiration date of 2033; Peacock Run Apartments expires in 2034. The latest expiration date is in 2066 for Grove Park.

Does the availability of housing units meet the needs of the population?

There is a gap between number of affordable housing units in Port St. Lucie and the number of households who need affordable housing. According to 2008 to 2012 CHAS data 10,415 households (both renter and owner) report a housing cost burden greater than 50% of their income. An additional 8,025 reported a housing cost burden greater than 30% of their income. Survey participants involved in the preparation of this document indicated a need for affordable rental units in Port St. Lucie, especially for families, the disabled and elderly.

Describe the need for specific types of housing:

Affordable housing is needed to meet the demands of the population as well as to address the forecasted growth. In reviewing US Census data and anecdotal evidence it appears that there is a lack of diversity in the types of housing in the city of Port St. Lucie. The City is a relatively young City that was developed as a pre-platted subdivision, consisting of a large number of 10,000 square foot single family lots. This presents a challenge when attempting to develop what would be thought of as traditional rental housing in the form of apartments. Ninety one percent of developed housing units in Port St. Lucie are single family. Only 2% of the housing stock contains twenty or more units. The majority of Port St. Lucie residents live in properties with less than twenty units. This number is consistent with the nation as a whole where approximately 78% of all residents live in buildings with 19 or fewer units and, of this, 66% live in buildings with one to four units. Small rental developments (3-19 units) house a majority of the nation's low income renters (14.8%). These small scale rental portfolios are difficult to maintain and less profitable for owners, making it more likely that these low cost properties will be

permanently lost from the affordable housing stock. By introducing additional housing types, the City will be able to maintain a larger, more diverse, and more permanent affordable housing inventory.

Discussion

The number of housing units in the City has steadily increased over the long-term. A shortage of affordable housing exists for very low and low income households in Port St. Lucie; and given the City's housing stock profile, there is a lack of diversity of housing types within the City. Most housing units are within single-unit detached structures. Second highest number is multi-unit apartment/condominium structures (5 to 19 units). Few units are within other attached housing types (e.g. townhome, duplex, etc.). Moreover, there are few smaller (1 bedroom or studio) units available.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section provides an overall picture of housing costs within the City of Port St. Lucie. Information provided will detail housing cost trends, rent trends, fair market rents, and the overall affordability of the local housing market.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	87,700	167,600	91%
Median Contract Rent	627	984	57%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,006	8.0%
\$500-999	5,834	46.6%
\$1,000-1,499	5,129	0.0%
\$1,500-1,999	376	3.0%
\$2,000 or more	181	1.4%
Total	12,526	59.1%

Table 29 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	65	No Data
50% HAMFI	150	729
80% HAMFI	1,670	2,054
100% HAMFI	No Data	3,254
Total	1,885	6,037

Table 30 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

As discussed earlier, the City is rebounding from the economic downturn in the late 2000's. Affordable homeownership opportunities were abundant for low/moderate income households during this time due to low housing prices and significant federal investment through the Neighborhood Stabilization. It should be noted that while there was a large inventory of homes available at affordable prices, tighter lending policies and stagnant wages made purchasing difficult for this segment of the population without funding assistance. The median sales price of a single family home in Port St. Lucie has been increasing steadily since 2008/2009. Incomes however, have not been increasing at the same rate. According to the Florida Housing Data Clearinghouse, the average sales price for a single family home was \$151,500 in 2014. The median sales price that year was \$140,000, compared to a statewide median sales price of \$185,000.

According to the Urban Institute, "since 2000, rents have risen while the number of renters who need low-priced housing has increased. These two pressures make finding affordable housing even tougher for very poor households in America. Nationwide, only 28 adequate and affordable units are available for every 100 renter households with incomes at or below 30 percent of the area median income. Not a single county in the United States has enough affordable housing for all its extremely low-income (ELI) renters." In St. Lucie County, for every 100 extremely low income (ELI) renter households in the county, there are 26 affordable and available rental units. As defined by the Department of Housing and Urban Development (HUD), extremely low income households earn 30 percent or less of area median income. From the table below, it is apparent that this gap in affordable rental is evident in renter households making less than 50% the area median income. This data is consistent with information from social service agencies and information from citizen surveys. Affordable rental housing and homeless services and housing were identified as a significant problem in Port St. Lucie.

How is affordability of housing likely to change considering changes to home values and/or rents?

Based on past history and current increases in pricing, affordability for persons wishing to rent or buy will continue to be an issue in Port St. Lucie due to high demand and low inventory.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median gross rent for Port St. Lucie according to the 2010 through 2014 American Community Survey (DP04) was \$1,173; this is higher than the statewide median at \$998. Further, the 2016 Fair Market Rents for the Port St. Lucie/Ft. Pierce MSA list efficiency, one bedroom, and two-bedroom unit at \$923 or less. Recent data from Trulia.com, an online real estate database, shows the median rent in Port St. Lucie at \$1,500. This impacts the ability to provide assistance to renters in Port St. Lucie with the limited types of funding the Social Service agencies have available to address this issue.

Discussion

Within Port St. Lucie there is a potential shortage of units affordable to very low and low income households. Housing costs have significantly outpaced household income since the 2000 Census. When housing costs outpace household incomes, housing becomes less affordable to low- and moderate income households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section provides an overall picture of the condition of the housing stock within the City of Port St. Lucie. Conditions of units may be associated with 1. lacks complete kitchen facilities, 2. lacks complete plumbing facilities, 3. more than one person per room, 4. cost burden greater than 30%.

Definitions

Standard condition means a housing unit that meets or exceeds HUD’s Housing Quality Standards (HQS) (24 CFR 982.401) and all state and local codes and zoning ordinances.

Substandard means a housing unit lacking complete plumbing and kitchen facilities.

Substandard suitable for rehabilitation means a housing unit, or in the case of multiple unit buildings the building or buildings containing the housing units, which have at least three major systems in need of replacement or repair and the estimated cost of making the needed replacements and the repairs is less than 75% of the estimated cost of new construction of a comparable unit or units.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,976	47%	6,908	55%
With two selected Conditions	285	1%	285	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	23,219	52%	5,333	43%
Total	44,480	100%	12,526	100%

Table 32 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	19,182	43%	5,952	48%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	20,982	47%	4,838	39%
1950-1979	4,230	10%	1,645	13%
Before 1950	86	0%	91	1%
Total	44,480	100%	12,526	101%

Table 33 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,316	10%	1,736	14%
Housing Units build before 1980 with children present	5,529	12%	3,645	29%

Table 34 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

While the City’s housing stock is relatively new, there is a significant need for owner and rental rehabilitation. Housing units may need rehabilitation for code deficiencies, accessibility modification, energy efficiency improvements, and general maintenance. Forty four percent (44%) of Port St. Lucie’s owner occupied housing units have at least one selected housing condition along with fifty seven percent (57%) of the City’s occupied rental units. As defined above, housing problems include the following, lack of kitchen/plumbing facilities, more than one person per room and cost burden greater than 30%. The largest housing problem in Port St. Lucie is cost burden. According to 2008-2012 CHAS data, over 78 percent (78%) of renter households and 46 percent (46%) of owner households paying more than 50% of their income on housing expenses earn less than 50% of the area median income (AMI). Over fifty-six percent (56%) of both renter and owner households paying more than 30% of their income on housing expenses earn less than 80% of AMI. When homeowners are cost burdened, they are unable to save or find disposable income to finance necessary home repairs. Additionally, many

homeowners purchased their home during the height of the market and saw significant devaluation in the late 2000's and do not have access to traditional financing mechanisms for home improvement.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Although lead based paint was banned for use in residential structures after 1978, older homes still may contain lead hazards. Lead is the most dangerous to young children (age 6 or younger) as exposure in early years causes long term health and developmental difficulties. While the Port St. Lucie has a relatively new housing stock, there are 6,054 houses in the City that were built in 1979 or prior. National statistics from the CDC suggest that 83% to 86% of pre1980 housing may include lead based paint. Using this national data, it is estimated that 6,054 pre 1980 housing units could potentially have a lead hazard.

Discussion

In terms of housing conditions, 55% of renter-occupied units have one housing conditions and 47% of owner occupied units are in the same category. The majority of the City's housing units were built in 1980 or later, but quality of construction and lack of maintenance has created a need for Port St. Lucie to facilitate both owner-unit and rental-unit rehabilitations. It is estimated that approximately 6,054 housing units may have a higher risk of lead-based paint hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Low income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of a public housing authority (PHA) is to ensure safe, decent, affordable housing and to create opportunities for residents’ self sufficiency and economic independence. The City of Port St. Lucie does not have a public housing agency (PHA). The Housing Authority of the City of Fort Pierce (HACFP) provides management and oversight of all units and vouchers in St. Lucie County. Section 8 Voucher Rental assistance is offered to Port St. Lucie residents through this agency.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			823	834			5	0	250
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Currently, there are no public housing developments located within the City of Port St. Lucie. Section 8 Voucher Rental Assistance is offered to Port St. Lucie residents through the Housing Authority of the City of Ft. Pierce. Most of the City's public housing numbers are incorporated in St. Lucie County totals. But, as of 5/30/2016, there are 223 households that are active Section 8 tenants within the City. There are 28 elderly households and 81 disabled housed in those units. Average bedroom size for those using vouchers is three (3). Since the City is part of the Countywide programs, as vouchers become available, the families who receive them can move into approved housing in the City if they so desire.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Public housing in the City of Port St. Lucie is currently limited to Section 8 housing vouchers. Properties are required to meet Housing Quality Standards to participate in the Section 8 Program. Housing Authority staff inspect properties prior to leasing and annually. Additionally, complaint inspections also occur.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority of the City of Ft. Pierce offers family self sufficiency (FSS) and supportive service programs for clients receiving subsidized housing assistance. The family self-sufficiency program is aimed at families who have a desire to achieve economic independence and self-reliance. Clients living in public housing and those participating in the housing choice voucher program, qualify for the FSS program. While participating in the FSS program, participants work closely with the FSS Coordinator for a period up to five years. With the guidance of the FSS Coordinator, families identify and set goals that promote self-sufficiency. Self sufficiency activities include but not limited to: obtaining and maintaining suitable employment, participating in employment related services such as resume writing, seek suitable employment, and attend life skills courses. FSS participants also attend financial literacy classes where they learn and become familiar with key objectives such as establishing credit, budgeting, savings, and loans.

Discussion:

There are no public housing developments located within the City of Port St. Lucie. Section 8 Voucher Rental Assistance is offered to Port St. Lucie residents through the Housing Authority of the City of Ft. Pierce. 223 households are active as Section 8 tenants in the City.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In an effort to reduce planning duplication, as well as mainstreaming resources to assist homeless and at risk of homelessness residents, the three-countywide continuum of care (CoC) plan is administered by the Treasure Coast Homeless Services Council (TCHSC). A Community Services staff member is on the board and participates in the continuum of care process for the entire area. The Coalition coordinates delivery of the Continuum of Care programs within the entire community. TCHSC is the lead entity for HUD’s CoC grant programs. Data in this section is derived from the Port St. Lucie CDBG Action Plan, Annual Performance Report and the Treasure Coast Homeless Services Council. A portion of the Information required for the following table was available from TCHSC.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Treasure Coast Homeless Services Council works with many housing and service providers that provide mainstream services, so referrals are made to them as available. For example, The Salvation Army provides emergency and transitional housing for the homeless, but also has a medical unit, meals, and a thrift store for permanent housing needs, all on site. Many of the agencies offering services and facilities below offer services not only to the homeless population, but to the general public.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Treasure Coast Homeless Services Council is a non profit advocacy group made up of community and faith-based service providers, local businesses, people who are currently experiencing or who have experienced homelessness, and other advocates committed to ending homelessness. Members of the coalition offer a variety of services and facilities that meet the needs of homeless individuals and families. Because the majority of the homeless population is located in Indian River County, very few of these services are offered in Port St. Lucie or even in St. Lucie County. According to service providers, many homeless individuals travel to Indian River County from Port St. Lucie in order to receive these services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations in Port St. Lucie include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

Special needs populations in Port St. Lucie include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The supportive housing needs of special needs populations in Port St. Lucie vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the baby boom population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical, and developmental disabilities may also become a pressing issue as persons with disabilities who previously been taken care of parents lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities

to live longer, many are now outliving their caregivers, increasing demand for group housing that provides the care this population needs.

The Treasure Coast has a loose infrastructure of very small health and human services providers, many of them faith-based. With the exception of New Horizons, a community mental health provider, most of non-profit providers depend on volunteers and community contributions for their funding. With the exception of New Horizons, staffs of the supportive services agencies are not licensed professionals and cannot secure third party reimbursement for services provided.

The entire three-county area depends on one facility with 16 beds for emergency shelter beds for homeless single adults. Community resistance to the development of additional emergency shelter beds has hindered efforts to develop additional beds. The three Salvation Army Programs do not operate a single emergency shelter bed. Children's Services Councils receive the bulk of the local governmental and tax based funding for programs and services in the Consortium, leaving most adults with

disabilities without formalized programs to provide supportive services. Gulfstream

Goodwill Industries operates in this consortium from its main office in West Palm

Beach to provide employment training to the disabled.

Health Departments and Community Services Departments of the three counties use volunteer physicians to provide acute care services under the We Care Program,

leaving uninsured people in crisis to seek emergency room services or face long

waiting periods.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Discharge planning programs at mental and physical health institutions are in place to determine if there is appropriate supportive housing in place for a person exiting the facility, or if such housing must be secured. Housing with supportive services or assignment to case management with an individual service plan ensures that persons exiting facilities receive as much support as is appropriate and available. Through community partnerships supportive services are provided to persons returning from institutions. In St. Lucie County, New Horizons of the Treasure Coast provides a 30 bed unit that

provides emergency and acute care services for people experiencing a mental health crisis. The Unit's primary function is the evaluation, diagnosis and stabilization of mental illness and/or co-occurring substance abuse disorders. This is accomplished by providing a protective environment, medication, counseling and discharge planning with the client's family and social support system. Services are available to all adult residents of Indian River, Martin, Okeechobee and St. Lucie Counties. Clients are accepted in compliance with the State of Florida and the Department of Children and Families' regulations.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City funds housing rehabilitation and emergency repair programs that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside in their own homes. As a homeowner ages he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The City's programs work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and also more extensive rehabilitation needed to bring a home completely up to current building code.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Port St. Lucie does not directly fund programs that address the supportive service needs of non-homeless special needs populations. The City operates housing rehabilitation and emergency repair programs that target elderly households in need of assistance with housing maintenance and safety issues.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Affordable housing is a growing concern at the federal, state and local levels. Housing affordability has also become an important public policy issue, as home ownership is viewed as being an important goal for both individual and social reasons. Housing prices, household incomes, and mortgage rates are the primary determinants of the housing affordability. The City of Port St. Lucie is aware of the effect that public policies have on the cost of housing, given the potential to dissuade development, maintenance or improvement of affordable housing. In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new energy efficiency and wind mitigation standards for building codes. An additional significant barrier is the poor credit record of many low and moderate income households. In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier.

As a State Housing Initiative Partnership (SHIP) Program recipient from the State of Florida, the City of Port St. Lucie is required to form an Affordable Housing Advisory Committee (AHAC). The Affordable Housing Advisory Committee (AHAC), a citizens' advisory committee, represents a collaboration of public, nonprofit and private agencies tasked with making recommendations to the City Council on affordable housing incentives. The advisory board must triennially review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the City Council while making recommendations on specific actions or initiatives to encourage or facilitate affordable housing while protecting the property's ability to appreciate in value. The eight (8) to eleven (11) member AHAC identifies barriers to affordable housing and strategies to remove such barriers. The City of Port St. Lucie's Affordable Housing Incentive Plan contains information on the following:

- The processing of expedited approvals of development orders or permits for affordable housing;
- The establishment of a process which local government considers, before adoption of policies, etc. that increase the cost of housing;
- the allowance of flexibility in density;
- the reduction of parking and setback requirements for affordable housing;
- a printed inventory of locally owned public lands suitable for affordable housing is prepared triennially;
- the City encourages development of affordable housing and/or workforce housing near (within ½ mile of) a transportation hub, major employment center and/or mixed use development.

Additionally, City staff must report annually to the State of Florida any actions that increase the cost to develop single or multifamily housing. This analysis must include a dollar value of the increase of development including, but not limited to, increases in permit fees, increases in impact fees, introduction of new building standards, etc. The City of Port St. Lucie completed an Analysis of

Impediments to Fair Housing Choice in 2014. This document included a review of regulatory barriers in each jurisdiction. A copy of this document can be found in the appendices.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section of the Consolidated Plan provides an overview of the economic conditions in Port St. Lucie and the ability of the local work force to satisfy the needs of local businesses. According to the 2008-2012 ACS there were 79,753 persons in the labor force in Port St. Lucie. Of those, 68,676 (age 16 or older) were employed and 11,077 were unemployed. According to the same data, the unemployment rate of Port St. Lucie was 33.54 for ages 16 to 24 and 9.41 for 25 to 65. Data from the Bureau of Labor Statistics shows this estimate to be much higher than more current data available. In fact, the unemployment rate in Port St. Lucie has been steadily declining since the recession in 2008. The Rate for Port St. Lucie (Not Seasonally Adjusted) for April 2016 is 4.8. The largest sectors of business in Port St. Lucie are Education/Health Care Services, Retail, and Arts/Entertainment/Accommodations. The largest number of people work in the Sales and office sector, with the next largest in Management, Business and Financial. The lowest number of people work in the Farming, fisheries and forestry occupations.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,013	43	2	0	-2
Arts, Entertainment, Accommodations	7,524	3,818	16	18	2
Construction	3,109	1,307	6	6	0
Education and Health Care Services	10,740	5,068	22	24	2
Finance, Insurance, and Real Estate	3,081	993	6	5	-1
Information	852	342	2	2	0
Manufacturing	2,335	636	5	3	-2
Other Services	1,953	593	4	3	-1
Professional, Scientific, Management Services	3,697	1,401	8	7	-1
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	9,115	4,026	19	19	0
Transportation and Warehousing	1,412	184	3	1	-2
Wholesale Trade	3,311	2,733	7	13	6
Total	48,142	21,144	--	--	--

Table 39 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	79,753
Civilian Employed Population 16 years and over	68,676
Unemployment Rate	13.89
Unemployment Rate for Ages 16-24	33.54
Unemployment Rate for Ages 25-65	9.41

Table 40 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	11,528
Farming, fisheries and forestry occupations	2,629
Service	8,591
Sales and office	20,063
Construction, extraction, maintenance and repair	8,636
Production, transportation and material moving	4,135

Table 41 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	35,052	55%
30-59 Minutes	20,753	33%
60 or More Minutes	7,628	12%
Total	63,433	100%

Table 42 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,034	1,275	2,725

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	20,038	3,210	6,521
Some college or Associate's degree	20,371	2,335	4,885
Bachelor's degree or higher	11,881	966	2,472

Table 43 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	189	810	715	1,615	2,096
9th to 12th grade, no diploma	2,625	1,778	1,830	3,286	2,755
High school graduate, GED, or alternative	4,805	6,566	8,347	14,869	9,778
Some college, no degree	3,421	4,333	5,103	9,905	5,152
Associate's degree	772	1,944	2,586	3,764	1,298
Bachelor's degree	418	2,501	2,754	5,166	2,439
Graduate or professional degree	13	672	1,579	2,647	1,652

Table 44 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,049
High school graduate (includes equivalency)	27,551
Some college or Associate's degree	32,140
Bachelor's degree	40,089
Graduate or professional degree	51,875

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

1. The largest number of people work in the Sales and office sector
2. The next largest number work in Management, Business and Financial.
3. The lowest number of people work in the Farming, fisheries and forestry occupations.

Describe the workforce and infrastructure needs of the business community:

According to the St. Lucie Economic Development Strategic Plan 2015 - 2020 “economic development is truly about enhancing quality of life. It’s about increasing per capita wages, training the workforce, enhancing infrastructure that in turn will protect and enhance the area’s natural resources. Economic development encompasses not only image and positioning but also business expansion and retention; while addressing product development, infrastructure and tourism.” Weaknesses in Economic Development include:

- Lack of Articulated Vision (16)
- Poor School Ratings (15)
- Lack of Shovel Ready Sites for Light Manufacturing and Lack of Class (A) office (12)
- Workforce-availability and quality (11)
- High crime in NE Section of the County (Ft. Pierce)
- Lack of Coordination Between Government on Permitting

Workforce:

The business community needs a workforce that is educated and has the skills needed to function satisfactorily in the particular fields that are available in that location. This research found that the regional economy is growing and dynamic and will require a different mix of occupations and skills.

The Economic Development Goal Study prepared for St. Lucie County Economic Development Council in February 2016 discusses the following workforce issues:

- the percentage of the county’s workforce employed in mid to high-wage industrial sectors is well below national norms. As a result, the area is overly dependent upon population growth for economic growth.
- an extremely large percentage of the people who work in St. Lucie County live in St. Lucie County. However, a large percentage of area residents have to commute to another county for employment. In 1990, 71% of the workforce lived and worked in St. Lucie county. As of 2010,

per the Census, only 64% live and work in the county. 17% work in Martin County and 9% and 5% respectively work in Palm Beach and Indian River Counties.

- the percentage of the workforce in the high-wage industries of manufacturing, transportation, wholesale trade, and information technology are well below national norms. Nationally, 16% of the workforce is employed in these sectors while in St. Lucie County it is only 10%.

Infrastructure:

The ability of a community to attract and sustain economic development depends on the quality of the community's infrastructure. Infrastructure includes roadways and bridges; airports; drainage and stormwater facilities; water and wastewater systems; electric generation and transmission systems; solid waste collection, recycling and disposal facilities; schools; parks; and any other facility that is basic in daily life. These facilities are the skeletal structure that support community life and economic development.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Economic Development Council of St. Lucie County is working on many initiatives that impact economic growth. In July of 2015, they created their first Strategic Plan in 10 years, with the goal of "creating more, high-paying jobs for residents can only be achieved when our partners are all moving forward in the same direction and working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County.

As part of an overall effort to develop an economic development strategy, the EDC has several efforts underway or that have recently been completed which include a Community Resource Profile, Target Industry Study, St. Lucie Corridor Initiative, Comprehensive Communications and Media Relations Plan, and an Economic Development Strategic Plan.

The City's Economic Development Element, which is an optional element in Port St. Lucie's Comprehensive Plan, addresses the economic issues facing the City today, and potential economic issues the City may face in the future. Although not a required element, the subject is important enough to warrant careful consideration when planning the City's future. A plan that provides direction for the future helps provide for the economic wellbeing of the City's present and future population, and to maintain the City's quality of life.

The City is also working on an Economic Development Action Plan which will direct the City in future activities planned for this very important activity. It will contain goals, objectives, and policies that the City will be using to sustain a vision for growth and development. Economic Development ("Growing

the Local Economy") is Goal Number 2 for 2020 under the City's Strategic Plan. It is second only to "A Financially Sound City," and affects all city households and businesses now and in the future.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In Port St. Lucie, according to the ACS 2010-2014, approximately 88% of persons age 25+ are high school graduates or higher. 19% have a Bachelor's degree or higher.

As discussed previously, the Business Activity table demonstrates that the businesses with the most jobs are Education/Health Care Services, Retail Trade, and Arts/Entertainment/Accommodations. Because these jobs tend to require a lower level of educational attainment, employment opportunities correspond with the workforce within the jurisdiction. As the City works to diversify and stimulate the local economy by attracting new businesses and targeting key industries that require specific skill sets and education levels, there could be challenges filling positions with local workers.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Career Source Research Coast is a Florida network of career development professionals who work to create and manage a workforce development service delivery system responsive to the needs of businesses and career seekers. Their mission is to connect employers with qualified, skilled talent and Floridians with employment and career development opportunities to achieve economic prosperity. They work with local colleges, such as Indian River State College and Keiser University to train the workforce and increase the ability of job seekers to find higher paid jobs in the community. Their workshops provide important information about resume writing and basic word processing classes. They serve veterans and ensure top priority is given to their employment needs. Priority is also given to individuals. They also offer youth services, which includes assistance to complete high school diploma, job readiness assessment and training and a number of other services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Treasure Coast Regional Planning Council prepares the CEDS for the planning region. The last CEDS is effective from 2012 through 2017. The agency is currently meeting to discuss updates to the plan for 2017. The City participates in the planning sessions.

Discussion

According to the 2007-2011 ACS, the Port St. Lucie labor force is comprised of approximately 79,753 people, of which approximately 86.1% are employed and 13.89% are unemployed. The largest labor (i.e., workers) sectors in the City are education and healthcare, retail trade, arts/entertainment. As in most cities, higher median earnings generally correlate with higher education. The highest median earnings are in occupations such as management, business, and financial, while the lowest median earnings are in farming, fisheries, and forestry occupations. Approximately 47% of the City's population 16 and older has a high school diploma or equivalent, but only 20% of the City's that population has a Bachelor's degree or higher. While there is a need for workforce training, there are also several workforce training programs available through the local educational and career resource initiatives in St. Lucie County to meet this need.

Approximately 55% of Port St. Lucie's population drives less than 30 minutes to get to work, and approximately 45% of Port St. Lucie's population drives more than 30 minutes to get to work. Only 12% drive 60 minutes or more.

The City has several initiatives in place to promote economic opportunity, including the CRA and related overlay districts. It is working on an Economic Development Plan which will direct the City in future activities planned for this important activity.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

To be considered an area where households with multiple housing problems are concentrated, an area must be defined as follows. A census tract where at least one of four housing problems (housing cost Burden>30%, housing cost burden >50%, overcrowding and/or substandard housing) exists at a rate of at least 10% greater than rate for the City of Port St. Lucie. The rate for Port St. Lucie for households with 1 to 4 housing problems is 46.9%, so each tract that would be considered to have a concentration of multiple housing problems would have to have 56.9%.

Utilizing the map query widget through the CPD mapping tool, it was determined that one tract (3821.06) is 56.82%, just under the percentage criteria. The rate for the City for households with 1 to 4 severe housing problems is 22.6%. There is one tract that exceeds that figure by almost 10%; that tract is 3818.02, which is located on the Eastern side of Port St. Lucie.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The US Department of Housing and Urban Development (HUD) has generated a series of standards that can be used to determine if a Census Block Group has a minority concentration or a concentration of low income households.

A low income concentration exists if 51 percent of the residents in the activity's service area are low and moderate income. Some communities, however, have no or very few areas in which 51 percent of the residents are low and moderate income. For these grantees, the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. For these grantees, the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. The following methodology is used to calculate a grantee's "exception" threshold:

All block groups within the grantee's jurisdiction in which people are residing are rank ordered from the highest percentage of low- and moderate-income persons to lowest. The total number of block groups is divided by four. If the percentage of low- and moderate-income persons in the last block group in the top quartile is less than 51 percent, that percentage becomes the grantee's low- and moderate-income threshold for area benefit activities. NOTE: whenever the total number of block groups does not divide evenly by four, the block group that would be fractionally divided is included in the top quartile.

The exception threshold for Port St. Lucie for 2014, using the above methodology, is 45.74%. This percentage represents the minimum percentage of low and moderate income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds and is based

on the 2006 through 2010 American Community Survey. The following table and map show the location of block groups that meet or are above this threshold.

A geography is considered to have a high concentration of minority persons if the percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market area, i.e. the City in which the proposed housing is to be located. If 27.3 percent of the population in Port St. Lucie is considered to be nonwhite, then any block group with at least 47.3 nonwhite populations would be considered to have a concentration of minorities. The City utilized CPD Maps to determine if there were any block groups in Port St. Lucie that met this threshold. It was determined that there are no block groups in the City that meet this threshold. This is consistent with analysis contained within the City's Analysis of Impediments of Fair Housing Choice.

What are the characteristics of the market in these areas/neighborhoods?

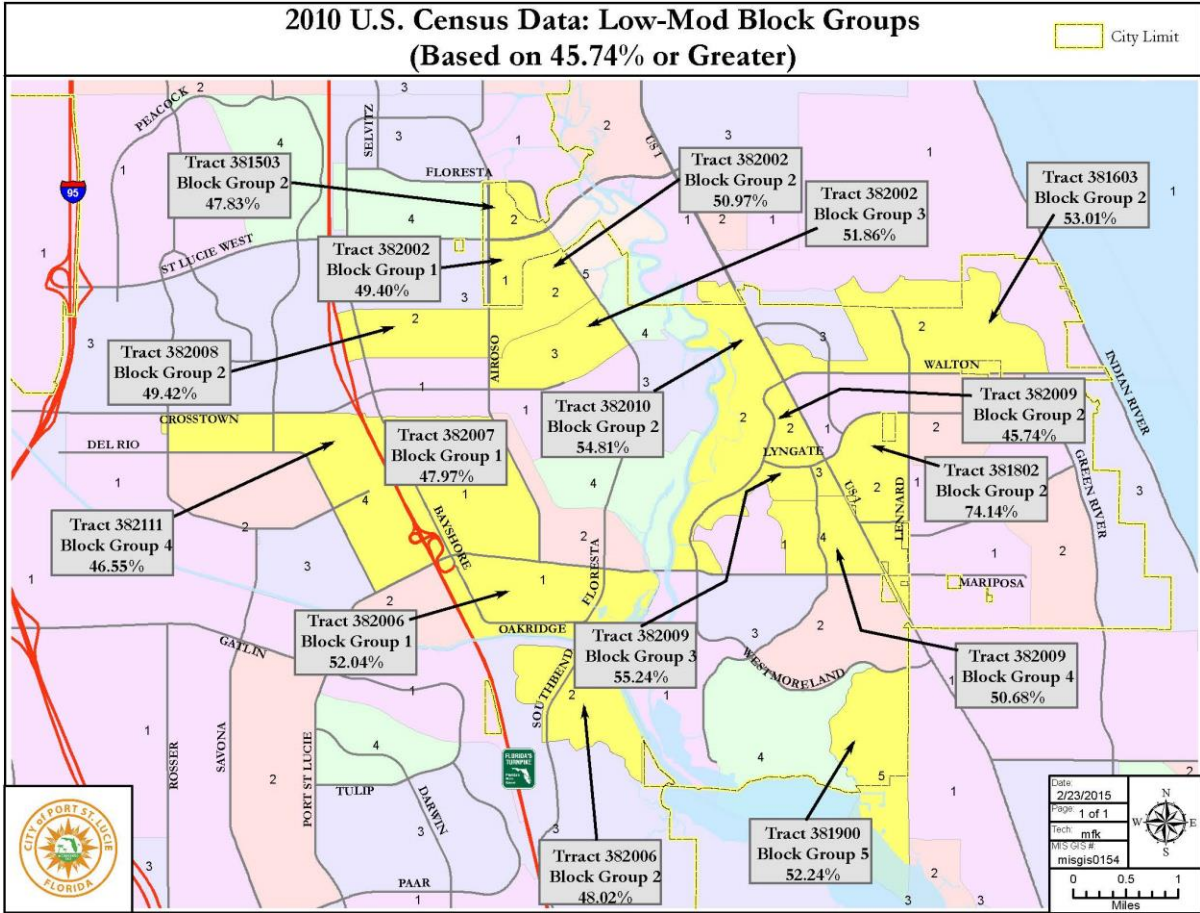
The markets in the low to moderate thresholds reflect characteristics of the market elsewhere in the community. Inventory of available housing is low and prices are much more stable than other areas of the City. This can be attributed to the fact that these areas generally have smaller and older houses that are not as well maintained due to the lower income of the renters and/or owners.

Are there any community assets in these areas/neighborhoods?

There are quite a few parks located either in the low to moderate income census tracts or adjacent to those neighborhoods. St. Lucie Medical Center is located in census tract 3818.02 and the Police Athletic League Building is located in an adjacent block group.

Are there other strategic opportunities in any of these areas?

There are opportunities for investment in public facilities, infrastructure and housing in these areas. The tenure of the low income residents in this area and the number of cost burdened households, provide an opportunity for owner occupied rehabilitation in these areas. Additionally, many of the homes in the lower income areas of the city have not yet converted to water and/or sewer or still have water/sewer assessments that have not been paid. While the amount of CDBG (and SHIP) funds limit the ability of the City to assist with repair/rehab, assistance assessments or connection of the property to water and sewer will provide some relief to low income residents in these areas. In areas identified as low income, opportunities exist to provide or improve public facilities and infrastructure. Examples of types of opportunities include improvements to existing parkland and installation of sidewalks serving these areas.



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan sets the direction the City intends to take in the distribution of the Community Development Block Grant funding for the next five years. The priorities listed were determined through meetings, consultation with service providers and consideration of community and agency surveys that were conducted in the development of the Consolidated Plan. Some of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit). Other programs are directed toward low to moderate income areas within Port St. Lucie (area benefit) or to Community Redevelopment Areas (CRAs). The City's goals and objectives are summarized in Section SP-45.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Port St. Lucie will allocate CDBG resources citywide for housing activities that benefit to low-to-moderate households individually. Resources for Non-housing Community Development activities will be allocated to low and moderate income areas as defined by the census and HUD's 2014 exception criteria for Port St. Lucie, which is 45.74%. The following table and map displays the census tracts that qualify as low to moderate income populations in the City. These areas will be adjusted from time to time when updates are made available from the US Department of HUD.

Additional CDBG Resources to address slum and blight will be directed to the Community Redevelopment Areas (CRAs).

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	INCREASE ACCESS TO AFFORDABLE HOUSING
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Rehabilitation of Owner Occupied Housing Units Acquisition/Rehabilitation of Single Family Homes
	Description	<div>Fund activities that expand the supply and improve the condition of housing affordable to lower income households. Extend the useful life of existing affordable housing through weatherization, repair and rehabilitation programs. Fund activities that leverage other public and private resources, such as the State Housing Initiatives Partnership (SHIP) program.</div>
	Basis for Relative Priority	Increasing access to affordable housing was given a high priority based on the Needs Assessment, Market Analysis, stakeholder meetings and individual input. The City's growing low income population and lack of available affordable housing (both rental and ownership) necessitates this as a priority for the community.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Infrastructure Improvement
	Description	FUND NON-HOUSING COMMUNITY DEVELOPMENT PROPOSALS THAT ELIMINATE A THREAT TO PUBLIC HEALTH AND SAFETY
	Basis for Relative Priority	This activity was given a high priority based on public input and stakeholder consultation.
3	Priority Need Name	IMPROVE PUBLIC FACILITIES
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Public Facilities
	Description	Improve public facilities in low/mod areas and the Community Redevelopment Areas, paying strict attention to improvements for the disabled and elderly, when possible.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, stakeholder consultation, and staff analysis

4	Priority Need Name	Economic Opportunity
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Provide funding to support expanded economic opportunity to low income residents within the City of Port St. Lucie
	Basis for Relative Priority	This need was given a high priority based on the stakeholder input during Strategic Planning, resident surveys, and employment/workforce characteristics of Port St. Lucie.
5	Priority Need Name	Elimination of Slum and Blight
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	
	Description	Removal of blighting influences in the Community Redevelopment Areas (CRAs)
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, stakeholder consultation, and staff analysis

Narrative (Optional)

During the development of the Consolidated Plan, a number of priority needs were identified. The funding priorities and guidelines for addressing these priority needs are summarized below:

Funding Priorities and Guidelines

High priorities are those activities that will be considered for funding with Community Development Block Grant funds during the five-year consolidated plan period of 2016 through 2020 before other projects are initiated. Activities not listed as high priorities may be considered as medium or low priorities and funded only when high priority goals are met or cannot be accomplished with the amount of money remaining.

The City will consider providing certification of consistency and supporting applications submitted by other entities for non City funds for projects not funded with CDBG funding.

City of Port St. Lucie Funding Priorities for 2016 through 2020

Provide for Infrastructure Improvement(s)

- Fund non housing community development proposals that eliminate a threat to public health and safety to include pedestrian safety (i.e. sidewalks) and drainage;

Provide for Public Facility Improvement(s)

- Fund non housing community development proposals that provide improvements to public facilities (i.e. parks and recreation improvements.)

Increase Economic Opportunity

- Provide funding to support expanded economic opportunity to low income residents within the City of Port St. Lucie.

Eliminate Slum and Blight

- Provide funding to remove blighting influences

Increase Access to Affordable Housing

- Fund activities that expand the supply and improve the condition of housing affordable to lower income households.
- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	<p>MARKET CHARACTERISTICS INCLUDE A HIGH LEVEL OF COST BURDEN AMONG MANY LOW- INCOME HOUSEHOLDS, AS WELL AS, WAITING LISTS AT EXISTING PUBLIC/SUBSIDIZED HOUSING; WHILE MARKET CHARACTERISTICS INDICATE A NEED FOR TENANT BASED RENTAL ASSISTANCE; FEDERAL RESTRICTIONS ON THE USE OF CDBG FUNDS FOR THIS ACTIVITY PREVENT THE CITY FOR CREATING SUCH A PROGRAM. OTHER SOURCES OF FUNDING AND ACTIVITIES WILL BE CONSIDERED TO ADDRESS THE NEEDS OF RENTERS.</p>
New Unit Production	<p>THE HIGH COST OF NEW UNIT PRODUCTION RESTRICTS THE ABILITY OF THE CITY TO PROVIDE NEW HOUSING FOR AFFORDABLE HOUSING. LOW TO MODERATE INCOME HOUSEHOLDS ARE BEING PRICED OUT OF THE MARKET FOR BOTH NEW AND EXISTING HOMES. IN ADDITION, FEDERAL REGULATIONS RESTRICT THE USE OF CDBG FUNDS FOR NEW CONSTRUCTION; OTHER FUNDING SOURCES (SUCH AS STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) WILL BE UTILIZED.</p>
Rehabilitation	<p>HIGH COST BURDEN AND AGING HOUSING STOCK WILL REQUIRE THE USE OF CDBG FOR THE REHABILITATION OF EXISTING PROPERTIES WHEN SHIP FUNDS ARE NOT AVAILABLE IN SUFFICIENT AMOUNTS TO MEET DEMANDS.</p>
Acquisition, including preservation	<p>AGING HOUSING STOCK, AVAILABILITY OF FORECLOSED/ABANDONED PROPERTIES AND COST OF CONSTRUCTION/REHABILITATION WILL INFLUENCE THE CITY’S IMPLEMENTATION OF AN ACQUISITION PROGRAM.</p>

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section of the Strategic Plan provides an overview of anticipated resources available for the 2016-2017 fiscal year. The funding and sources of funding are tentative and subject to change. It is anticipated that future years will have similar resources for CDBG and SHIP. NSP is expected to be expended during the next year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,045,863	0	330,687	1,376,550	0	The City expects to receive \$1,045,863 for the 2016-2017 allocation. We also project to have \$330,687 remaining from previous years allocations for a total of \$1,376,550. All of the prior year funds are encumbered for projects and/or administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Housing	2,183,180	0	0	2,183,180	0	We have expended funding equal to the original NSP1 & NSP3 allocations and have \$759,181 remaining in program income. We still have available \$1,423,999 of the original grant funding available for NSP1 & NSP 3. The total amount available from NSP1 and NSP3 for projects is expected to be \$2,145,063 with \$38,117 in funding for administration
Other	public - state	Acquisition Admin and Planning Housing	1,611,589	0	0	1,611,589	0	The City will be receiving SHIP funding in the amount of \$1,107,300 for 2016-2017. We also project to have \$504,289 remaining from previous years allocations. These funds will be utilized to assist with \$208,000 for home purchase assistance, \$1,222,859 for repair/rehab assistance and \$180,730 in funding for administration. Total funding will be \$1,611,589

Table 49 - Anticipated Resources

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

There are no matching requirements for the CDBG program. The City leverages CDBG program funds with the State Housing Initiatives Partnership (SHIP) program for its affordable housing programs including owner occupied rehabilitation, acquisition/rehabilitation and new construction. Additionally, the City's Neighborhood Stabilization Programs (1 and 3) may generate program income. HUD has issued recent information regarding NSP close out, and will allow some of NSP program income to be transferred to CDBG. The City will be working with HUD to expend the rest of the NSP funds and move some of the program income to CDBG. The City will continue its research to find new or existing funding sources that may be utilized to fulfill the goals and objectives of the Consolidated Plan. This includes supporting applications of other entities for funding under competitive grant programs wherever possible.

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

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

Discussion

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

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PORT ST. LUCIE	Government	Economic Development Non-homeless special needs Ownership public facilities	

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional 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 social 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 with the number of clients who need help. Therefore, it is difficult to maintain an up-to-date listing of which organization’s 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 improvements.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance		X	
Utilities Assistance		X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training		X	
Healthcare			
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

In an effort to reduce planning duplication, as well as mainstreaming resources and collaborate efforts to assist homeless and at risk homelessness residents, a three-countywide continuum of care (CoC) plan serves St. Lucie, Martin and Indian River Counties. The City of Port St. Lucie is a member of the Board for Treasure Coast Homeless Services Council (TCHSC) and participates in the continuum of care process for the entire area. The Coalition coordinates delivery of the Continuum of Care programs within the community.

The CoC has a priority for services which includes homeless families with children, first, depending on resources, homeless disabled adults and elderly disabled adults. This data is based on Point in Time Prevalence data collected annually and analyzed to create the CoC Plan Update in accordance with HUD's four goals to end homelessness by 2020

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Treasure Coast Homeless Services Council offers a strong institutional delivery system, but there are gaps in the system, which are predominately geographic, since a majority of homeless services, including housing, are available only in Indian River County, where TCHSC is located. There are few services or units available to the homeless population in Port St. Lucie. With regards to the special needs population, The service delivery system is strongest in the area of providing housing for special needs persons, as there is HUD federal funding for some long term shelter plus care beds, known as rental assistance. While the State of Florida has mandated that a certain portion of State Housing Initiative Partnership (SHIP) program funds be used for special needs housing, agencies with the capacity to implement these programs are scarce in Port St. Lucie.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will utilize its network of public sector and nonprofit organizations to implement the consolidated plan. Over the next five years, the City expects to overcome gaps in the institutional structure and delivery system by:

- Collaborating with other local governments to share successes and work on problem solving.
- Work with local lenders in the Martin/St. Lucie Consortium to discuss homebuying issues.
- Collaborating with the Treasure Coast Homeless Services Council regarding availability of homeless services/shelter in Port St. Lucie;
- Monitoring to identify program inefficiencies, improve program performance, and ensure compliance with applicable regulations;
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low and moderate income households and special needs populations; and
- Reviewing internal policies, procedures and staffing of the CDBG program for efficiency and effectiveness.

In the event that a gap is identified in the City's current institutional structure, the City will develop and implement the appropriate measures to alleviate any issues that affect achievement of program goals, anticipated outcomes and program compliance

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvement	2016	2020	Non-Housing Community Development		PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
2	Public Facilities	2016	2020	Non-Housing Community Development		IMPROVE PUBLIC FACILITIES	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
3	Rehabilitation of Owner Occupied Housing Units	2016	2020	Affordable Housing		INCREASE ACCESS TO AFFORDABLE HOUSING		Homeowner Housing Rehabilitated: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Acquisition/Rehabilitation of Single Family Homes	2016	2020	Affordable Housing		INCREASE ACCESS TO AFFORDABLE HOUSING	NSP: \$1,000,000 SHIP: \$1,000,000	Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted
5	Economic Development	2017	2020	Economic Development		Economic Opportunity	CDBG: \$500,000	Jobs created/retained: 20 Jobs

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure Improvement
	Goal Description	PROVIDE INFRASTRUCTURE IMPROVEMENT IN THE FORM OF SIDEWALKS TO LOW INCOME/PRIMARILY RESIDENTIAL AREAS WITHIN THE CITY OF PORT ST. LUCIE
2	Goal Name	Public Facilities
	Goal Description	Improve public facilities in low/mod areas and CRA to improve access.

3	Goal Name	Rehabilitation of Owner Occupied Housing Units
	Goal Description	REHABILITATION TO OWNER OCCUPIED HOUSING UNITS TO ADDRESS HEALTH SAFETY WELFARE RELATED ITEMS. REHABILITATION WILL ALSO INCLUDE CONNECTION TO CITY WATER AND SEWER FACILITIES FOR LOW INCOME OWNER OCCUPIED HOUSING
4	Goal Name	Acquisition/Rehabilitation of Single Family Homes
	Goal Description	ACQUISITION/REHABILITATION OF SINGLE FAMILY HOMES FOR SALE TO LOW MODERATE INCOME HOUSEHOLDS
5	Goal Name	Economic Development
	Goal Description	

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The County's housing authorities are not covered by a Section 504 Voluntary Compliance Agreement however; the agencies have indicated a need for accessible units within their inventories

Activities to Increase Resident Involvements

The Housing Authority of the City of Fort Pierce offers an array of family self sufficiency (FSS) and supportive service programs for clients receiving subsidized housing assistance. The family self-sufficiency program is aimed at families who have a desire to achieve economic independence and self-reliance. Clients living in public housing or who participate in the housing choice voucher program, qualify for the FSS program. While participating in the FSS program, participants work closely with the FSS Coordinator for a period up to five years. With the guidance of the FSS Coordinator, families identify and set goals that promote self-sufficiency. Self sufficiency activities include but not limited to: obtaining and maintaining suitable employment, participating in employment related services such as resume writing, seek suitable employment, and attend life skills courses. FSS participants also attend financial literacy classes where they learn and become familiar with key objectives such as establishing credit, budgeting, savings, and loans.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Affordable housing is a growing concern at the federal, state and local levels. Housing affordability has also become an important public policy issue, as home ownership is viewed as being an important goal for both individual and social reasons. Housing prices, household incomes, and mortgage rates are the primary determinants of the housing affordability. The City of Port St. Lucie is aware of the effect that public policies have on the cost of housing, given the potential to dissuade development, maintenance or improvement of affordable housing. In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new energy efficiency and wind mitigation standards for building codes. An additional significant barrier is the poor credit record of many low and moderate income households. In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier.

As a State Housing Initiative Partnership (SHIP) Program recipient from the State of Florida, the City of Port St. Lucie is required to form an Affordable Housing Advisory Committee (AHAC). The Affordable Housing Advisory Committee (AHAC), a citizens' advisory committee, represents a collaboration of public, nonprofit and private agencies tasked with making recommendations to the City Council on affordable housing incentives. The advisory board must triennially review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the City Council while making recommendations on specific actions or initiatives to encourage or facilitate affordable housing while protecting the property's ability to appreciate in value. The eight (8) to eleven (11) member AHAC identifies barriers to affordable housing and strategies to remove such barriers. The City of Port St. Lucie's Affordable Housing Incentive Plan contains information on the following:

- The processing of expedited approvals of development orders or permits for affordable housing;
- The establishment of a process which local government considers, before adoption of policies, etc. that increase the cost of housing;
- the allowance of flexibility in density;
- the reduction of parking and setback requirements for affordable housing;
- a printed inventory of locally owned public lands suitable for affordable housing is prepared triennially;
- the City encourages development of affordable housing and/or workforce housing near (within ½ mile of) a transportation hub, major employment center and/or mixed use development.

Additionally, City staff must report annually to the State of Florida any actions that increase the cost to develop single or multifamily housing. This analysis must include a dollar value of the increase of development including, but not limited to, increases in permit fees, increases in impact fees, introduction of new building standards, etc. The City of Port St. Lucie completed an Analysis of

Impediments to Fair Housing Choice in 2014. This document included a review of regulatory barriers in each jurisdiction. A copy of this document can be found in the appendices.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As discussed in the previous section, the City has adopted the Local Housing Incentive Plan (LHIP) as required to receive the State of Florida's Affordable Housing Program funding (State Housing Initiatives

Partnership (SHIP) Program). This plan led to the following actions to reduce barriers:

- The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects.
- The establishment of a process which local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing;
- The allowance of flexibility in density is established by the property's future land use designation;
- The reduction of parking and setback requirements for affordable housing is allowed where it can be shown that such a reduction will be compatible with the surrounding neighborhood and will not cause an adverse impact;
- A printed inventory of locally owned public lands suitable for affordable housing is prepared triennially;
- The City encourages development of affordable housing and/or workforce housing near (within ½ mile of) a transportation hub, major employment center and/or mixed use development.

In addition, the following strategies will be utilized to remove or ameliorate the barriers to affordable housing: The City of Port St. Lucie will continue to:

- research and review alternative methods to financing affordable housing or providing reduction in fees, where possible
- utilize SHIP funds to provide counseling and financial assistance to first time income eligible homebuyers to purchase either existing or newly constructed homes
- utilize CDBG and SHIP funds to provide financial assistance to income eligible city residents to rehabilitate owner occupied dwellings;
- implement the actions included in the Analysis of Impediments to Fair Housing Choice in an effort to remove or ameliorate the barriers to both fair housing choice and affordable housing

SP-60 Homelessness Strategy – 91.215(d)

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

The City supports the efforts of the Treasure Coast Home Services Council, Inc. Continuum of Care (CoC) to simplify and broaden outreach and assessment efforts for homeless persons in the three county area (Indian River, Martin and St. Lucie Counties). Much of the outreach to homeless persons is conducted at the Point in Time Count. Other outreach activities are conducted by TCHSC at their offices in Indian River and through other agencies that support the homeless clientele. PATH Outreach workers from Community Mental Health Providers conduct street outreach. Supportive Services to Veterans' families also funds outreach to Veterans in places where homeless persons are known to congregate.

Addressing the emergency and transitional housing needs of homeless persons

There is only one emergency shelter in three counties which only serves up to 21 families at one time. The City is not a direct recipient of Emergency Solution Grant funds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC operates on a Housing First Model, which means that persons are prevented from homeless in the first place or, if they are homeless, they are rapidly rehoused. There is no transitional model in the three-county area.

Local agencies, working with the CoC, provide prevention, outreach, assessment and supportive services for homeless persons and for residents at risk of homelessness. Public and private agencies and programs in St. Lucie County provide services including: Mortgage Assistance, Rental Assistance, Utilities Assistance, Foreclosure Prevention, Counseling/Advocacy, and Legal Assistance. Outreach and Assessment for homeless residents is done through the CoC and agencies working with them.

Other than the funds available through this process, permanent housing needs may be addressed through other resources identified elsewhere in this plan, and through other grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Florida Statutes set out state discharge guidelines and notes that the intent of the Legislature is to ensure that persons leaving care and custody are not discharged into homelessness. The Florida State

Department of Corrections requires contracted halfway houses in order to secure full employment for clients and to discharge clients into transitional or permanent housing residence. New Horizons of the Treasure Coast provides some of those services.

Treasure Coast Homeless Services Council utilizes Emergency Solutions Grants, Challenge Grants and Supportive Services to Veterans grants to provide housing assistance to persons at or below 30% of area median income.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The leading cause of lead based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, and particularly in homes built before 1950. Pre 1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance among lower income households. This is an important factor since it is not the lead paint itself that causes the hazards, but rather the deterioration of the paint that releases lead contaminated dust and allows children to peel and eat lead contaminated flakes. The risk factors for lead poisoning include:

- Living in a home built before 1950; and
- Living in a recently remodeled home originally built before 1978

In Port St. Lucie, 89.8 percent of existing homes have been built since 1980; 9.5 percent of the homes were built between 1960 and 1979; and only .4 percent of the housing stock was built before 1960. As a result, it is estimated that only 10 percent of housing units in Port St. Lucie could potentially contain lead based paint.

How are the actions listed above integrated into housing policies and procedures?

The City of Port St. Lucie's housing program has integrated the components of 24 CFR Part 35 into its policies and procedures governing federally assisted housing programs directly administered by the City and those that could be contracted with subrecipient organizations. Programs that are affected include housing rehabilitations and acquisition as specified within 24 CFR Part 35. The City's homebuyer assistance program and single family owner occupied rehabilitation programs, when they deal with homes constructed prior to 1978 will provide a complete visual assessment of all painted surfaces to identify deteriorated paint, and will provide paint stabilization of deteriorated painted surfaces, and a clearance examination, as required. Lead based paint hazards information will be provided to all homebuyers assisted by these programs. The City will follow its Lead Based Paint Hazards Policies in the administration of the City's housing program to reduce and eradicate lead based housing units in the City. Additionally, lead based paint regulations will be included in all subrecipient agreements and compliance will be included in agency monitoring.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Port St. Lucie's goal is to reduce the number of poverty level families through economic

Development and affordable housing, and service programs coordinated by various entities throughout the City and St. Lucie County. Recognizing the need to overcome poverty is one component of a complex set of issues. Beyond implementing economic development and affordable housing, and helping to coordinate social service programs, families in poverty must be provided the opportunity to overcome personal and socioeconomic barriers to gain control of their lives.

According to the 2000 Census, 6,957 individuals in Port St. Lucie had a 1999 income below the poverty level. This number represented 7.9% of individuals for whom poverty status is determined. In comparison, or 15.2% of individuals (approximately 25,581) had incomes below the federal poverty level in 2010 – 2014. The population in Port St. Lucie increased during that time period, but the percent of poverty level families also increased. This number is highest for individuals in the 18 to 64 years range.

In order to help individuals to rise above the poverty level and become self sufficient, the City of Port St. Lucie in conjunction with St. Lucie County, including private, non-profit agencies and organizations have designed and implemented various programs. The County has established an Economic Development Office. This office promotes and assists businesses in locating and expanding operations and facilities in the City. Additionally, partnerships with non profits providing job training/microenterprise assistance provide economic opportunities for low income individuals.

The affordable housing programs provided by Port St. Lucie enable lower income families to reduce their overall housing costs. These programs enable families to utilize a larger part of their income for other necessities. The programs often allow people to live closer to their place of employment, which in turn may reduce their travel costs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City will continue to combat poverty by supporting incentives to attract, retain, and expand businesses; to advocate for improved employment, affordable housing and public transportation links; to support organizations and programs that provide job training, education, and placement services; to support public service activities including but not limited to childcare and emergency assistance; and to

preserve, increase, and improve affordable housing options as part of its strategy to prevent and alleviate poverty in Port St. Lucie. The City will accomplish these goals by continuing to integrate antipoverty programs/services into its annual CDBG program.

The increasing costs of homeownership in Port St. Lucie and the lack of safe, affordable rental housing continue to be major challenges for low-income families. Rental households face serious challenges with high cost, inadequate supply, and competition for limited housing stock. Access to transportation or to communities that are practically walkable also presents a difficulty. When there are significant CDBG or other resources within the low-income areas to execute anti-poverty strategies, these resources will act as catalysts to invite additional public and private investment of capital and services; increase the quantity and quality of affordable housing; and help low to moderate-income residents acquire needed information, knowledge and skills to improve their employment opportunities. Eliminating many of the physical signs of poverty is a key element in the anti-poverty strategy. The housing, public housing and community revitalization initiatives work toward fulfilling this goal. The City will direct significant resources toward the creation of affordable housing and coordinating the efforts of local nonprofit and for-profit providers. Affordable housing is the foundation for achieving self-sufficiency.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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 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.

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

Expected Resources

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

Introduction

This section of the Strategic Plan provides an overview of anticipated resources available for the 2016-2017 fiscal year. The funding and sources of funding are tentative and subject to change. It is anticipated that future years will have similar resources for CDBG and SHIP. NSP is expected to be expended during the next year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
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			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Housing	2,183,180	0	0	2,183,180	0	We have expended funding equal to the original NSP1 & NSP3 allocations and have \$759,181 remaining in program income. We still have available \$1,423,999 of the original grant funding available for NSP1 & NSP 3. The total amount available from NSP1 and NSP3 for projects is expected to be \$2,145,063 with \$38,117 in funding for administration
Other	public - state	Acquisition Admin and Planning Housing	1,611,589	0	0	1,611,589	0	The City will be receiving SHIP funding in the amount of \$1,107,300 for 2016-2017. We also project to have \$504,289 remaining from previous years allocations. These funds will be utilized to assist with \$208,000 for home purchase assistance, \$1,222,859 for repair/rehab assistance and \$180,730 in funding for administration. Total funding will be \$1,611,589

Table 53 - Expected Resources – Priority Table

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

There are no matching requirements for the CDBG program. The City leverages CDBG program funds with the State Housing Initiatives

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

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

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities	2016	2020	Non-Housing Community Development		IMPROVE PUBLIC FACILITIES	CDBG: \$860,499	Other: 8 Other
2	Infrastructure Improvement	2016	2020	Non-Housing Community Development		PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS	CDBG: \$360,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3065 Persons Assisted
3	Rehabilitation of Owner Occupied Housing Units	2016	2020	Affordable Housing		INCREASE ACCESS TO AFFORDABLE HOUSING	CDBG: \$0	

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	The City has a number of park facilities in low/mod areas that are aging and in need of improvements, particularly the buildings where Little League events occur and the restrooms that all park attendees utilize. There are also a number of ADA improvements that need to be made to make the buildings, especially the restrooms, more accessible to the handicapped.
2	Goal Name	Infrastructure Improvement
	Goal Description	The City is in need of sidewalks, especially in low to mod income areas. By leveraging CDBG with some of the City's general funds, the Thornhill sidewalk can be built.
3	Goal Name	Rehabilitation of Owner Occupied Housing Units
	Goal Description	The City of Port St. Lucie has a need for rehabilitation of owner occupied housing units. Although a majority of the homes were built in 1980 or later, the quality of construction and lack of maintenance contributes to an ongoing need, especially for very low and low income homeowners. Rehabilitation of owner occupied housing will be listed under alternate funding for the 2016-2017 fiscal year, in case some of the activities come in under budget or are not able to proceed.

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funding for 2016/2017 fiscal year in the amount of \$1,045,863 has been allocated to community development and administrative activities. Administrative funding totals \$204,863; CDBG project funding for 2016/2017 totals \$841,000. Funding for all projects will be allocated as follows:

Projects

#	Project Name
1	Thornhill Drive Sidewalks
2	Lyngate Park Restrooms
3	Sandhill Crane Park Improvements to Maintenance Bldg./Lg. Family Pavilion/Restroom
4	Sandhill Crane Park Improvements to Announcer Booth/Concession Restroom
5	McChesney West/East Parks ADA Restroom Improvements
6	Swan Park ADA Restroom Improvements
7	Sportsman's Park ADA Improvements to Maintenance Building Restrooms
8	Sportsman's Park ADA Improvements to Concession Building Restrooms
9	Sportsman's Park West ADA Improvements to Concession Building Restrooms
10	Fred Cook Park ADA Improvements to Pavilion Restroom
11	Rotary Park Pavilion Renovation
12	Rotary Park Sidewalk Repair/Replacement
13	Veteran's Park @ Rivergate Sidewalk Repairs/Replacement
14	Veteran's Park @ Rivergate Roof Replacement/Restroom Renovation
15	Alternate Projects
16	Administration

Table 55 – Project Information

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

A new sidewalk needs to be installed along Thornhill Drive from Bayshore to Airoso in low/mod income census tract 382007, Block group 1. The sidewalk will be leveraged with the City's General Fund in order to allow for the installation to be completed. Sidewalks are a priority in the City, especially since there have been fatal accidents involving school children waiting for buses or walking to school.

Five city parks (Lyngate, McChesney West, Swan, Sportsman's and Fred Cook Park) need ADA improvements, mostly to restrooms. These improvements will provide improved access for disabled individuals who wish to utilize the parks. Fred Cook and Lyngate Parks are located in low/mod income

census tracts 382006/1 and 382009/2. The improvements in other parks are presumed to benefit low mod special needs individuals with ADA repairs. Two other parks, Sandhill Crane and Veteran's Park @ Rivergate, are in low to mod income census tracts 381603/2 and 382010/2, and will receive interior/exterior improvements, major sidewalk repair/replacement, and/or roof replacement/ADA Restroom renovation. Rotary Park, which is directly across the street from a low/mod income census tract, is in need of exterior repairs and sidewalk repair/replacement.

The following alternative projects have been approved for completion if others come in under budget or are not able to be completed in a timely manner. They may also be completed if program income is transferred from NSP to CDBG. These projects are detailed under project 15 above and are either located in low income areas or serve low/mod income households. They include the following types of activities:

- additional funding for repair/rehab of owner-occupied low/mod housing;
- additional funding for parks projects listed as alternate projects
- assistance for Police Athletic League gymnasium

No obstacles are expected.

AP-38 Project Summary
Project Summary Information

1	Project Name	Thornhill Drive Sidewalks
	Target Area	
	Goals Supported	Infrastructure Improvement
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
	Funding	CDBG: \$360,000
	Description	The Thornhill Sidewalk project encompasses approximately 4,750 linear feet of 6-foot wide concrete sidewalk Bayshore Boulevard to Airoso Boulevard. The estimated construction cost is \$720,000 which reflects a significant amount of drainage, swale, and pipe work. The City's Road & Bridge Fund will be used for half of the funds for the \$720,000 project.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	4,565 persons located in Census Tract 2007, Block Group 1. 2,190 (47.97%) are low/mod income.
	Location Description	Thornhill Drive from Bayshore to Airoso. Census Tract 2007/1
	Planned Activities	Project includes the construction and CEI of a 4,750 linear feet, 6-foot wide sidewalk connecting Bayshore Blvd. to Airoso Blvd. Estimated construction cost is \$750,000 with 50% local funding by the Road & Bridge Fund. Survey is underway to determine the exact location.
2	Project Name	Lyngate Park Restrooms
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$25,000
	Description	Make ADA accessibility improvements to 6 restrooms at Lyngate Park.
	Target Date	9/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	940 persons in census tract 2009/2; 430 are low/mod, and approximately 136 (14.5%) of the individuals are disabled. Additional service area includes the following benefits: <ul style="list-style-type: none"> • 525 in CT 2009/3; 290 are low/mod, and 76 are presumed disabled. • 1105 in CT 2009/4; 560 are low/mod, and 160 are presumed disabled. • 675 in CT 2010/2; 370 are low/mod, and 97 are disabled.
	Location Description	1301 SE Lyngate Dr., Port St. Lucie, FL. Low/Mod Census Tract 382009/2. Service area includes 382009/3, 382009/4 and 382010/2.
	Planned Activities	ADA Improvements to 6 restrooms. Flooring, fixtures, and hand dryers will be upgraded for ADA compliance.
3	Project Name	Sandhill Crane Park Improvements to Maintenance Bldg./Lg. Family Pavilion/Restroom
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$66,000
	Description	Exterior/interior Improvements to Maintenance Building/Large Family Pavilion/Restroom.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1,660 persons in Census Tract 381603/2; 880 are low/mod.
	Location Description	2355 SE Scenic Park St., Port St. Lucie, FL. Census Tract 381603/2
Planned Activities	Exterior/Interior Improvements to Maintenance Bldg./Large Family Pavilion/Restroom. Includes flooring, fixtures and hand dryers for ADA compliance.	
4	Project Name	Sandhill Crane Park Improvements to Announcer Booth/Concession Restroom
	Target Area	
	Goals Supported	Public Facilities

	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$108,000
	Description	Interior/Exterior Improvements to Announcer Booth-Concession Restrooms (4) at Sandhill Crane Park.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1,660 persons in Census Tract 381603/2; 880 are low/mod.
	Location Description	2355 SE Scenic Park St., Port St. Lucie, FL. Census Tract 381603/2.
	Planned Activities	Interior/Exterior Improvements to Announcer Booth-Concession Restrooms (4). Includes flooring, fixtures and hand dryers necessary to be upgraded for ADA compliance.
5	Project Name	McChesney West/East Parks ADA Restroom Improvements
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$18,800
	Description	ADA Improvements to 4 Restrooms at McChesney West/East Parks.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	ADA improvements are considered presumed benefit. 5,990 persons live in census Tract 382108/3. 14.5% of those individuals (868) are presumed to be disabled and could benefit from the improvements when visiting the park.
	Location Description	1585 SW Cashmere Blvd., Port St. Lucie, FL 34986. Census Tract 382108/3.
Planned Activities	ADA Improvements to 4 Restrooms, which include flooring, fixtures and hand dryers necessary to be upgraded for ADA compliance.	
6	Project Name	Swan Park ADA Restroom Improvements
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES

	Funding	CDBG: \$13,000
	Description	Make ADA accessibility improvements to 3 Restrooms at Swan Park.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,985 persons in Census Tract 382008/3; approximately 432 (14.5%) of the individuals are presumed to be disabled.
	Location Description	700 SW Carmelite St., Port St. Lucie FL 34983. Census Tract382008/3
	Planned Activities	ADA Improvements to 3 Restrooms. Flooring, fixtures and hand dryers necessary to be upgraded for ADA compliance.
7	Project Name	Sportsman's Park ADA Improvements to Maintenance Building Restrooms
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$9,700
	Description	Make ADA Improvements to Maintenance Building Restrooms (2) at Swan Park.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,645 persons live in Census Tract 381503/4 and approximately 383 (14.5%) of the individuals are presumed to be disabled.
	Location Description	700 SW Carmelite St., Port St. Lucie, FL 34983. Census Tract 381503/4.
	Planned Activities	ADA Improvements to Maintenance Building Restrooms at Swan Park, including flooring, fixtures and hand dryers necessary to be upgraded for ADA compliance.
8	Project Name	Sportsman's Park ADA Improvements to Concession Building Restrooms
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$47,000

	Description	Make ADA Improvements to Concession Building Restrooms (2) at Sportsman's Park.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2645 persons live in Census Tract 381503/4 and 383 (14.5%) of them are presumed to be disabled and potentially benefitting from the improvements.
	Location Description	201 NW Prima Vista Blvd., Port St. Lucie FL 34983. Census Tract 381503/4.
	Planned Activities	ADA Improvements to Concession Building Restrooms (2) including flooring, fixtures and hand dryers necessary to be upgraded for ADA compliance.
9	Project Name	Sportsman's Park West ADA Improvements to Concession Building Restrooms
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$53,000
	Description	Make ADA Improvements to Concession Building Restrooms (2) at Sportsman's Park West.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,645 persons live in Census Tract 381503 and 383 (14.5%) of those person are presumed to be disabled and would benefit from improvements to facilities.
	Location Description	220 NW Irving St., Port St. Lucie, FL Census Tract 381503/4.
	Planned Activities	ADA Improvements to Concession Building Restrooms (2), including flooring, fixtures and hand dryers necessary to be upgraded for ADA compliance.
10	Project Name	Fred Cook Park ADA Improvements to Pavilion Restroom
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES

	Funding	CDBG: \$25,000
	Description	Make ADA Renovations to Pavilion Restroom at Fred Cook Park
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	3,065 persons in Census Tract 382006/1; 1,595 are low/mod and 444 are presumed to be disabled.
	Location Description	400 SE Glenwood Ave., Port St. Lucie, FL Census Tract 382006/1.
	Planned Activities	ADA Improvements to Pavilion Restroom, including flooring, fixtures and hand dryers necessary to be upgraded for ADA compliance.
11	Project Name	Rotary Park Pavilion Renovation
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$15,000
	Description	Make exterior repairs to Pavilion in Rotary Park.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,030 persons in Census Tract 381802/2, which is directly across the street from the park. 1505 are low/mod.
	Location Description	2101 SE Tiffany Ave., Port St. Lucie, FL. Census Tract 381802/1. Service area is adjacent in Low Income Census Tract 381802/2.
	Planned Activities	Exterior repairs to strengthen pillars on a 20 by 50 foot pavilion at Rotary Park.
12	Project Name	Rotary Park Sidewalk Repair/Replacement
	Target Area	
	Goals Supported	Infrastructure Improvement
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
	Funding	CDBG: \$18,500
	Description	Make repairs and/or replace sections of sidewalk at Rotary Park

	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,030 persons in Census Tract 381802/2, which is directly across the street from the park. 1505 are low/mod.
	Location Description	2101 SE Tiffany Ave., Port St. Lucie, FL Census Tract 381802/1. Service area is 381802/2.
	Planned Activities	Estimated 290 linear feet of sidewalk around the pavilion, restroom and playground need to be repaired or replaced due to tree and root intrusion.
13	Project Name	Veteran's Park @ Rivergate Sidewalk Repairs/Replacement
	Target Area	
	Goals Supported	Infrastructure Improvement
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
	Funding	CDBG: \$37,000
	Description	Make repairs and/or replace sidewalk at Veteran's Park @ Rivergate.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	675 persons in Census Tract 2010/2; 370 are low/mod.
	Location Description	2200 SE Veteran's Memorial Parkway, Port St. Lucie, FL Census Tract 382020/2.
	Planned Activities	Estimated 390-300 linear feet of sidewalk around the pavilion and restroom need repair/replacement due to root intrusion.
14	Project Name	Veteran's Park @ Rivergate Roof Replacement/Restroom Renovation
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$45,000
	Description	Replace roof and make ADA improvements to Maintenance Building restrooms (3) at Veteran's Park @ Rivergate.

	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	675 persons in Census Tract 382010/2; 370 are low/mod.
	Location Description	2200 SE Veteran's Memorial Parkway, Port St. Lucie, FL Census Tract 382010/2.
	Planned Activities	Replace roof and make ADA improvements to Maintenance Building Restrooms (3) to alleviate leaking roof and provide flooring and fixtures to upgrade restrooms for ADA accessibility.
15	Project Name	Alternate Projects
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	IMPROVE PUBLIC FACILITIES
	Funding	:
	Description	Alternate Projects have been provided in case the original projects do not move forward or come in under bid. The projects will also be funded if program income is transferred from NSP. Those projects are as follows:A.) Sandhill Crane Park - Security Camera System with Fiber Optic Lines - Census Tract 381603/2 - \$270,000; B.) Veteran's Park at Rivergate (Boardwalk) - Convert solar lighting to electric to allow for events during evening hours - Census Tract 382010/2 - \$250,000; C.) Veteran's Memorial Park - Parking Lot Lighting Upgrades (up lighting) to include security - Census Tract 382010/2- \$100,000; D.) Rotary Park - Removal and replacement of restroom to allow better access for ADA compliance - In Census Tract 381802/1; across street from Low/Mod Census Tract 381802/2 - \$88,000; E.) PAL Building - Design for new gymnasium - In Census Tract 381802/1; across street from Low/Mod Census Tract 381802/2 - \$70,000; F.) Repair/rehab Program - Owner Occupied Rehabilitation for low/mod citywide - TBD.
	Target Date	
Estimate the number and type of families that will benefit from the proposed activities	Various	

	Location Description	Various
	Planned Activities	These alternate activities may be completed in the event that original planned activities are not able to proceed or come in under estimated proposals. They may also be funded if program income is moved from NSP.
16	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$204,863
	Description	Administration of CDBG and Low/Mod Housing Programs
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Citywide
	Planned Activities	Administration of Program

AP-50 Geographic Distribution – 91.220(f)

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

Incorporated in 1961, the City of Port St. Lucie is a 120.4 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 and we had over 169,888 as of April 2014.

Low Income Census Tracts: As of the 2010 Census, there were eleven census tract block groups within the City where over 45.2% of the residents (Port St. Lucie's prior Exception Criteria) had incomes below the region's low-income Median Family Income maximums. As of June 2014, there are sixteen census tract block groups where over 45.74% (New Exception Criteria) have incomes in the highest quartile of the City in terms of concentration of low/mod persons. The City does not reserve funding for any particular area, but these census tracts/block groups are the locations where the City intends to conduct CDBG activities on an area-wide basis when opportunities and funding are available.

Minorities: According to 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 from 6,677 in 2000 to 30,250 in 2010 (353%). The White population increased 56.7% from 2000 to 2010. Race, ethnicity information for the 2010 census is not yet available at the census tract level. Information from the previous census, however, reflects the geographical distribution of minority populations as of 2000. A majority of the census tracts at that time contained less than 10% minority population. There were no areas where more than 25% of the population was minority.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As indicated above there are sixteen census tract block groups within the City where over 45.74% of the residents (the City's Exception Criteria) have incomes below the region's median low- income; only nine 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 one or more of these HUD designated

low/moderate income areas for infrastructure projects. The CDBG repair/rehab program, which is an alternate program for 2016-2017, however, has expanded the focus for allocation of funds from low income neighborhoods only to include low income households. The NSP 1 program requires targeting of highest need areas based on current foreclosures and foreclosure risk. This program has, therefore, targeted assistance to specific year 2010 census tracts of the city as follows: 3815.03, 3818.01, 3818.02, 3820.01, 3820.02, 3820.03, 3820.05, 3821.04, and 3821.05.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing has also been a very important focus for the City. The gap between the monthly mortgage payments and 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 decent affordable housing will continue to be one of the City’s priorities.

Stakeholder input during the consolidated planning process also indicated a strong need for affordable housing in Port St. Lucie. This includes both rental and ownership opportunities for our low income population as well as the rehabilitation of properties occupied by low income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	46
Special-Needs	0
Total	46

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	46
Acquisition of Existing Units	0
Total	46

Table 58 - One Year Goals for Affordable Housing by Support Type
Discussion

Traditionally, the City's affordable housing programs have been focused on affordable homeownership opportunities. This will continue to be the case over the upcoming year. Additionally, with the City's housing stock aging and a high cost burden among homeowners, the City will continue to fund

rehabilitation programs.

The City intends to repair homes for two households using CDBG prior year Repair/Rehab funding which is already encumbered. We also anticipate repairing 20 houses using the estimated allocation from State Housing Initiatives Partnership (SHIP) funding. We plan to provide housing for veterans in partnership with a housing organization with NSP funds.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Port St. Lucie has no public housing units, and there are no plans for any public housing improvements. Section 8 Housing Choice Vouchers can be utilized in Port St. Lucie when they are available, but a waiting list has been established.

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

The City of Port St. Lucie does not utilize Community Development Block Grant funds to address the needs of public housing. Public housing needs in Port St. Lucie are addressed by the Housing Authority of the City of Ft. Pierce.

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

Not applicable

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

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

Discussion

The City of Port St. Lucie, as indicated above, does not have a housing authority or public housing projects, but housing vouchers can be used in the city. Our housing programs are available to all households that meet the qualifications and need assistance for repair or home purchase.

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

Introduction

The City of Port St. Lucie does not receive direct funding to address homeless needs. HUD is providing program funding for homeless services in St. Lucie County through the Continuum of Care administered by the Treasure Coast Homeless Services Council. The homeless priorities established by the Continuum of Care are also the City's priorities established in its Strategic Plan. 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.

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

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

The Treasure Coast Continuum of Care, the coalition of local homeless service agencies, conducts annual surveys of homeless individuals, including unsheltered persons. These surveys serve to focus agency activities for the coming year, and provide documentation to meet HUD program requirements.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Treasure Coast Homeless Services Council provides the funding for permanent supportive housing for low income families in fair market apartments in Port St. Lucie and maintains a 5-bedroom home for women with children and a 6 bedroom Veteran's home for homeless men. Both of these programs accept residents of St. Lucie County. The Council is a partner with MISS Inc. of the Treasure Coast which provides seven apartments for permanent supportive housing for low income women and children in the City of Port St. Lucie, and operates a single family home in Port St. Lucie for low income families with children. MISS also operates 19 units of transitional housing in Martin County which accepts women with children from St. Lucie County. The city of Port St. Lucie Police Department is now working with the Salvation Army of St. Lucie County to develop an overnight jail diversion shelter for homeless men.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Treasure Coast Homeless Services Council (TCHSC) is the lead agency for the Continuum of Care and handles all homeless services including prevention, rapid rehousing, permanent supportive housing for

disabled homeless individuals and transitional housing for homeless families in the three-county area (St. Lucie, Martin and Indian River). It operates a tri-county homeless resource center which provides financial assistance, placement assistance, information and referral and housing counseling for residents of St. Lucie County. The Council utilizes the Rapid Re-housing Model in its Rental Assistance Programs. It uses the Housing First Model to provide housing and supportive services to the 265 severely disabled individuals and families housed by the program. Many of these persons are St. Lucie County residents under a HUD McKinney long term tenant based Rental Assistance program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

Discussion

The Treasure Coast Homeless Services Council, Inc. (TCHSC) continues to provide services as HUD FL-509 the official Continuum of Care for the Treasure Coast (St. Lucie, Martin and Indian River counties). It maintains its qualification as eligible to coordinate homeless prevention and rapid rehousing activities on behalf of the tri-county area. The Council maintains qualified Lead Agency status to qualify as applicant for State and Federal homeless prevention funding, rapid re-housing funding, coordinated assessment, program development and direct services provision on the Treasure Coast.

The Council maintains its designation as the Lead Agency by the State Office on Homelessness on behalf of the three-county area. The Council operates a Homeless Resource Center for the Treasure Coast, which provides approximately \$350,000 per year in direct financial assistance to homeless and near-homeless families. It also owns and operates 18 units of fair market rental housing in Indian River County and 11 units of fair market housing in St. Lucie County. These units are made available to individuals and families who are at or below 50% of the area median income. Rents are capped at 30% of the family's income. The Council is in its second year as a grant recipient of Supportive Services for Veterans Families in the amount of \$251,980.00. This grant provides case management and housing

assistance to eligible Veterans in St. Lucie County. It provides direct financial assistance to Veterans and their families to prevent homelessness and provides direct outreach and case management services for Veterans to prevent and end homelessness.

The Council coordinates all grant funding applications for homeless prevention and rapid rehousing through HUD and the State Office on Homelessness. It received \$1.4 million HUD McKinney Vento funding in the 2014 Homeless Continuum of Care competition. This award provides 265 units of supportive housing for disabled persons in fair market housing in the community and the HMIS software to provide coordinated assessment among service providers. St. Lucie County has 68 units of this housing. The Council manages an extensive, secure client management database for more than 75 agencies in the Continuum. This allows agencies to collaborate on services, avoid duplication of services and track clients across programs. Funding applications through the State Office on Homelessness in the form of competitive applications were successful for a \$300,000 Challenge Grant and a \$75,000 Emergency Solutions Grants which are used toward the repair and operating cost of residential programs in the Continuum and direct payments to landlords to prevent evictions and rehouse homeless families including those in St. Lucie County.

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

Introduction:

The City completed its most recent Analysis of Impediments in March 2014 and will complete a review in 2017 to see if any of the data needs to be updated. If there are no significant changes, the analysis will be redone in 2020.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

Discussion:

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

Housing Needs:

There are several major obstacles that prevent the City from addressing its most pressing 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 residents. The economic crisis is not yet over and budget deficits are still common nationwide; Port St. Lucie was particularly hard hit and remains in need of economic stimulus.

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 over the last few years, but they have been creeping back up and are still not attainable for all members of the area's workforce. The city has few multi-family rental units and the market has relied on single family homes for rentals throughout the years. That increases the average cost of rentals 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. 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 women with children that was built by the City with Hurricane Housing Recovery funding 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 and neighborhoods to be affected. Neighborhood Stabilization Program funding has helped to improve the housing stock, but there is much more to be done.

Another major obstacle to addressing housing needs involves the City's elderly population, which is aging in place. This group remains of great concern in the short-term as well as the long-term. Many of these individuals have been able to pay off their mortgages over the years, but some can't afford the high cost of insurance and/or taxes and they don't have extra funds to pay for repairs when they are needed. We continue to receive calls for referrals to assisted living and/or affordable rentals for 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 General Development Corporation, with a 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 essentially stopped due to the economic downturn. Developers are once more looking at the Port St. Lucie, however, for growth opportunities. The City is continuously looking for additional resources, especially federal and state economic opportunity grant funding, to increase commercial development in the City.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

In order to address the lack of sufficient funding, the City establishes priorities at the beginning of the fiscal year and reassesses those priorities throughout the year. Funds allocated for one activity are sometimes shifted to another activity when overwhelming needs become apparent. Because of the limited SHIP funding the City shifted housing activities to CDBG and NSP. The City also attempts to leverage federal funding with state, local and private resources where possible.

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

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

Actions planned to reduce lead-based paint hazards

The City realizes that lead-based paint can be a serious health threat. We have not, in the past encountered homes that were built prior to 1978, and lead paint hazards have not been identified. Some of the homes 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 units proposed for rehabilitation under the City's program are 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, CDBG 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.

Actions planned to reduce the number of poverty-level families

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

- Community Development Block Grants (CDBG): CDBG funding will be used this year on projects such as improvements to city parks and sidewalks in low income neighborhoods. Contractors will be encouraged to hire from the neighborhood, if possible, to support low income residents. The funds will also be used for repair/rehab of low to moderate income housing. 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 (NSP 1 and 3): Due to the real estate market increases the City is no longer able to utilize its NSP monies to purchase and repair homes and sell them to households with incomes up to 120% of median. As per recent HUD guidance, the NSP program income on hand can immediately be transferred to CDBG to implement the projects outlined in the Action Plan. NSP grant funding that remains may be utilized to fund a homeless program for veterans in partnership with a

housing organization.

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

Actions planned to develop institutional structure

The Community Services Department is responsible for administering the State Housing Initiatives Partnership (SHIP) housing program, the Neighborhood Stabilization Program (NSP1 and 3), the Community Development Block Grant (CDBG), and many other 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, a Grant Committee meets with the City Manager and/or Assistants to discuss issues and assessments of needs at the City Department level. Also, the City meets on a regular basis with Community Services staff from the County and City of Fort Pierce at the Lender Consortium meetings to coordinate low-income homeownership opportunities in St. Lucie County. The Department also maintains active memberships in social service groups and boards as follows:

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

Community Services is also represented on the St. Lucie Council of Social Agencies (COSA Connection), 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.

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

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

activities.

Discussion:

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

Program Specific Requirements

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

Introduction:

Projects planned with the CDBG funds expected to be available during the plan year are identified in the Projects Table. The City has not received program income from CDBG sources 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. Due to the NSP program closure that is imminent and remaining NSP funds being transferred to CDBG, program income will become available to utilize for the upcoming projects in the near future.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Discussion:

The City does not expect to receive Program income from CDBG.

Attachments

Citizen Participation Comments



Overall Survey Results: Port St. Lucie Resident Survey

Text Block:

The City of Port St. Lucie is in the process of developing a 5-year Consolidated Plan (2016-2021) which is required by the Department of Housing and Urban Development for all jurisdictions receiving Community Development Block Grant (CDBG) funding. The Plan helps to assess the affordable housing and community development needs and market conditions of the City in order to determine priorities, establish strategic goals and allocate funding resources.

Public participation plays a large role in the development of the City's Plan and we encourage involvement of city residents throughout the process. Please take a few minutes to provide us with your feedback for our Consolidated Plan Survey. By completing this survey, you are certifying that you are a resident of Port St. Lucie.

What is your age?

Answer	0%	100%	Number of Responses	Response Ratio
18 to 24			2	<1%
25 to 34			39	5.6%
35 to 44			102	14.7%
45 to 54			126	18.2%
55 and older			418	60.5%
No Responses			3	<1%
Totals			690	100%

In which type of housing do you currently live?

Answer	0%	100%	Number of Responses	Response Ratio
Apartment			21	3.0%
Condominium			17	2.4%
Townhouse			15	2.1%
Duplex			6	<1%
Mobile home			5	<1%
Single family residence			619	89.7%
Other			6	<1%
No Responses			1	<1%
Totals			690	100%

Do you rent or own your home?

Answer	0%	100%	Number of Responses	Response Ratio
Own			567	82.1%
Rent			106	15.3%
No Responses			17	2.4%
Totals			690	100%

Do you work in Port St. Lucie?

Answer	0%	100%	Number of Responses	Response Ratio
Yes			226	32.7%
No			456	66.0%
No Responses			8	1.1%
Totals			690	100%

How important are the following affordable housing goals to you?

1 = High Priority , 2 = Medium Priority , 3 = Low Priority , 4 = Not Needed

Answer	1	2	3	4	Number of Responses	Rating Score*
Building new homes for first time homebuyers with low or moderate incomes					674	2.5
Providing down payment assistance for first time homebuyers					675	2.4
Building new rental apartments for households with low or moderate incomes					675	2.7
Repairing substandard homes owned by households with low or moderate incomes					675	2.1
Providing housing for people who are homeless or have special needs (elderly, disabled, alcohol/drugs addicted, HIV/AIDS)					680	2.3
Providing rental assistance (monthly subsidies, security deposit)					675	2.7
Other: please specify below					207	2.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

[Hide Details](#)

Details

1 = High Priority , 2 = Medium Priority , 3 = Low Priority , 4 = Not Needed

Answer	1	2	3	4
Building new homes for first time homebuyers with low or moderate incomes	172 (25.5%)	172 (25.5%)	179 (26.6%)	151 (22.4%)
Providing down payment assistance for first time homebuyers	199 (29.5%)	170 (25.2%)	157 (23.3%)	149 (22.1%)
Building new rental apartments for households with low or moderate incomes	130 (19.3%)	143 (21.2%)	198 (29.3%)	204 (30.2%)
Repairing substandard homes owned by households with low or moderate incomes	236 (35.0%)	229 (33.9%)	122 (18.1%)	88 (13.0%)
Providing housing for people who are homeless or have special needs (elderly, disabled, alcohol/drugs addicted, HIV/AIDS)	210 (30.9%)	205 (30.1%)	149 (21.9%)	116 (17.1%)
Providing rental assistance (monthly subsidies, security deposit)	130 (19.3%)	132 (19.6%)	220 (32.6%)	193 (28.6%)

Other: please specify below 87 7 9 104
 (42.0%) (3.4%) (4.3%) (50.2%)



Hold the mouse over each color of the bar to see the number of respondents.

Answer	1	2	3	4	Number of Responses	Rating Score*
Building new homes for first time homebuyers with low or moderate incomes	26%	26%	27%	22%	674	2.5
Providing down payment assistance for first time homebuyers	29%	25%	23%	22%	675	2.4
Building new rental apartments for households with low or moderate incomes	19%	21%	29%	30%	675	2.7
Repairing substandard homes owned by households with low or moderate incomes	35%	34%	18%	13%	675	2.1
Providing housing for people who are homeless or have special needs (elderly, disabled, alcohol/drugs addicted, HIV/AIDS)	31%	30%	22%	17%	680	2.3
Providing rental assistance (monthly subsidies, security deposit)	19%	20%	33%	29%	675	2.7
Other: please specify below		42%		50%	207	2.6

How important are the following social services?

1 = High Priority , 2 = Medium Priority , 3 = Low Priority , 4 = Not Needed

Answer	1	2	3	4	Number of Responses	Rating Score*
Providing job training services					679	1.6
Tutoring or mentoring programs for youth					677	1.4
Providing services to people who are homeless and/or with special needs (elderly, disabled, alcohol/drug addicted, HIV/AIDS, neglected/abused children)					674	1.8
Violence and gang prevention					680	1.4

programs				
Other: please specify below			154	2.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

[Hide Details](#)

Details

1 = High Priority , 2 = Medium Priority , 3 = Low Priority , 4 = Not Needed

Answer	1	2	3	4
Providing job training services	392 (57.7%)	197 (29.0%)	59 (8.7%)	31 (4.6%)
Tutoring or mentoring programs for youth	470 (69.4%)	160 (23.6%)	24 (3.5%)	23 (3.4%)
Providing services to people who are homeless and/or with special needs (elderly, disabled, alcohol/drug addicted, HIV/AIDS, neglected/abused children)	313 (46.4%)	227 (33.7%)	86 (12.8%)	48 (7.1%)
Violence and gang prevention programs	469 (69.0%)	146 (21.5%)	48 (7.1%)	17 (2.5%)
Other: please specify below	58 (37.7%)	5 (3.2%)	7 (4.5%)	84 (54.5%)



Hold the mouse over each color of the bar to see the number of respondents.

Answer	Number of Responses	Rating Score*
Providing job training services	679	1.6
Tutoring or mentoring programs for youth	677	1.4
Providing services to people who are homeless and/or with special needs (elderly, disabled, alcohol/drug addicted, HIV/AIDS,	674	1.8

neglected/abused children)						
Violence and gang prevention programs		69%	21%	7%	680	1.4
Other: please specify below		38%		55%	154	2.8

How important are the following City programs or projects?

1 = High Priority , 2 = Medium priority , 3 = Low Priority , 4 = Not Needed

Answer	1	2	3	4	Number of Responses	Rating Score*
Building or improving streets, lighting, sidewalks or drainage					684	1.4
Eliminating environmental hazards such as trash, vacant/dilapidated buildings and overgrown lots					681	1.5
Upgrading or building parks and recreational facilities					681	1.8
Crime prevention programs/Neighborhood police programs					681	1.4
Other: please specify below					151	2.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

[Hide Details](#)

Details

1 = High Priority , 2 = Medium priority , 3 = Low Priority , 4 = Not Needed

Answer	1	2	3	4
Building or improving streets, lighting, sidewalks or drainage	487 (71.2%)	159 (23.2%)	33 (4.8%)	5 (<1%)
Eliminating environmental hazards such as trash, vacant/dilapidated buildings and overgrown lots	421 (61.8%)	204 (30.0%)	49 (7.2%)	7 (1.0%)
Upgrading or building parks and recreational facilities	297 (43.6%)	260 (38.2%)	107 (15.7%)	17 (2.5%)
Crime prevention	469	175	34	3

programs/Neighborhood police programs	(68.9%)	(25.7%)	(5.0%)	(<1%)
Other: please specify below	56 (37.1%)	7 (4.6%)	6 (4.0%)	82 (54.3%)



Hold the mouse over each color of the bar to see the number of respondents.

Answer		Number of Responses	Rating Score*
Building or improving streets, lighting, sidewalks or drainage		684	1.4
Eliminating environmental hazards such as trash, vacant/dilapidated buildings and overgrown lots		681	1.5
Upgrading or building parks and recreational facilities		681	1.8
Crime prevention programs/Neighborhood police programs		681	1.4
Other: please specify below		151	2.8

How important are the following economic development goals?

1 = High Priority , 2 = Medium Priority , 3 = Low Priority , 4 = Not Needed

Answer	1	2	3	4	Number of Responses	Rating Score*
Building façade improvements					666	2.3
Providing job training programs					676	1.7
Providing incentives for the development of businesses in underserved areas					671	1.9
Making low interest business development loans to people with low/moderate incomes					678	2.2
Other: please specify below					145	3.0

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

[Hide Details](#)

Details

1 = High Priority , 2 = Medium Priority , 3 = Low Priority , 4 = Not Needed




Answer	1	2	3	4
Building façade improvements	128 (19.2%)	269 (40.4%)	227 (34.1%)	42 (6.3%)
Providing job training programs	367 (54.3%)	207 (30.6%)	71 (10.5%)	31 (4.6%)
Providing incentives for the development of businesses in underserved areas	268 (39.9%)	234 (34.9%)	114 (17.0%)	55 (8.2%)
Making low interest business development loans to people with low/moderate incomes	198 (29.2%)	245 (36.1%)	166 (24.5%)	69 (10.2%)
Other: please specify below	44 (30.3%)	3 (2.1%)	8 (5.5%)	90 (62.1%)



Hold the mouse over each color of the bar to see the number of respondents.

Answer	Number of Responses				Rating Score*
Building façade improvements	19%	40%	34%	6%	666 2.3
Providing job training programs	54%	31%	11%		676 1.7
Providing incentives for the development of businesses in underserved areas	40%	35%	17%	8%	671 1.9
Making low interest business development loans to people with low/moderate incomes	29%	36%	24%	10%	678 2.2
Other: please specify below	30%	6%	62%		145 3.0

Do you think community developments efforts should be concentrated in one particular area of Port St. Lucie? If yes, which area would you recommend (please specify below)?

Answer	0%	100%	Number of Responses	Response Ratio
Yes			139	20.1%
No			522	75.6%
No Responses			29	4.2%
Totals			690	100%

Please add any additional comments that would enhance the City of Port St Lucie's housing needs and share any other thoughts you may have about housing or community development:

Number of Responses
231

Text Block:

On behalf of the Port St. Lucie Community Services Department, we thank you for your time in completing this survey.



Grantee Unique Appendices



City of Port St Lucie 2016 Housing Needs Assessment Survey – Results from 10 Agencies

City of Port St. Lucie is undertaking a Five-Year Consolidated Plan to assess the needs and allocate funding to be received from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan covers funding received through the Community Development Block Grant (CDBG). As part of the planning process, we are required to consult with housing agencies, housing providers and social service providers regarding the housing needs of low income and special needs populations, the nature of our local housing market and barriers to affordable housing.

How is this organization connected with the housing needs of low income and special needs populations in Port St. Lucie:

- (1) Rental housing provider
- (1) Housing and financial counselor
- (1) Affordable housing developer
- (5) Social service provider
- (2) Healthcare organization

Other: Describe connection to housing needs

Does this organization target its services to any special needs populations?

*37% of our residents are from PSL. Maternity home for women 18 and older, homeless, pregnant with no other children in their care.

*Tenant based rental assistance, rapid re-housing for homeless, NSP rentals

*Social Service funder

*Provide homeownership opportunities and home repairs to households earning 80% AMI or less

- (1) Children aging out of foster care
- (1) Elderly
- (1) Persons with HIV/AIDS & their families
- (2) Victims of domestic violence
- (1) Veterans
- (5) Persons with disabilities (mental, physical, developmental)

Other special needs: Describe:

*Any person needing medical and/or behavioral health services regardless of ability to pay
Homeless families and children

1. Which, if any, of the following *housing strategies and services* does your organization currently provide to your target population?

- (5) Temporary financial assistance to pay rent/mortgage/home utilities
- (1) Construction of affordable housing units for homebuyers or renters
- (2) Financial counseling
- (1) Housing counseling for renters and buyers
- (1) Transitional housing units
- (3) Housing referrals
- (1) Housing rehabilitation
- (4) Supportive services to assist target population to remain in housing

Other: Describe:

- *Assist women with educational goals and provide programs to teach life skills, parenting, and job readiness- HUD tenant based rental assistance grant management
- *State Public Assistance Program –SNAP medicaid temporary Cash assistance
- *Emergency Shelter
- *Case management for legal assistance for housing needs
- *Home repairs for current homeowners with households incomes at 80% or less of AMI

2. Do you believe that The City of Port St. Lucie has a sufficient supply of safe, decent and affordable housing for households at all income levels? ____ Yes 10 No

3. If your answer is No, what do you believe are the **three greatest barriers** to having a sufficient supply of safe, decent and affordable housing in City of Port St. Lucie?

- (1) Governmental policies (e.g. growth and planning regs, building regulations)
- (4) Cost of building affordable housing
- (2) Median household income in St. Lucie County
- (4) Transportation to jobs and/or services
- (4) Lack of economic opportunity
- (6) Level of public funding to assist in providing affordable housing
- (2) Lack of public awareness of need for affordable housing
- (5) Lack of awareness/understanding of need for affordable housing for special needs populations

Other barriers:

- * Low income housing is very difficult to qualify for the bar is set too high. It is not feasible for this population to be able to find employment that will pay them what the rental qualification for low income housing is.
- * Lack of Political Will
- * Lack of affordable housing
- * Unskilled workforce for higher paying jobs (that are also in short supply)

4. Please select the **three greatest needs** in affordable housing in Port St. Lucie.

- (10) Sufficient supply of safe, decent & affordable housing units
- (5) Rental assistance
- (5) Rental assistance targeted to special need populations
- (1) Housing units in need of rehabilitation
- (1) Financial assistance to help with home purchase

Other needs:

- *Transitional housing for single parents
- *Emergency housing assistance to prevent evictions
- *Transitional housing units for special populations

5. Is your agency experiencing any NIMBY issues (Not In My Back Yard) with any of its housing strategies?

Yes 2 No 8

If the answer is Yes, with which housing strategies triggering these issues: no answers

6. If you are an affordable housing provider, do you expect any of your housing units to be lost from the affordable housing inventory within the next five years for any reason?

2 Yes 1 No

If Yes, please provide number of units expected to be lost, and reason for loss.

7. Does your organization provide any appropriate supportive housing for persons leaving mental or physical health facilities? 3 Yes 4 No

If Yes, what type of supportive housing do you provide:

Housing first, LMH ALF/or AFCH

8. What supportive services are **most needed** to provide for any of the special needs populations that you serve in order to prevent or further reduce homelessness?

*Transportation, Transitional homes/single mother families, and Landlords that are willing to help w/low rent

*Group homes/share living which is allowable by local ordinance

*Government public programs for affordable housing and low rent alternatives due to programs having waitlist, Supported living services to teach independent living and vocational assistance to find employment

*More available units

*Pre and post purchase financial counseling

*increase number of access to shelter and utility assistance per year. For example HOPWA (HIV specific populations) has five access per year

*Need specialized transitional housing program, ready and accessible Section 8 options for victims of domestic violence and their children, and housing assistance deposits, etc.

9. Please provide any additional comments that you feel would be helpful to The City of Port St. Lucie in assessing the Community needs, now and in the future.

*Ask community providers need and barriers with our clients that you are currently doing. In 25 years this is the first time I have been asked of needs and barriers we experience with our clients in the community.

*There appears to be a housing desert for low income people to get into rent controlled housing

*Become more visible through publications, brochures, billboards, ads, in addition increase communications awareness through radio, PSA's and community forums.

COSA ORGANIZATIONAL MEMBERS

Company	Address	Phone
Housing Services		
211		211
Mary's Shelter	1033 E 14 th Street, Stuart	772-223-5000
SLC Habitat for Humanity	702 S. 6 th Street, FTP	772-464-1117
Social Services		
Aging & Disability Resource Center		
CareerSource Research Coast	584 NW University Blvd, PSL	772-335-3030
Children Home Society	650 10 th St, Vero Beach	772-344-4020
Devereux Community Based Care	10570 S. Federal Hwy, PSL	772-873-7800
St. Lucie County Human Services	437 North 7 th Street, FP	772-462-1777
Hands Clinic of St Lucie County	3855 US#1, FTP	772-873-4937
Helping People Succeed	P.O. Box 597, PSL	772-320-0770
Graceway Village	1780 Hartman Road, FTP	772-925-3024
Florida Legal Rural Services	121 North 2nd Street, FTP	772-466-4766
Indian River State College/Adult Education	Main Campus, FTP	772-462-7390
Inner Truth Project	2190 Reserve Park, PSL	772-200-4599
Rupert J. Smith Law Library	http://rjlawlibrary.org	772-618-6995
Salvation Army	3855 S US Highway, FTP	772-461-2899
Sarah's Kitchen	295 NW Prima Vista, PSL	772-834-2818
St. Vincent De Paul	PSL	772-336-8621
United Way	4800 South US#1, FTP	772-464-5300
UP Center	2520 Orange Ave, FTP	772-468-8543
We Leap, Inc	www.we-leap2.com	772-940-1632
Zion Daughters	Virginia Ave, FTP	772-882-9194
Health Services		
AARP Foundation		772-336-333
Alzheimer's Association	11711 Se US Hwy 1, Hobe Sound	772-546-9160
American Elder Care	5861 Heritage Parkway	561-860-8660
Care Net	8432 S. Highway, PSL	772-871-2211
Council on Aging	1127 - B Hernando Street, PSL	772-336-8608
Division of Blind Services	Services Palm Beach and Treasure Coast	561-681-2548
Hibiscus Children's Center	2920 S 25 th Street, FTP	772-340-5044
Safe Space, Inc	632 Se Monterey Road, Stuart	772-223-2399
2 nd Chance Mental Health	1541 SE PSL Blvd., PSL	772-335-0166
SLC Health Department	5150 NW Milner Dr, PSL	772-873-4924
Suncoast Mental Health	2814 US#1, FTP	772-489-4726
New Horizons	4500 Midway Road, FP	772-468-5801
Treasure Coast Hospice	2500 Virginia Ave, Suite 200, FP	772-465-0660
Whole Family Health	981 37 th Place, Vero Beach	772.257.5785
Government		
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

*updated 6/21/16

Grantee SF-424's and Certification(s)

OMB Number: 4040-0084
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="B16MCL20038"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="CITY OF PORT ST. LUCIE"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="59-6141562"/>	* c. Organizational DUNS: <input type="text" value="0292041730000"/>	
d. Address:		
* Street1: <input type="text" value="21 SW Port St. Lucie Blvd."/>	Street2: <input type="text"/>	
* City: <input type="text" value="Port St. Lucie"/>	County/Parish: <input type="text" value="St. Lucie"/>	
* State: <input type="text" value="FL: Florida"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="34904-5099"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="COMMUNITY SERVICES"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Carmen"/>	Middle Name: <input type="text" value="A."/>
* Last Name: <input type="text" value="Capezuto"/>	Suffix: <input type="text"/>	
Title: <input type="text" value="Director - Community Services"/>		
Organizational Affiliation: <input type="text" value="CITY OF PORT ST. LUCIE"/>		
* Telephone Number: <input type="text" value="772-871-5148"/>	Fax Number: <input type="text" value="772-344-4340"/>	
* Email: <input type="text" value="Carmen@cityofpsl.com"/>		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
C: City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (specify):		
* 10. Name of Federal Agency:		
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		
11. Catalog of Federal Domestic Assistance Number:		
14-215		
CFDA Title:		
EDGE/EMTILEMENT GRANT		
* 12. Funding Opportunity Number:		
CITY		
* Title:		
CONSOLIDATED PLAN FOR 2016 - 2020		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
	Add Attachment	Delete Attachment
* 16. Descriptive Title of Applicant's Project:		
CONSOLIDATED PLAN 2016-2020, ACTION PLAN 2016-2017		
Attach supporting documents as specified in agency instructions.		
	Add Attachments	View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,045,863.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,045,863.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

** I AGREE

** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

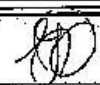
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

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.


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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan -- The housing activities to be undertaken with 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

7/28/16

Date

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:

1. **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);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) N/A , N/A (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;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 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 24 CFR Part 35, subparts A, B, J, K and R;

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



Signature/Authorized Official

7/28/16
Date

Mayor _____
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. 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.

Appendix - Alternate/Local Data Sources