

COMMUNITY DEVELOPMENT BLOCK GRANT

2023-2024



ACTION PLAN

Submitted

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By the Community Programs Division,
Neighborhood Services Department

Executive Summary

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

1. Introduction

The City of Port St. Lucie is an approximately 120 square mile community located in southern St. Lucie County. The City has grown rapidly from 331 permanent residents in 1970 to 164,603 in 2010 to 204,913 in 2020 and now over 231,000 as of July 1, 2022 [1]. Affordable Housing as well as Business and Economic Development remain an important focus for the City. The gap between the lowest monthly mortgage payments or rental amounts and the lower income citizen's ability to afford the home has continued to narrow for those who have been able to retain jobs [2]. But many of those households still need assistance to get into a home as market prices continue to remain high. For this reason, efforts to provide incentives and programs for affordable housing, in particular workforce housing, will continue to be one of the City's priorities. Even so the City's Homeownership Rate continues to grow and is approximately the second highest in the country at almost 84%. This has caused a surge of needs among low- to moderate- income homeowners to maintain their homes and complete urgent home repair as they often do not have the extra funds needed to keep their homes in good condition [3]. The City has focused on those households for several years, providing funding for repair and rehabilitation and septic conversions to address environmental issues based on microbial studies which will help minimize the impact to the St. Lucie River and the ecosystem.

The City also receives funding from the State Housing Initiatives Partnership (SHIP) grant program. Housing programs are supplemented with funding from the CDBG program when needed. SHIP funding for 2021/2022 and 2022/2023 increased significantly and in 2023/2024 the City is receiving a record \$2.5 million; 20% of the funding mandated to be spent on special needs households. Federal funding received through the Neighborhood Stabilization Program (NSP1 and NSP3) since 2009, has been used assist low- and moderate- income households to purchase the homes. The City's remaining NSP funds are being used for affordable housing activities. As of 12/31/22, limited grant funding for the NSP1 remains and during the first half of 2023 the City has initiated the closeout of NSP3. The remaining program income will be used to further the City's housing programs.

During this time, the City has also joined forces with St. Lucie County and the City of Ft. Pierce (all 3 municipalities encompass the entirety of St. Lucie County) to pursue the research and creation of a formal County-wide Housing Needs Assessment (HNA) and Implementation Plan. Work on the HNA began in January 2023 and significant steps have been accomplished including stakeholder workshops and currently a County-wide public survey. The project team plans to present the Assessment to elected

officials and the public in September. The adoption of the HNA will create an ulterior framework for the City to craft a longer term housing program plan in concert with our counterparts across the County.

Footnotes

[1] & [2] [census.gov/quickfacts](https://www.census.gov/quickfacts)

[3] Per the US Census quick facts ([census.gov/quickfacts](https://www.census.gov/quickfacts)), the City's Owner-occupied housing unit rate from 2016-2020 was 78.8% (up from 76.8% in 2014-2018) and higher than the national rate of 63.8%.

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

2. Summarize the objectives and outcomes identified in the Plan

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

CDBG funding for 21/22, & 22/23 addressed: sidewalk improvements including ADA connections, culverts and drainage, wastewater lift stations and air release valves (ARVs), outdoor fitness stations and a handball court, business development training and small business grants, homeowner repair and rehabilitation assistance including septic to sewer conversions.

Projected CDBG funding for 2023/2024 will be utilized to address:

- Large-scale culvert and drainage issues in a target area
- Funding specialized Code Compliance Officers to address specialized code concerns
- Sidewalk improvements and a shade structure over a playground
- Public service support to the Boys and Girls "Mobile" Club Program
- Continue funding for the City's small business accelerator grant program

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

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

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

Objective 2: Increase access to Affordable Housing

Housing and homeless goals that are set out in the Consolidated Plan as well as the Continuum of Care Annual Report and intended to meet this objective are as follows: 1. Housing revitalization for low- and moderate- income homeowners. High-quality affordable housing. Housing purchase and/or repair assistance. Services/housing for the homeless.

Objective 3: Increase Economic Opportunity and Economic Development

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

After consulting with our public/private partners, the City establishes specific priorities for allocating its funding each year. As indicated above, the City places its highest priorities in low- and moderate-income areas. These activities include physical improvements such as water and sewer connections and sidewalks; they also include public facilities such as parks. High priorities are also given to helping low income homeowners maintain their homes and assisting low to moderate income renters to achieve homeownership. Even so, alternate, smaller scale projects to facilitate public services and small, business development will continue to be interwoven into the City's plans and projects.

The City is also party to the County's HOME Consortium and is using its allocation for a Tenant-Based Rental Assistance (TBRA) Program targeted at senior residents.

3. Evaluation of past performance

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

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

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

Recent studies continue to point out that housing costs are on the rise and more and more households are experiencing issues because total household housing costs are accounting for more than 30% of household income and are “cost-burdened”. According to the Chamber of Commerce [4] cities located in Florida and California dominate the list of top 30 cities. It is important to the City to develop to the fullest potential all of the City’s Business and Economic Development opportunities for low- and moderate- income residents. In this Action Plan the Neighborhood Services Department collaborated closely with the City Manager’s Economic Development Services Division to support the City’s Economic Development Goals and Strategic Plan [5]. Therefore, the City is working on building all important aspects of its Strategic Plan in a balanced way and using CDBG funds to adjust and accomplish goals as they arise.

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City developed the Action Plan after consultation with its public and private partners, which include the Council of Social Agencies (COSA Connection), the St. Lucie / Martin Lending Consortium and the Continuum of Care (CoC) headed by the Treasure Coast Homeless Services Council, Inc. Neighborhood Services staff attends meetings with these groups on a regular basis and keeps up to date with all of their programs and activities.

An initial special presentation and draft project list was presented and discussed at a Public City Council meeting on March 20, 2023. An additional advertised City Council Public Hearing and Meeting was held on June 26, 2023, to seek community input on housing and community development needs and to allocate 2023-24 funding by having City Council approve the Draft Action Plan. The Draft Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 27, 2023, through July 27, 2023.

This year the Community Programs Division of Neighborhood Services is working on a special project in collaboration with the other two municipalities that comprise the entire County (St. Lucie County and Ft. Pierce). An Interlocal Agreement has been put in place to develop a County-wide Housing Needs Assessment (HNA) and Implementation Plan. In addition to the traditional outreach that was conducted

for this year's Annual Action Plan the City worked with its partner municipalities to conduct specialized HNA workshops and a wide-spread public input survey.

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

1. Public Input "Housing Needs Assessment" Electronic Survey – published online, advertised by press release which was picked up by local papers and news outlets, email and through all social media channels, accommodations and paper or phone options offered
2. Newspaper Ad – advertised City Council Public Hearing to review the Draft Action Plan, both in the local English newspaper and the local Spanish newspaper
3. Workshops – Housing Needs Assessment & Implementation Plan Stakeholder Workshops March 28, 2023, at 2:00 pm & March 29, 2023, at 10:00 am
4. Public Input Meetings – March 20, 2023, at 9:30 am & June 26, 2023, at 6:30 pm – advertised for stakeholders and residents at large to review the CDBG program and options for use of funds, accommodations and virtual options offered
5. Web Site – workshops and hearing posted to the web site as well as the City's social media channels
6. Email correspondence – emails for feedback sent to network of stakeholders

5. Summary of public comments

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

The City follows its Citizen Participation Plan which is published online at: www.cityofpsl.com/cdbg which calls for a solicitation of public comment in at least two public hearings each year. One public hearing is held for the purpose of reviewing the Action Plan and allocating CDBG funding. The other meeting is held in order to evaluate the program and present the Annual Financial Report. The Neighborhood Services Department has supplemented these standard meetings with additional workshops and innovative methods of disseminating information electronically and through social media. A detailed summary of comments received as a result of the public hearing and surveys will be

included as an attachment in the CDBG Action Plan for the 2023/2024 fiscal year. In general lines most comments were in favor of City programs and proposals. Most comments look to expand public service activities. There is an increasing number of comments asking the City to address the affordable housing issues facing our area, State and Country. As a result of these comments since the drafting of the latest Consolidated Plan the City has been working on a large-scale, County-wide, Housing Needs.

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

**Public comments that are received, and responses to those comments, regarding the 2023-24 CDBG Action Plan and the proposed activities will be attached. The results from the survey that was disseminated are currently being analyzed by a third party consultant and a final Housing Needs Assessment and Implementation Plan is being prepared. The plan will be presented to City Council and will be provided as an attachment in the City's next Action Plan. The Housing Needs public workshops and comments are summarized in the report attached with the public outreach ads and comments.*

Only one specific comment was sent into the City during the time the survey was being disseminated and it was submitted via email. The email is attached in the public outreach ads and comments document.

No other comments were submitted during the specific public comment periods in relation to the public meetings or advertisements that were published.

7. Summary

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

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

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

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Port St. Lucie’s Neighborhood Services Department is the lead agency responsible for administering CDBG programs covered by the Consolidated Plan. It oversees the development of the Plan and manages the housing and community development needs for the City. It is the Lead Agency. The City developed the 2023-2024 Action Plan through collaborative efforts of City staff and local stakeholders.

The City has re-designated HOPWA funds to the State of Florida, Department of Health. Please see Unique Appendices for the signed re-designation. The City works with and collaborates with its counterparts at the county to run HOME programs and contributes to the outreach efforts for this funding that is managed by St. Lucie County.

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

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

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

A public meeting was held on June 26, 2023, to seek community input on housing and community development needs and to allocate 2023-24 funding. The Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 27, 2023, through July 27, 2023. A copy of the Action Plan is available in the Building A, Neighborhood Services Department, of the City Hall Complex, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 Monday thru Friday from 9:00 am to 4:00 pm and on the city's website at www.cityofpsl.com/cdbg.

Public comments were also solicited through online forms and a specialized stakeholder workshop. A draft list of projects were presented at a public meeting on March 20, 2023, at 9:00 am for review and for all residents both in person and also with virtual access. Responses to public comments, if applicable, will be attached to the Action Plan. If applicable, a summary of comments that are not accepted and the reasons they were not accepted is also included.

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated.

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

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

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

7	Agency/Group/Organization	BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible. Continued collaboration on expanding educational opportunities into low and moderate income areas in PSL.

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

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

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

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

Florida Department of Health

St. Lucie County Health Department

U.S. Census Bureau

American Community Survey Estimates

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

Comprehensive Housing Affordability Strategy (CHAS)

Office of Community Planning & Development Maps

University of Florida – Shimberg Center for Housing Studies

U.S. Bureau of Labor Statistics

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

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Needs Survey	Minorities Non-English Speaking - Specify other language: Spanish & Creole Non-targeted/broad community Social Services Agencies				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish & Creole Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Social Services Agencies	City Council Public Hearings on March 20, 2023 and June 26, 2023, newspaper advertisement published 2 weeks prior and disseminated via all City media channels.	No comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Social Services Agencies</p>	<p>City Council Public Hearings and meetings on March 20, 2023, and June 26, 2023, newspaper advertisement published 2 weeks prior and disseminated via all City media channels. The hearings were advertised in the local newspaper & the local Spanish newspaper. The draft plan was presented to the City Council in a public hearing at City Hall. Stakeholders and the public were invited to attend.</p>	No comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Social Services Agencies</p>	<p>2 Public Stakeholder Workshops and Public Input Sessions were conducted in person and accommodations were offered, if needed. All data was reviewed to educate the public and stakeholders in Housing Survey needs and CDBG activities. City staff had significant background data for the public on City needs.</p>	<p>Summary of data collected provided as an attachment to the Action Plan.</p>	N/A	

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City expects to receive the following Federal, State, and Local Resources during 2023-24 fiscal year in order to address priority needs and

specific objectives identified in the Annual Plan:

a. Federal Programs

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

b. Non-federal (State) Programs

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,055,238	0	0	1,055,238	2,225,393	All funds have been obligated for projects and/or administration.

Table 5 - Expected Resources – Priority Table

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

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

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

The City has a significant inventory of publicly owned land/property within its jurisdiction, but these properties are generally earmarked for capital projects, such as road expansions, stormwater retention, lift stations, etc. The City is required by state law to review its inventory annually to determine if any surplus property should be made available for affordable housing. In the last current review, the city is designating approximately six (6) residential lot as appropriate for affordable housing. The City will continue to leverage NSP funding to develop these lots as they are made available until the grant is closed.

Discussion

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

The City is also anticipating approximately \$250,000 which will all be allocated to the newly established senior specific Tenant Based Rental Assistance (TBRA) program. Additional funding from the State Housing Initiatives Partnership (SHIP) Program of over \$2 million will be allocated to Housing Services, primarily homeowner repair and rehabilitation. Upwards of \$700,000 in program income from the NSP 1 and 3 grants will be allocated to NSP related Housing Services after the County’s Housing Needs Assessment is finalized in the fall of 2023. Future NSP program income received will be used to close out the grants or transferred to the CDBG program. A CLT program has been established for the construction, acquisition, and/or retention of affordable housing stock.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	INFRASTRUCTURE IMPROVEMENT	2023	2024	Non-Housing Community Development Infrastructure Improvement	WATER Windmill Point City of Port St Lucie	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS	CDBG: \$519,238	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted
2	CODE COMPLIANCE	2023	2024	Non-Housing Community Development	Windmill Point City of Port St Lucie	CODE COMPLIANCE ASSISTANCE	CDBG: \$225,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 10000 Household Housing Unit
3	ECONOMIC DEVELOPMENT	2023	2024	Non-Housing Community Development	City of Port St Lucie	ECONOMIC OPPORTUNITY & DEVELOPMENT	CDBG: \$25,000	Businesses assisted: 5 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	PUBLIC SERVICE	2023	2024	Non-Housing Community Development	City of Port St Lucie	PUBLIC SERVICE	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	INFRASTRUCTURE IMPROVEMENT
	Goal Description	Stormwater culvert improvements in the Windmill Point target area. Located in low- and moderate- income Census 3821.13/1. This comprises \$390,000 of CDBG funding. In addition, \$69,238 is assigned to a sidewalk ADA connection project. Located in low-and moderate income Census Tract 3818.02. Lastly, a playground shade system will be purchased for Lyngate Park. Located in low- and moderate- income Census Tract 3820.09/3. Total of \$519,238 allocated to infrastructure improvements (also can be attributed to improvements to public facilities).
2	Goal Name	CODE COMPLIANCE
	Goal Description	Code Compliance assistance programs. Two additional Code Compliance Officers will be funded with CDBG funding to assist more in low- and moderate-income areas and prevent further adverse effects as a result of the City's excessive and fast-paced growth.
3	Goal Name	ECONOMIC DEVELOPMENT
	Goal Description	The City will continue to fund the Business Accelerator Grant Program run through the City's Economic Development Office. Each year the office also does procure varying amounts of matching dollars from local banking institutions to fund additional grants for businesses with moderate income levels higher than 80%.

4	Goal Name	PUBLIC SERVICE
	Goal Description	Funding for the City's Boys and Girls "Mobile" Club. This program provides educational opportunities in low- and moderate-income Census Tracts that don't have access to physical fixed clubs.

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funding for 2023-24 fiscal year in the amount of \$1,055,238 has been allocated to community development, public facilities, infrastructure improvement, public services, and administrative activities. Administrative funding totals \$211,000; CDBG project funding for 2023-24 totals \$844,238. Funding for projects and programs is allocated under goals and programs: stormwater improvements through a large scale culvert project in the City’s target area, funding for code inspections and case processing, sidewalk improvement design including ADA at a transit hub, providing neighborhood playground improvements with a specialized shade structure system. Economic Development program in support of minority and small business assistance, and public service support for the St. Lucie County Boys and Girls “Mobile” Club to assist disadvantaged areas. Alternate projects will be accommodated if funding permits including when program income is received and will be analyzed on a case-by-case basis.

Projects

#	Project Name
1	Windmill Point, Section 41 Culvert Project
2	Code Compliance Officer Funding
3	Boys and Girls Club "Mobile" Club 2023-24
4	Lyngate Park Playground Shade System
5	Business Accelerator Program

Table 7 - Project Information

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

Sidewalk improvements, playground improvements, and infrastructure improvements (specifically culverts) in census tracts 3821.13/1, 3820.09/3 and 3820.03/2.

Economic Development programs, public services, code compliance/enforcement, and repair/rehabilitation of owner-occupied residences will continue for all areas of the City and for individually qualified low- and moderate- income households in all areas of the City as well as grants for connection to water service and sewer collection lines.

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

and moderate- income households and include the following:

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

Specific alternate projects identified are fitness equipment, sidewalk improvements and design, playground installations, emergency disaster housing planning, commercial grants, economic development consultative assistance for business owners, as well as other economic development activities. All details can be viewed in Exhibit A (attached).

No obstacles are expected.

AP-38 Project Summary
Project Summary Information

1	Project Name	Windmill Point, Section 41 Culvert Project
	Target Area	WATER Windmill Point City of Port St Lucie
	Goals Supported	INFRASTRUCTURE IMPROVEMENT
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
	Funding	CDBG: \$390,000
	Description	Complete work for Public Works' culvert project requesting \$390,000 to address failed culverts and prevent potential roadway collapse and/or flooding, which can be adjusted in a phased approach depending on funding availability. Phase 4 can be subdivided into smaller projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	10000 persons in the surrounding area
	Location Description	Windmill Point Local Target Area
	Planned Activities	Windmill Point, Section 41 – complete work for Public Works' culvert project requesting \$390,000 to address failed culverts and prevent potential roadway collapse and/or flooding, which can be adjusted in a phased approach depending on funding availability. Phase 4 can be subdivided into smaller projects.
2	Project Name	Code Compliance Officer Funding
	Target Area	City of Port St Lucie
	Goals Supported	CODE COMPLIANCE
	Needs Addressed	CODE COMPLIANCE ASSISTANCE
	Funding	CDBG: \$225,000
	Description	Fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	10000 persons in the surrounding area

	Location Description	City of Port St. Lucie low- and moderate-income Census Tracts.
	Planned Activities	Fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses.
3	Project Name	Boys and Girls Club "Mobile" Club 2023-24
	Target Area	Windmill Point City of Port St Lucie
	Goals Supported	PUBLIC SERVICE
	Needs Addressed	PUBLIC SERVICE
	Funding	CDBG: \$75,000
	Description	Expanding educational initiatives in low- and moderate-income Census Tracts that do not have access to fixed club facilities.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1000
	Location Description	City's low- and moderate-income Census Tracts.
	Planned Activities	Expanding educational initiatives in low- and moderate-income Census Tracts that do not have access to fixed club facilities.
	4	Project Name
Target Area		City of Port St Lucie
Goals Supported		INFRASTRUCTURE IMPROVEMENT
Needs Addressed		PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
Funding		\$60,000
Description		Lyngate Park Playground Shade System ã€Œ CDBG funded \$60,000, matched with City funded installation and labor = \$25,000.
Target Date		9/30/2024
Estimate the number and type of families that will benefit from the proposed activities		10000
Location Description	Lyngate Park within a low- and moderate-income Census Tract of the City.	

	Planned Activities	Lyngate Park Playground Shade System – CDBG funded \$60,000, matched with City funded installation and labor = \$25,000.
5	Project Name	Business Accelerator Program
	Target Area	City of Port St Lucie
	Goals Supported	ECONOMIC DEVELOPMENT
	Needs Addressed	ECONOMIC OPPORTUNITY & DEVELOPMENT
	Funding	CDBG: \$25,000
	Description	Business Accelerator Program – The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	City of Port St. Lucie
	Planned Activities	Business Accelerator Program – The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses.

AP-50 Geographic Distribution – 91.220(f)

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

Incorporated in 1961, the City of Port St. Lucie is a community that occupies 120 square miles located in southern St. Lucie County. The City of Port St. Lucie is one of the fastest growing communities in Florida. In 1970 we had 331 permanent residents and as of 2019 we are the 3rd largest city in South Florida and the 7th largest city in Florida with over 204,000 residents. Today the population is estimated at over 230,000 and is concerned only about halfway built out. The City is experiencing unprecedented, exponential growth and it is forecasted to continue. It's CDBG activities are vital in helping to assist in managing that growth.

Low Income Census Tracts: As of the 2015 ACS data, there were fifteen census tract block groups within the City where over 46.81% of the residents (Port St. Lucie's Exception Criteria) had incomes in the highest quartile of the City in terms of concentration of low/mod persons. The City does not reserve funding for any particular area, but these census tracts/block groups are the locations where the City intends to conduct CDBG activities on an area-wide basis when opportunities and funding are available.

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

Geographic Distribution

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As indicated above there are fifteen census tract block groups within the City where over 46.81% of the residents (the City's Exception Criteria) have incomes below the region's median low- income; ten of those block groups include more than 50% of residents whose incomes fall within that category. Those lower income areas are disbursed throughout the City. The City has allocated most of its Community Development Block Grant project resources in one or more of these HUD designated low- and moderate- income areas for infrastructure projects. The CDBG repair/rehabilitation program, however,

has expanded the focus for allocation of funds from low income neighborhoods only to include low income households. The CDBG program will target assistance to the census tracts that fall within the 46.81% exception criteria based on 2015 ACS estimate of the city as follows: 3815.02/2, 3815.03/2, 3816.03/2, 3818.02/1 & 2, 3818.03/2, 3820.02/3 & 5, 3820.03/2, 3820.06/1, 3820.09/2 & 3, 3821.11/4, and 3821.13/1 & 4.

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

Discussion

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	40
Special-Needs	5
Total	45

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	62
Acquisition of Existing Units	0
Total	62

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

Discussion

The City intends to assist homes in sewer connections for at least two (2) households using 2023-24 Program income from CDBG Housing Activities is normally allocated to Repair and Rehabilitation and/or 2 low- and moderate- income households will benefit from grants for the connection of sewer connection lines. We also anticipate repairing a total of 60 homes using the estimated allocation from State Housing Initiatives Partnership (SHIP) funding. We have currently completed redeveloping and constructing six (6) single family homes on City owned vacant lots to produce affordable housing units with NSP funds. The homes' conveyance, purchase, and sale was completed 2022. Additional affordable housing construction or assistance will begin with the program income we receive from the sale of the NSP homes after a plan is approved in 2024.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Not applicable.

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

Not applicable.

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

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

Discussion

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

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

Introduction

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

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2022, the TCHSC was able to provide services to 7,919 unduplicated clients in St. Lucie County. This encompasses a total of 19,751 individuals in the families and a total of \$4,710,437 in funds. This provided some short-term stability for families with children while housing was secured. This assistance was managed through its Coordinated Entry System. Assistance provided included \$4,372,278 in

Housing Related Services, \$183,022 in Utilities assistance, \$114,061 in Case Mgt./Health Services, and \$41,076 in Food Services, just in St. Lucie County. Funding for these services came through CARES Act and ARPA coronavirus funding, FEMA, Community Church, Challenge Grant, Emergency Solutions Grants (ESG) Program and the Supportive Services for Veteran Families (SSVF) Program.

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

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

The best way to combat homelessness is to provide short term intervention so that families do not become homeless, to begin with. The TCHSC housed a total of 69 clients/households in St. Lucie County using a total of \$494,328 in award funds. All permanent supportive housing in the CoC is tenant based rental assistance. TCHSC also provided Housing Assistance and Emergency Housing (including homeless prevention, rapid re-housing, Veteran's housing services, emergency shelter and hotel/motel and mortgage assistance) with \$2,680,720 in grant funding (from Challenge, ESG, FEMA, SSVF, SLC Diversion) to 967 individuals in 368 families. From Dec. 2021 – Nov. 2022 the St. Lucie County Eviction Diversion Program served 254 households (which included 200 children in 136 of those households) with \$1,315,736.02 in grant funding. The St. Lucie County Housing Hub assisted 784 cases with help in Eviction Diversion, Social Security Applications, Document Services, SNAP/EBT Applications and Medical Services Referrals.

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

The TCHSC administers Emergency Solutions Grant funds for the Treasure Coast to pay rental and utilities directly to landlords and utility providers to prevent individuals and families from becoming

homeless through eviction or lack of utilities. It administers funding from various faith-based organizations and tracks assistance provided by other agencies, using an automated 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 TCHSC is a HUD certified housing counseling agency which has a successful track record in working with banks and other lien holders to prevent foreclosure and to modify mortgage on behalf of persons who are at or below 50% of the area median income.

Discussion

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

Introduction:

The City completed its most recent Analysis of Impediments in March 2017 and finalized a new analysis/update that was completed in May 2022.

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

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

Discussion:

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

- Continues to enforce its fair housing ordinance. Proclaims one month of each year fair housing month and displays fair housing posters in all appropriate public buildings. Works with other 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. Collaborates with community and professional organizations to promote a fair housing educational program.

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

The aging of the City's housing stock continues to be an increasing need for repair/rehabilitation assistance for our low/moderate income residents. Households are not able to spend enough money on maintenance, causing housing values and neighborhoods to be affected. Neighborhood Stabilization Program funding has helped to improve the housing stock, but there is much more to be done.

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

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

Actions planned to address obstacles to meeting underserved needs.

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

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

Actions planned to foster and maintain affordable housing.

In order to address the lack of enough funding, the City establishes priorities at the beginning of the

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

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

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

1. CDBG YEARLY ENTITLEMENT FUNDING - Housing (Administered by HUD – Federal): Allocations for housing activities will be utilized as follows:

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

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

The City is estimated to receive \$2,582,426 in SHIP funding for 2023-24, which includes 10% for administration. Units being funded will be counted as completed in 2023-24;

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

HUD allocated \$13,523,132 in NSP 1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes to eligible low to middle income households; \$1,352,313 of those funds is available for program administration. HUD allocated an additional \$3,515,509 in NSP 3 funding with \$351,550 reserved for project administration. For 2022-23, we have NSP1 and NSP3 funds totaling \$684,968 from grant funding & program income. We are currently in the process of closing out NSP 3 and NSP funding numbers will be updated by the start of the upcoming fiscal year after closeout reports are finalized and approved.

NSP program income funds will be transferred to the CDBG program to fund activities within the low/moderate income census tracts. The transfer of program income funds will allow us to move the NSP grants towards closeout.

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

Actions planned to reduce lead-based paint hazards

The City realizes that lead-based paint can be a serious health threat. We have not, in the past

encountered homes that were built prior to 1978, and lead paint hazards have not been identified. Some of the homes purchased under the NSP program, that were built prior to 1978, were tested and the, lead based paint was abated as needed. The City has no conventional public housing units, and with the housing stock throughout the City being quite new, potential risks of lead-based paint hazards have been significantly reduced.

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

All housing units 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*. If the repair will disturb any surface containing lead, abatement procedures must be utilized before the repair can go forward. In all programs where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

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

- Community Development Block Grants (CDBG): CDBG funding will be used this year to make improvements in city parks; other projects will improve infrastructure in several neighborhoods as well as repair/rehabilitation. Contractors will be encouraged to hire from the neighborhood, if possible, to support low income residents. The funds will also be used for repair/rehab of low to moderate income housing. This funding will also include 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): The City will continue to use its NSP monies to redevelop vacant lots and develop an affordable housing plan for those homes targeted at households with incomes up to 80% of median. Low-income households, particularly existing homeowners, are rated as a high priority in the City's Plan.

Actions planned to develop institutional structure

The Neighborhood Services Department is responsible for administering the State Housing Initiatives Partnership (SHIP) housing program, the Neighborhood Stabilization Program (NSP1 and 3), the Community Development Block Grant (CDBG), and many other communities and/or economic development grants received by the City of Port St. Lucie. In order to coordinate assessments of needs

and provision of services within the City, a Grant Committee meets with the City Manager and/or Assistants to discuss issues and assessments of needs at the City Department level. Also, the City meets on a regular basis with Community Services staff from the County and City of Fort Pierce at the Lender Consortium meetings to coordinate low-income homeownership opportunities in St. Lucie County. The Department also maintains active memberships in social service groups and boards as follows:

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

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

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

The City has not received program income from CDBG sources in the past, but funding from the repair and rehabilitation program may be returned when the properties are sold or when refinances require that the deferred loan is paid off. We receive payoffs as families decide to relocate.

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

Attachments

Citizen Participation Comments

Got a minute?
Tell us what you think about housing affordability and needs in St. Lucie County.



TAKE THE SURVEY

ST. LUCIE COUNTY
FLORIDA



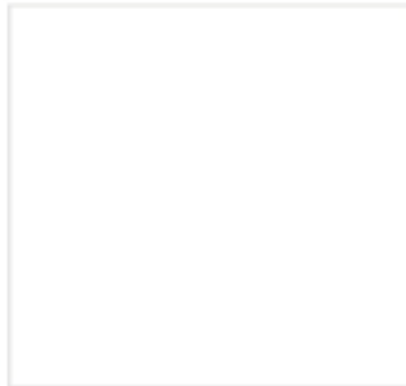
St. Lucie County
714 Avenue C
Fort Pierce, FL 34950

Dear Resident,

St. Lucie County, in partnership with Port Saint Lucie and Fort Pierce, is conducting a Housing Needs Assessment to form an action plan for addressing housing needs across the county.

Please take a few moments to fill out our community survey. The questions in this survey will help us to better understand opinions about housing affordability, needs, and development.

*Spanish and Creole translations available.
For paper or telephone survey options, contact:
Jennifer Hance | Housing Division Manager
714 Avenue C, 2nd Floor, Fort Pierce, FL 34950
P: 772-462-1777 | E: hancej@stlucieco.org



Sent Housing Needs Assessment Survey

[Copy](#) [Share on Social](#) ...

[Details](#) [Reporting](#) [Heat Map](#)

Email Performance

See how your emails are doing with your audience. [Compare your results to the industry average.](#)

Amount

11077

Open Rate

37.9%

Click Rate

5.3%

Opens	4021	Clicks	673
Sent	11077	Did Not Open	6588
Bounces	468	Unsubscribed	4
Successful Deliveries	10609	Spam Reports	2
Desktop Open Percentage	88.7%	Mobile Open Percentage	11.3%

Recommendations

Here are some things we think would help this campaign even more.

Social Share

By sharing your email in a social post to get your message out there to a broader audience. It is a free post that says "I'm here!"



Create a Facebook Lead Ad

People want to connect with you! Start gathering their contact information from Facebook and Instagram.



Advertise on Google

Reach customers searching for products or services like yours on Google and only pay for actual clicks.



Click-Through Distribution



When a contact clicks a link in your email, we'll show you the stats here.

Link	Unique Clicks	Distribution
https://s.surveylegend.com/-NWSFq-F-SdNB2_NE6g6	672	99.9%
https://twitter.com/CityPortStLucie	1	0.1%
Total Click-throughs	673	100%

Send History

<https://app.constantcontact.com/pages/campaigns/email-details/reporting/activity/4ed16ff7-101a-489b-8a01-7e87ca8926f2>

1/2

 Need Help? Let's Chat! 

Home Reporting

Mon, Jun 12, 2023 6:30 pm EDT	11077	Your email has been successfully sent.
-------------------------------	-------	--

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Template Name: CPE10001
[Do Not Sell or Share My Personal Information](#) [Share Screen](#)

Need Help? Let's Chat!

From: [Jennifer Hance](#)
To: [doug@solarenergyloanfund.org](#); [Ty Diamond](#); [Jamie Fowler](#); [Brandon Dolan](#); [msaltzer@vouredc.com](#); [Kyle Fuhn@stlucieschools.org](#); [chewitt@cityofbc.org](#); [michael.johnson2@fhealth.gov](#); [dmcfolley@roundtableslc.org](#); [sara@tchelospot.org](#); [mmills@roundtableslc.org](#); [dallas.sorrell@fhealth.gov](#); [donnalea@stluciehabitat.org](#); [smalinowski@mustardseedsic.org](#); [bromer@cityoffortpierce.com](#); [Alessandra.Tasca@evez19@gmail.com](#); [Tamara Williams](#); [tbishop@roundtableslc.org](#); [kcharles@cityoffortpierce.com](#); [Thonda Lanese](#); [stefanie.myers@fhealth.gov](#); [luffin@roundtableslc.org](#); [Mendy Solorzano](#); [langervil@roundtableslc.org](#); [ecoleman@roundtableslc.org](#); [ldavis@roundtableslc.org](#); [Adam Goodner](#); [slariosa@roundtableslc.org](#); [Margaret@stluciechamber.org](#); [Carmen Capezuto](#); [coveilia@stlucieco.org](#); [cfozal@cricpa.com](#); [sasidhm@ccf.org](#); [Camille Wallace](#); [ghorbam01@slcslc.org](#); [Benjamin Baker](#); [lincolnparkmainstreet@live.com](#); [sheidt@trcpc.org](#); [Francis Forman](#); [yvette@lahia.org](#); [vjackson@cityoffortpierce.com](#); [stefanobel@outlook.com](#); [mvishea.white@mvlfloridahouse.gov](#); [tmiller@cityoffortpierce.com](#); [spatterson@careersourcec.com](#); [ssiegfried@rfoodbank.org](#); [Diana Wesloski](#); [khentoni@cityoffortpierce.com](#); [tpaulo@trcpc.org](#); [Amber Riviere](#); [Mendy Solorzano](#); [Alessandra.Tasca](#); [sholmes@gulfstreambuildinggroup.com](#); [wilcoxvictor275@yahoo.com](#); [Colleen Hamilton](#); [robertcenk2@gmail.com](#); [bcalhoun@stluciehabitat.org](#); [Marty Sanders](#); [kconway@bellsouth.net](#); [Ciera Smith](#); [Community Services](#); [VETS ALL](#); [George Landry](#); [Mayte Santamaria](#); [Erick Gill](#); [Aaron Finley](#); [Lindsay Bloss](#); [Kylie Schreiber Wolf](#); [Ashley Sharpley](#); [Jennifer.Harris@fhealth.gov](#); [MARTIN UYDA D.](#); [Adolfo Covelli](#); [treasurecoast@haccorf.com](#); [sseldes@lisc.edu](#); [fipzpatrick@keiseruniversity.edu](#); [taromson@stluciechamber.org](#); [Madelaine Greenwood](#)
Subject: St Lucie Housing Needs Assessment Survey - Extended To July 7th
Date: Friday, June 30, 2023 12:47:11 PM
Attachments: [Twitter-Post---Got-a-minute.png](#)
[LinkedIn-Post---Got-a-minute.png](#)
[Instagram-Post---Got-a-minute.png](#)
[Facebook-Post---Got-a-minute.png](#)
[Email-Header---Got-a-minute.png](#)
[Sample Email.docx](#)
[Draft Social Language.docx](#)
[Postcard - Got a minute.pdf](#)
[Flyer - Got a minute.pdf](#)
Importance: High

[[CAUTION: This email originated outside of the City of PSL. Please use caution when opening attachments, clicking links, or responding to this email.]]

Hello Community Partners and Stakeholders,

St. Lucie County, in partnership with Port Saint Lucie and Fort Pierce, is conducting a **Housing Needs Assessment** to form a data driven action plan for addressing housing needs across the county.

We want to remind you of the [community survey](#) about housing issues. Any resident or employee in St. Lucie County should take the survey. This is primarily an online survey with translations in English, Spanish, and Creole. Paper surveys and telephone surveys are also available, if needed.

The **success of the survey depends upon wide distribution** and completion, and we are hoping you can aid us with that critical piece. We are **extending the survey through July 7**.

We would greatly appreciate any support you can provide in encouraging participation. There are many **ways to help** in this effort.

1. **Take the survey here:** https://s.surveylegend.com/-NWsFq-F-SdNB2_NE6g6
2. **Send the survey to employees.**
3. **Include the survey in a newsletter.**

4. **Display a survey flyer.**
5. **Share the survey on social media (see city/county posts).**
6. **Talk about the survey with local friends, acquaintances, and professional network.**

Please find the attached survey materials that can be used for outreach: 1) Social Media Posts, 2) Flyer, 3) Sample language to email your employees.

We greatly appreciate your leadership and assistance in this important housing assessment.

St. Lucie County is utilizing consulting firm TPMA for survey development and analysis. TPMA empowers organizations and communities through strategic partnerships and informed solutions that create positive, sustainable change. For community champions who are loyal to improving local and regional economic outcomes, TPMA provides professional consulting services and delivers transparent insights to the complete workforce, education, and economic development ecosystem that allows them to move forward, together. TPMA envisions a world that thinks strategically, works collaboratively, and acts sustainably. Visit www.tpma-inc.com and follow TPMA on [LinkedIn](#), [Facebook](#), and [Twitter](#).

For questions or concerns, please contact:

Jennifer Hance

Housing Manager for St. Lucie County

P: 772-462-1777

E: hancej@stlucieco.org

Aaron Finley

Senior Consultant and Project Lead

Thomas P. Miller & Associates (TPMA)

P: [937-657-5490](tel:937-657-5490)

E: afinley@tpma-inc.com

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

From: [Meghan Waters](#)
To: NICE
Subject: Re: Housing Needs Assessment Survey
Date: Tuesday, June 13, 2023 9:39:20 PM

NICE?! That's a good one.

I Took your survey however at this point I'm looking to buy elsewhere as are many of my friends, family and neighbors here.

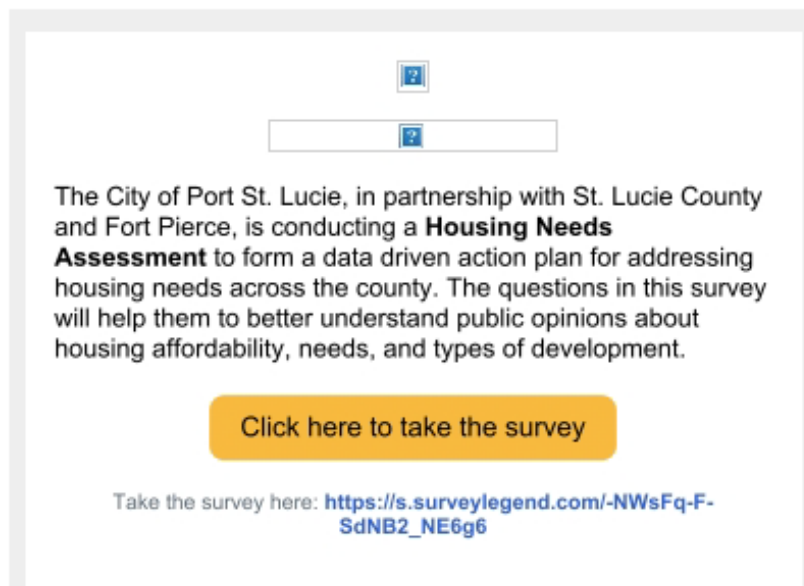
Here's an idea - LOWER THE TAXES - our return on investment as home owners absolutely sucks - in a city w zero population control, ridiculous roads and traffic, and nothing to offer our kids culturally that larger cities w far less taxes actually have. We are all being ripped off and it's absolutely bullshit we are all screwed on taxes when we have the INSANE influx of people we have here now! Everyone is house poor here bc it's a literal bedroom community. There are no careers here. That's why EVERYONE works OUT of county.

I'm over this place and so are many others. Send me an email when you effectuate some real change. You already know what needs to be done

- Meghan Waters
561-904-1964

Sent from my iPhone

On Jun 12, 2023, at 6:30 PM, City of Port St. Lucie <nice@cityofpsl.com> wrote:



The screenshot shows an email body with a survey announcement. At the top, there are two small blue square icons with white question marks. Below them is a white rectangular box with a blue question mark icon. The main text reads: "The City of Port St. Lucie, in partnership with St. Lucie County and Fort Pierce, is conducting a **Housing Needs Assessment** to form a data driven action plan for addressing housing needs across the county. The questions in this survey will help them to better understand public opinions about housing affordability, needs, and types of development." Below this text is a yellow button with the text "Click here to take the survey". At the bottom, it says "Take the survey here: https://s.surveylegend.com/-NWsFq-F-SdNB2_NE6g6".

Please take a few minutes to fill out this important survey.
The community survey will be available to the public now through
June 30.

Your time and feedback is greatly appreciate.

To ensure broader access to the survey, it has been made available in English, Spanish and Creole. If necessary, the survey may be completed on paper or via telephone by contacting Jennifer Hance, Housing Division Manager (St. Lucie County Family Center, 714 Avenue C, Fort Pierce, Fla. 34950) at 777-462-1777 or hancej@stlucieco.org.



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

[Unsubscribe meghanrosec99@gmail.com](mailto:meghanrosec99@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by nice@cityofpsl.com

Got a minute?

Tell us what you think about housing affordability and needs in St. Lucie County.

TAKE THE SURVEY



Got a minute?

Tell us what you think about housing affordability and needs in St. Lucie County.



TAKE THE SURVEY



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Tell us what you think about housing affordability and needs in St. Lucie County.

TAKE THE SURVEY

TPMA

St. Lucie County Housing Current Conditions Workshop, Summary Report

June 2023

Submitted to

St Lucie County



Submitted by



Introduction

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

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

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

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

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

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



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

Breakout 1: Accelerate Momentum

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

PROMPTS

Stakeholders were asked to respond to three questions:

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

RESULTS

Community Land Trust

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

Homeless Interventions

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

Down Payment Assistance

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

Repair/Rehab

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

Economic Growth

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

Existing Collaborations

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

Homebuyer Education

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

Single-Family Developments

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

Tax Credits

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

Other Projects

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

Breakout 2: Identifying Barriers

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

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

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

PROMPTS

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

RESULTS

Barriers in Funding/Resources

<p>Easy to Solve</p>	<ul style="list-style-type: none"> •Lack of funding to complete updates to CDC & comp plan regs •SHIP training for paperwork •Financial literacy needed •Getting funding from general fund to use towards land purchase/affordable housing
<p>Moderate to Solve</p>	<ul style="list-style-type: none"> •Lack of federal, state, and local government investment/funding •Lack of quality social services •Need for braided funding with grants, tax revenue, and private investment •Better supports for childcare costs/accessibility •Ways to support seniors, SSA income not keeping up with rising rent
<p>Difficult to Solve</p>	<ul style="list-style-type: none"> •Rising cost of materials, supplies, labor •Need for increased allowances for families qualifying for funding assistance (cannot find homes in line with the cost restrictions) •Funding for transitional housing •Lower loan interest rates

Barriers in Collaboration

Easy to Solve

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

Moderate to Solve

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

Difficult to Solve

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

Barriers in Capacity

<p>Easy to Solve</p>	<ul style="list-style-type: none"> • Developers don't honor agreements to build affordable housing • No HUD certified housing counseling agencies
<p>Moderate to Solve</p>	<ul style="list-style-type: none"> • Lack of buildable and appropriately zone land, including large plots of land for multi-family developments • Current program capacity • Conducting successful outreach to distribute important information • Low stock of affordable housing • High housing costs and low inventory generally • Increased market value driving up home, rental prices • Housing stock mismatched with amount of jobs/employees. Middle and low wage workers cannot afford what is available • Lack of living wage jobs • Lack of non profit developers
<p>Difficult to Solve</p>	<ul style="list-style-type: none"> • Programs aren't meeting the unique needs of different residents and their circumstances • Current infrastructure won't support higher density communities (roads, water, wastewater) • Developers don't honor agreements to build affordable housing • Few affordable/workforce housing developers • Homeless shelters in Fort Pierce & Port St. Lucie • Programs are needed at scale

Barriers in Policy

<p>Easy to Solve</p>	<ul style="list-style-type: none"> • Current land development code & comprehensive plan is restrictive • Language in permitting and zoning • Housing incentives are not at the same level as economic development initiatives • Policies and programs are not working with nonprofits • Lack of inclusionary zoning ordinances • Current down payment assistance doesn't cover what the real cost with current market value home prices
<p>Moderate to Solve</p>	<ul style="list-style-type: none"> • Lack of political buy-in • Policies "encourage" action but don't make it required or mandatory • Ability to make newly developed homes permanently affordable • Challenges with vouchers: policies disallow shared homes, availability limited, long waits • Limitations on modular homes • Flexibility needed on density regulations and permissions
<p>Difficult to Solve</p>	<ul style="list-style-type: none"> • Band-aid solutions that aren't sustainable long-term (CARES, FEMA, etc) • Hurricane codes impede cost effectiveness for new developments • Strict eligibility for affordable housing programs is challenging

Uncategorized Barriers

<p>Easy to Solve</p>	<ul style="list-style-type: none"> •Lack of funding to complete updates to CDC & comp plan regs
<p>Moderate to Solve</p>	<ul style="list-style-type: none"> •Costs of childcare costs and accessibility •Ways to support seniors •SSA income not keeping up with rising rent
<p>Difficult to Solve</p>	<ul style="list-style-type: none"> •Rising cost of materials, supplies, labor •Need for increased allowances for families qualifying for assistance (cannot find homes with the cost restrictions)



Breakout 3: Collaborative Efforts

PROMPTS

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

RESULTS

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

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

Questionnaire

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

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

TPMA

Next Steps

COMMUNITY SURVEY

TPMA has been working to develop a community survey to gather information from the public on perceived housing needs and attitudes toward affordable housing efforts. A robust distribution and communication plan will help drive responses from a diverse set of residents and workers in St. Lucie County. Results from this survey will provide additional data on which to continue conversations with stakeholders and develop strategies.

ELECTED OFFICIALS' STRATEGY WORKSHOP

Continued engagement with elected officials will ensure that housing recommendations and strategies for implementation are supported as acceptable, actionable, and achievable. Feedback from this group will be analyzed with the collected data to assist the project team in developing initial strategy and implementation recommendations. It is important to understand if the proposed strategies will meet the needs of St. Lucie County residents and workers, meet the goals of the communities in the County, and be accepted by the public.

PUBLIC EDUCATION MATERIALS AND TRAINING

Towards the end of this project, TPMA will work with the County and local jurisdictions to develop training materials focused on public education. Topics are likely to include:

- Defining housing affordability in a regional context
- Redefining preconceived ideas of affordable housing, who it helps, and what it means for the community
- Informing about existing programs and how to take advantage of them



City of Port St. Lucie - City Hall

July 11

...

It's time for another public information meeting to discuss funding priorities for our Community Development Block Grant program!

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

Our residents' input is crucial.

Join us from 6-7:30 p.m. Monday, July 18 in Council Chambers at City Hall, 121 SW Port St. Lucie Blvd.

There are three ways to join the conversation, in-person, virtually via Zoom or by phone. For more information, visit <https://www.cityofpsl.com/.../Calendar/Event/13855/685>



2022-23 ANNUAL ACTION PLAN CITIZEN INFORMATION SESSION

CDBG | COMMUNITY DEVELOPMENT BLOCK GRANTS





City of Port St. Lucie - City Hall
June 22 · 🌐



The Neighborhood Services Department is hosting a public information meeting from 12:30-1:30 p.m. Friday, June 24 to provide an overview of the Community Development Block Grant (CDBG) program and to solicit input from the public for funding priorities.

There are three ways to join the conversation!

- 📍 In-person: Join us in Council Chambers, City Hall, 121 SW Port St. Lucie Blvd.
- 📍 Virtually: Registration is not required. Join the meeting here:
<https://www.cityofpsl.com/.../Calendar/Event/13610/685>
- 📍 Phone: Dial 888-788-0099 and insert the meeting ID number of 897 8304 4832.

If you cannot attend but would like you submit comments, complete our online survey:
<https://www.cityofpsl.com/.../Calendar/Event/13610/685> You can also submit comments by email to nice@cityofpsl.com.

The Department of Housing and Urban Development (HUD) awards CDBG funding to carry out a wide range of community development activities directed toward revitalizing neighborhoods, improving economic development, and providing improved community facilities and services, principally for low- and moderate- income residents and neighborhoods.

COMMUNITY DEVELOPMENT BLOCK GRANT

PUBLIC INPUT MEETING



Friday
06 | 24 | 2022
12:30-1:30 p.m.

In person! Virtual!
Dial in!

www.cityofpsl.com/nsd

Treasure Coast Homeless Services Council



HOUSING MATTERS

Ending Homelessness in Indian River, St. Lucie
and Martin Counties

**Continuum of Care
Annual Report 2022**

Mission

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

What we do...



Point in Time homeless Count

Hud mandates that every CoC in the country conduct a One-day Point in time count during one of the last ten days of January. In 2023, our count will be on January 26, 2023. The Annual Point in Time Count is a key step in quantifying need. It represents a snapshot of sheltered and unsheltered literally homeless individuals and families in our three-county area. The 2022 count was conducted on January 31, 2022. The numbers are based on answers to very specific questions we ask participants. Findings are carefully reviewed to avoid double counting and incorrect interpretations. Most of our partner agencies report on the number of persons seeking services at their sites on that day. Only people who are literally homeless are counted. "Couch surfers" are not included in the totals. **Pages 4-6**



HMIS – Coordinated Entry

The Homeless Management Information System (HMIS) ClientTrack has more than 76 end users in the CoC. We use it to track services we provide but also to track services provided by participating agencies on the Treasure Coast. Our prescreening staff uses a uniform assessment tool, records everyone who has called for assistance, and makes referrals for follow up and full assessment on qualifying clients. The system records who is served or denied, and states the reason. We manage this database to provide mandatory reporting to HUD, the State and SSVF to allow for a greater avoidance of duplicative service delivery among participating agencies. Our System Administrator provides license credentialing and management, end user training, and data cleaning for participating agencies in order to meet and maintain Data Quality Standards. **Pages 7-9**



Homeless Prevention and Rapid Rehousing

The Council invests most of its efforts in preventing and ending homelessness. Avoiding homelessness in the first place is our "go to" solution in this market. Since it is virtually impossible to find affordable housing in the CoC our staff dedicates the majority of its time working with clients and landlords to divert homelessness. Funding for these services comes through a variety of State and Federal Programs, i.e. Challenge, ESG, ESG-CV, SSVF, SSVF-CV, FEMA and HUD Permanent Supportive Housing. Funding for non-eligible housing options are supported through United Way, FEMA, Community Church, John's Island Foundation, John's Island Community Services League and some wonderful private donors. **Page 10**



Supportive Services for Veteran Families

Our Supportive Services for Veteran Families Program (SSVF) provides housing stability to veterans in Indian River, Martin and St. Lucie Counties. TCHSC works with the West Palm Beach VA Supportive Housing program and Public Housing Authorities in the CoC to house eligible veterans. Staff maintains a Veteran by-name list to keep a personal track of local homeless Veterans. Our SSVF staff works with local Veteran Services Officers, various outreach and nonprofit Veteran organizations, and the coordinated entry staff of the VA. **Page 10**



Permanent Supportive Housing

Treasure Coast Homeless Services Council, Inc. annually applies for HUD Continuum of Care Program grants. During 2022, Indian River, St. Lucie and Martin County received a total of \$1,808,995 for permanent supportive housing and housed 241 disabled individuals permanently in the community. Permanent supportive housing is paid directly to landlords and pairs a long-term housing subsidy with case management and supportive services for disabled households. TCHSC provides mandatory monthly billing, service reporting, and

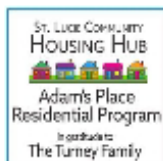
match data to HUD for homeless disabled households on behalf of the three counties. TCHSC pays for one full-time New Horizons professional to provide case management, supportive services and relationships with landlords.

Page 11



Affordable Rental Housing. Since the merger of Every Dream has a price with our housing corporation, we have continued to maintain affordable housing under the Coalition for Attainable Homes, the Indian River County Neighborhood Stabilization Program, the St. Lucie County Neighborhood Stabilization Program, and Naomi's House. At this time, we collectively own and manage 45 units of housing in two counties. These units are part of the contributions this CoC has made to address the crisis we face with rents being "out of reach" on the entire

Treasure Coast. TCHSC is responsible for the management and maintenance of these units. **Pages 12-14**



St. Lucie County Housing Hub and Eviction Diversion

The Housing Hub is a transitional shelter facility and a resource center in Ft. Pierce, under a \$250,000 contract with St. Lucie County. The residential side consists of 24 transitional shelter beds for homeless men. The resource center side is a fully staffed walk-in center with multiple agency volunteer offices and SOAR services to assist the community with applications for funding, entitlements, referrals for health care and other services requiring technology and connectivity. We also operated and staffed a CARES Eviction Diversion Program, under a

separate \$2 million, contract with St. Lucie County. This was a special project in Circuit 19 with Judge Alonzo to mediate and stop evictions for households who have already been served through the courts.

Page 15-16



Financial Resources & Fiscal Management

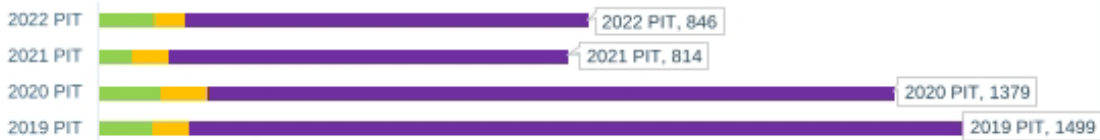
As the lead agency for the Continuum of Care, Treasure Coast Homeless Services Council applies for, monitors and administers federal, state and local grants which assist low income persons in paying for housing. The Council pays rental assistance directly to landlords in order to prevent or end homelessness for individuals and families on the Treasure Coast. We are currently tracking, billing and reporting on 14 different funding streams and HUD Permanent

Supportive Housing. There are both State and Federal single Audits, Annual Performance Reports to HUD, Point-In-Time demographics reports, and quarterly, semi-annual and year end reports. **Page 17**

2022 PIT Count Data for St. Lucie, Indian River, Martin

2022 Homeless Data: On January 31, 2022 a total of **846** persons were counted as literally homeless on the Treasure Coast. Based on the number of persons in our CoC during this year who identified as literally homeless, we are convinced that these numbers still reflect a serious undercounting and continue to be affected by the COVID pandemic. PIT Counts of literally homeless persons are limited to "in person" contacts with persons in camps, in the woods, in cars, in the streets, etc. or who are reported to us as seeking assistance on that day from a program which helps homeless people.

Total Population PIT Count Data



	2019 PIT	2020 PIT	2021 PIT	2022 PIT
Emergency Shelter Total	91	107	58	94
Safe Haven Total	0	0	0	0
Transitional Housing Total	63	81	63	53
Unsheltered Count	1345	1190	693	699

Homeless Households with Children



	2019 PIT	2020 PIT	2021 PIT	2022 PIT
Total Sheltered Count	33	44	23	36
Total Unsheltered Count	226	137	32	45

Homeless Veterans



	2019 PIT	2020 PIT	2021 PIT	2022 PIT
Number of Persons Sheltered	0	0	3	1
Number of Persons Unsheltered	55	73	64	73

4

2022 Total Population PIT Count Data Demographics



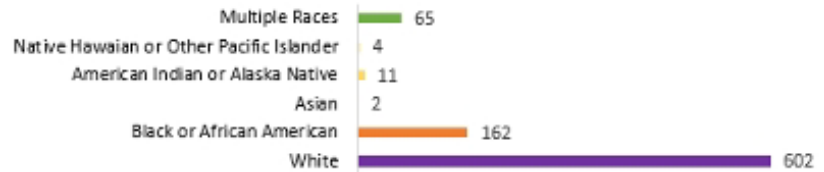
Gender



Ethnicity

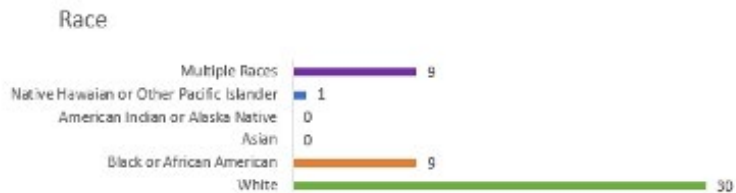


Race



5

2022 Unaccompanied Youth PIT Count Demographics



6

HMIS – Coordinated Entry

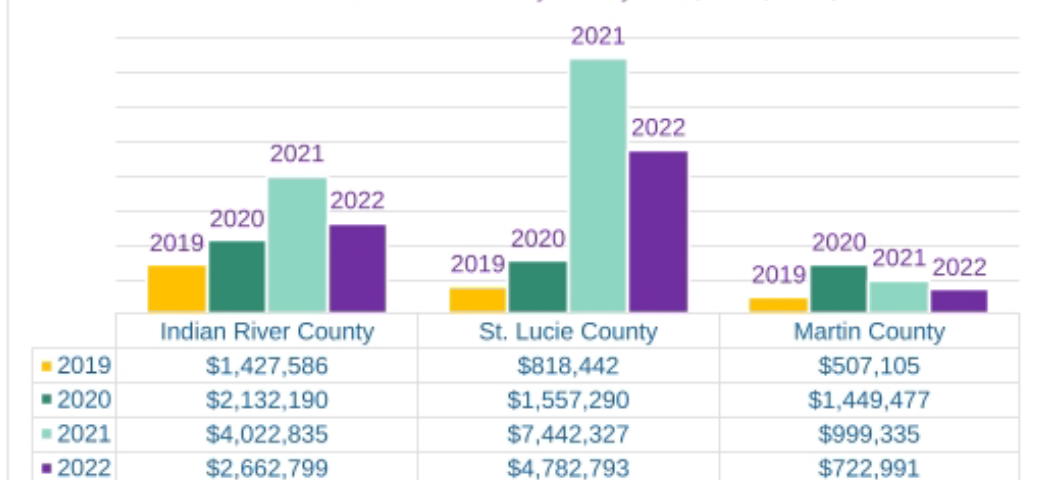
The Homeless Management Information System (HMIS) tracks all services provided by participating end users to persons and households throughout the Treasure Coast. It tracks critical information about needs and services but it can also identify the reason why services which were requested were not provided. The HMIS provides a greater understanding of all households requesting assistance and what services are actually accessed. It reduces duplication among agencies and allows for participation in coordinated entry and coordinated service delivery across the CoC.

During 2022, our staff and our HMIS partner agencies documented **\$8,168,583.00** in services provided in our CoC to prevent and end homelessness on the Treasure Coast. These services were provided to a total of **10,585** unduplicated individuals, and impacted a total of **21,242** individuals in families.

HMIS Participating Agencies (By County)

Indian River	St. Lucie	Martin
Camp Haven	Angels of Hope Outreach	House of Hope
Children’s Home Society	Children’s Home Society	LAHIA
Economic Opportunities	City of Fort Pierce	MC Health & Human Svc.
Habitat for Humanity	Mustard Seed Ministries	MC Salvation Army
Hope for Families Center	New Horizons	MISS
IRC BOCC	Salvation Army of SLC	New Horizons
IRC Health & Human Svc.	Salvation Army of Okeechobee	TCHSC Resource Center
New Horizons	SLC Community Services	
Salvation Army of IRC	TCHSC Resource Center	<i>There is a total of 76 licensed end users at this time. Some agencies have multiple users.</i>
Samaritan Center	United Against Poverty	
TCHSC Resource Center	SLC Veterans Services	
United Against Poverty	RiteLife Services	
United Way of IRC		

Documented Value of Services by County 2019, 2020, 2021, 2022



7

Top Four (4) services provided by County

Indian River County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$1,351,066	718	1,679
Utilities	\$87,394	383	1,032
Case Mgt/Health	\$209,295	667	1,183
Food	\$683,811	2,377	4,076

St. Lucie County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$4,372,278	938	2,142
Utilities	\$183,022	446	1,178
Case Mgt/Health	\$114,061	3,652	9,042
Food	\$41,076	2,883	7,389

Martin County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$307,239	150	330
Utilities	\$77,270	210	478
Case Mgt/Health	\$67,457	1,319	2,703
Food	\$8,847	1,028	2,203

The vast majority of the “housing related assistance” and utilities came from Emergency Shelter CV funds, Supportive Services for Veterans CV funds, and Housing Related Eviction Diversion funding in St. Lucie County.

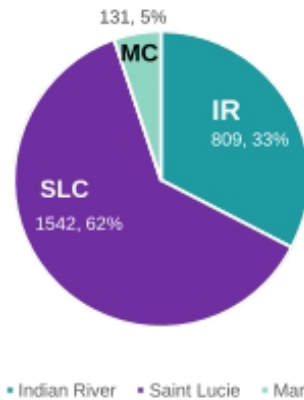
These numbers do not reflect services provided by those local governments and other CoC member agencies who do not participate in our HMIS data base, ClientTrack.

Numbers do not represent those persons served whose addresses were not in the database.

PRESCREENS – Coordinated Entry System

One of the benefits of the Coordinated Entry System is that households can obtain appropriate services with one phone call and also receive referrals to multiple agencies who can also meet their needs. The HMIS system allows us to interview callers remotely and assess their need, in real time, across the CoC. Information is entered immediately by the interviewer and a score is automatically generated by the system. The highest scores get the first in depth intake interviews by follow-up call back. We do this because we try to serve people who are the most in need first. We are providing the following information about the requests for prevention and re-housing services as they came in through pre-screens, from each of the counties in the CoC from December 2021 to November 2022.

TCHSC Coordinated Entry Staff Prescreens by County



Prescreens by County & Housing Status 12/01/2021 - 11/30/2022



These numbers represent **2,482** persons who were actually pre-screened using our uniform coordinated entry process, who self declared their housing status..

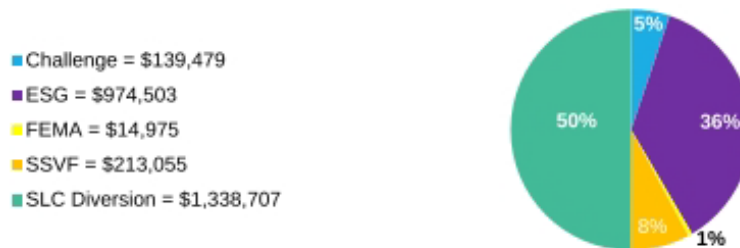
9

Homeless Prevention and Rapid Rehousing – 12/01/2021 – 11/30/2022

In addition to prescreening, the following services were provided by TCHSC Staff with funding from State and Federal dollars, including passthrough funds:

- ✓ Homeless Prevention, Rapid Rehousing
- ✓ Veterans Housing Services
- ✓ Emergency Shelter and Hotel/Motel

TCHSC Resource Center \$\$2,680,720



Clients served by <u>Challenge</u> , <u>ESG</u> , <u>FEMA</u>		
	Families	Individuals in Families
Housing Assistance	288	799
Emergency Housing	30	57
All Other Assistance	50	111
Total	368	967

Veterans in IRC, SLC & MC Served by <u>SSVF</u> and <u>ESG</u>			
Agency	HP	RR	Total
Treasure Coast Homeless Services Council, Inc. Staff	12	24	36
St. Lucie County Community Services – TCHSC Staff	21	5	26
Total	33	29	62

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Permanent Supportive Housing

Treasure Coast Homeless Services Council, Inc. annually applies for HUDs Continuum of Care Program grants. For the 2022 Grant Award year, Indian River, St. Lucie and Martin County received a total of \$1,808,995 for permanent supportive housing through our applications on their behalf.

County	Award	Clients Housed
Indian River	\$1,058,736	137
St. Lucie	\$494,328	69
Martin	\$359,743	35
TOTAL	\$1, 808,995	241

Permanent Supportive Housing is designed for people experiencing chronic homelessness. It is designed to support long-term housing stability and improvements in mental health and overall well being. Permanent supportive housing uses a **HOUSING FIRST MODEL** to assist homeless individuals and families. Housing First is a Federal housing approach to ending homelessness which attempts to REMOVE all barriers to housing placement. Clients are assessed and placed on a prioritization list based on the severity of their need, not on their "readiness for housing". All Permanent Supportive Housing in the CoC is tenant based rental assistance. The client can live in any available housing unit in the community that can pass housing quality inspection and is rent reasonable.

A note, as I retire from the position of Executive Director:

"These numbers don't actually do justice to the time, energy an effort that we all put in this year to keep our clients safe and housed. The housing market crisis just got worse and worse, and rents were completely out of control, for almost everybody, including some of us. That doesn't mean that we weren't hugely successful. **We were.** The people that we did house took three times as much work and almost twice as much money. I am proud of all of us; happy to call you all colleagues and allies in the business of honoring the most basic of human rights, the right to safe, clean, affordable permanent housing. You have my utmost respect and thanks. "

Louise Hubbard

Final FY 2023 Fair Market Rent (FMR) by County

HUD released the 2023 FMR's in October 2022

IRC	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
FMR	\$845	\$1048	\$1,264	\$1,629	\$2,104
Hourly wage necessary to afford FMR	\$16.25	\$20.15	\$24.31	\$31.33	\$40.46
Full-time jobs at minimum wage (11.00) to afford FMR	1.48	1.83	2.21	2.85	3.68

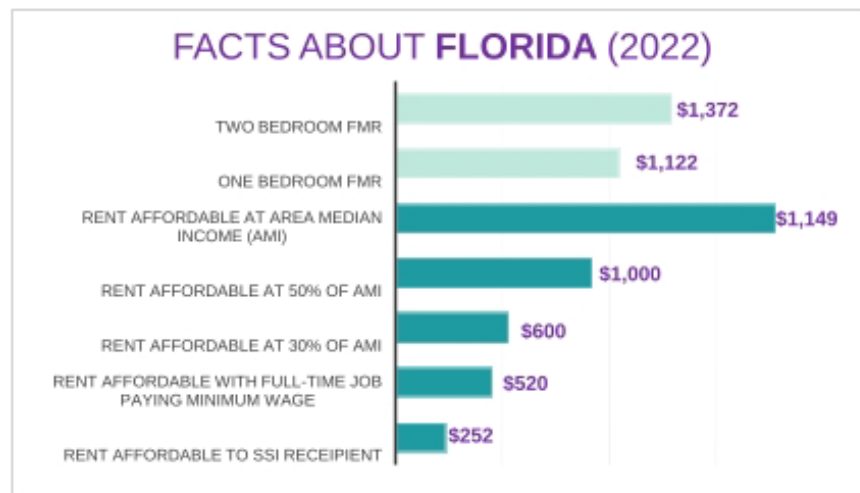
Indian River County includes Vero Beach and Sebastian and consists of Indian River County

SLC/MC	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
FMR	\$1,153	\$1,160	\$1,458	\$1,969	\$2,265
Hourly wage necessary to afford FMR	\$22.17	\$22.31	\$28.04	\$37.87	\$43.56
Full-time jobs at minimum wage (11.00) to afford FMR	2.02	2.03	2.55	3.44	3.96

Martin County includes St. Lucie County and consists of Martin County and St. Lucie County

Tables are based on rent not exceeding 30% of Household income.

Minimum wage is in Florida **\$11.00** in 2023; (\$12.00 after 09/30/23)



Affordable Housing

Neighborhood Stabilization Program Rentals

The NSP Program provides safe, affordable housing for very low, low and moderate-income families.



Indian River County

TCHSC owns 18 NSP affordable rental housing units.

This NSP partnership with Indian River County provided housing for:
36 adults with 23 children.

Rents ranged from \$450 - \$2,100.
TCHSC maintains and manages all of these properties.



St. Lucie County

TCHSC owns 12 NSP affordable rental housing units.

This NSP partnership with St. Lucie County provided housing for:
18 adults with 25 children.

Rents ranged from \$617 - \$1,600.
TCHSC maintains and manages all of these Properties.

**COST TO RUN AFFORDABLE HOUSING \$ 310,015.32
(12 MONTHS)**



13

Affordable Housing: There are currently 45 housing units including 7 duplexes and Naomi's House in our housing inventory. We have continued to assume responsibility for management, repairs and maintenance of all of these affordable housing properties which we own in Indian River and St. Lucie counties. Revenue from these properties is very limited. We could not afford to keep the rents affordable and the properties in good repair if it were not for the generous support of our community partners in Indian River County, especially John's Island Foundation Capital fund, Community Church Missions, First Presbyterian Church and John's Island Community Services League. Without their funds for repairs and maintenance, appliances, furnishings, and basic staffing needs, we would not be able to sustain these properties as affordable housing.



Naomi's House – Temporary Housing

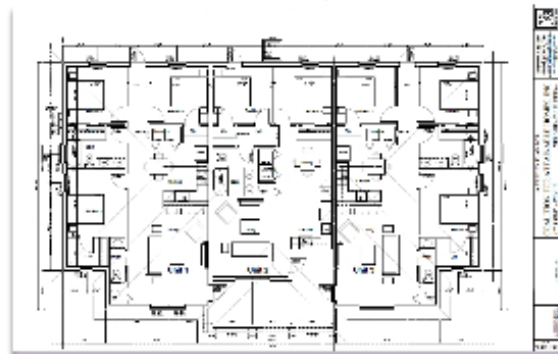
Naomi's House is temporary "bridge" housing for single unaccompanied women in Indian River County who have no other housing options and who can benefit from safe, shared housing for a period of time which allows them to locate suitable employment and permanent housing.

The program serves up to 12 single unaccompanied women at one time, including youth who have aged out of foster care who can benefit from a period of affordable, safe housing before seeking their own housing, or who need time in the program to prevent them from becoming literally homeless.

Coalition for Attainable Homes

The majority of Coalition housing provides affordable, permanent rental housing to low and moderate income households, including Veterans and persons with disabilities. We are eagerly anticipating the completion of a triplex on lots provided by Indian River County to the former Every Dream Has A Price. John's Island Foundation made its largest ever funding award of \$200,000 toward this project. Some very generous private contractors and fundraising organizations are participating, as well. Coalition for Attainable Homes will also support the project financially.

Floor Plan - Triplex



St. Lucie County Focused Programs

On September 30, 2022 St. Lucie County renewed the contract for Treasure Coast Homeless Services Council to continue operations of the St. Lucie County Housing Hub. The Housing Hub is a multi-agency resource center which also houses a men's residential program on site, **Adam's Place**.

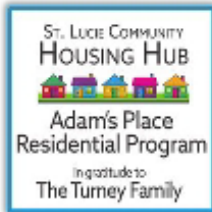
The Housing HUB, continues to provide a convenient location for residents of St. Lucie County to receive essential stabilization services. These services & partners include:

- 19th Circuit Court Eviction Diversion** - provided by TCHSC
- Healthcare Navigator** - provided by HANDS Clinic
- Benefit Application Assistance/SOAR** - provided by RiteLife Inc.
- Mobile Health Bus** onsite monthly- provided by Visiting Nurse Association
- SNAP/EBT Application Assistance**- provided by Treasure Coast Food Bank
- Emergency Rental Assistance** - provided by TCHSC
- Healthcare Navigator for Veterans** - provided by TCHSC



Housing HUB services Dec 21 to Nov 22

	Dec-21	Jan-Mar-22	Apr-Jun-22	Jul-Sep-22	Oct-Nov-22	TOTAL
Eviction Diversion	19	67	78	72	18	254
Social Security Application	17	39	36	41	34	167
Document Services	21	28	49	43	37	178
SNAP/EBT Application	11	20	24	26	17	98
Medical Services Referral	13	17	22	20	15	87



Adam's Place. The program serves unaccompanied men experiencing chronic homelessness in St. Lucie County. Participants in this program receive mental health and substance abuse evaluation, housing and stabilization services, benefit applications, housing counseling and referral to medical and mental health providers.

Adam's Place Community Partners:

- ✓ St. Lucie County Community Services
- ✓ The Salvation Army of St. Lucie, Martin & Okeechobee
- ✓ In the Image of Christ
- ✓ Sarah's Kitchen
- ✓ The HANDS Clinic
- ✓ Visiting Nurse Association
- ✓ Angels of Hope
- ✓ United Against Poverty
- ✓ New Horizon

12/01/2021-11/30/2022 Outcomes

Total Applicants	118
Total Residents Served	108
Total Successful Exits	57

Since the start of the program 103 former chronically homeless residents successfully exited from the street to housing.

St. Lucie County Eviction Diversion Program

Dec 2021 - Nov 2022	
Households Served	254
Households with Children	136
Total # of Children	300
Total Funds Expended	\$1,315,736.02



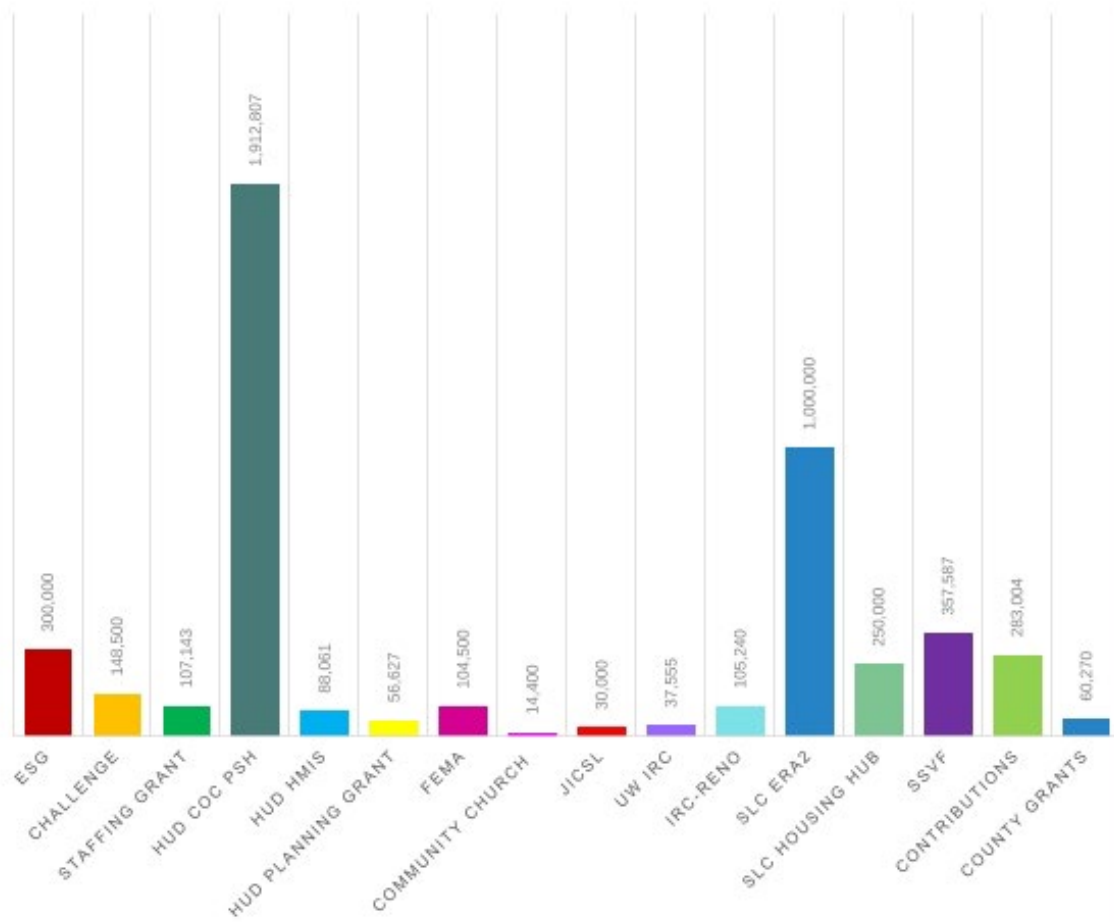
The Eviction Diversion Program started in September 2020 as a partnership with the 19th Circuit Court to prevent homelessness for those facing eviction due to the COVID 19 Pandemic. This program is only available through court referrals. It provides rental payments directly to landlord for eligible households throughout St. Lucie County, City of Fort Pierce and City of Port St. Lucie.

The initial Eviction Diversion Program (ERA1) funding provided through St. Lucie County and the City of Port St. Lucie expired on September 30, 2022. In October 2022, TCHSC entered into an agreement with the City of Port St. Lucie to restart the Eviction Diversion Program (ERA2) for all residents of St. Lucie County.

Financial Resources 2022 – 2023

As the lead agency for the Continuum of Care, Treasure Coast Homeless Services Council, Inc. is responsible for applying for and administering federal, state and local grants which can be used to assist in preventing and ending homelessness across the Treasure Coast. Total grant award in 2022- **\$4,855,694.00**

The chart below provides a breakdown of grants awarded/received by Treasure Coast Homeless Services Council, Inc. through Federal, State and Local funders to be used for prevention, rapid rehousing and coordinated data management across the Treasure Coast. **Awards include CARES ACT funds.**



Continuum of Care Member Agencies & Partners

The Continuum of Care is a community wide collaborative group which meets regularly to plan and work together to quickly address housing issues for all populations, and to provide supportive services to keep people housed and healthy. CoC Members and collaborative partners provide a wide range of additional resources, from services to funding, to prevent and end homelessness, together, whenever we can.

211 Palm Beach/Treasure Coast, Inc.	John's Island Community Services League
Angels of Hope, Inc.	Love and Hope in Action
Adam's Place	Martin County Health and Human Services
Camp Haven, Inc.	Martin County School District
Career Source	Mary's Home
Children's Home Society, Inc.	Mental Health Association
Christ by the Sea United Methodist Church	MISS, Inc. of the Treasure Coast
City of Ft. Pierce Housing Authority	Mustard Seed Ministries, Inc.
City of Ft. Pierce Police Department	New Horizons of the Treasure Coast, Inc.
Coalition for Attainable Homes	Public Defender, 19th Circuit Court
Community Church of Vero Beach	RiteLife Services
City of Ft. Pierce Planning Dept.	Roseland United Methodist Church
City of Port St Lucie	Salvation Army of Indian River County
Department of Health - Indian River County	Salvation Army of Martin County
Department of Health - St. Lucie County	Salvation Army of St. Lucie, Okeechobee County
ELC of Indian River, Martin and Okeechobee	Samaritan Center
Early Learning Coalition of St. Lucie County	Sarah's Kitchen
Economic Opportunities Council	Southeast Florida Behavioral Health Network
First Presbyterian Church	St. Augustine of Canterbury
Florida Department of Children and Families	St. Helens Catholic Church
Florida Rural Legal Services	St. Lucie County Community Services
Fellsmere Community Enrichment Program, Inc.	
Habitat for Humanity, IRC	St. Lucie County School District
Holy Cross Catholic Church	St. Lucie County St. Vincent DePaul
Hope for Families Center, Inc.	St. Lucie County Veteran Services
House of Hope, Inc.	Safespace, Inc.
Indian River County Rental Assistance Program	Treasure Coast Community Health
Indian River County Human Services	United Against Poverty of St. Lucie County
Indian River County School District	United Against Poverty of Indian River County
Indian River County Sheriff's Department	United Way of Indian River County
Indian River County Veteran Services	United Way of Saint Lucie County
John's Island Foundation	Vietnam Veterans of Indian River County
IF YOUR NAME IS NOT ON THE LIST, WE WOULD LOVE TO HAVE YOUR PARTICIPATION!!!! Membership Applications are on our website.	



TREASURE COAST HOMELESS SERVICES COUNCIL, INC.
2525 St. Lucie Avenue
Vero Beach, FL 32960

www.tchelpspot.org

772-567-7790

2022 POINT IN TIME HOMELESS COUNT

General Information

The Point-in-Time (PIT) count is a count of sheltered and unsheltered **literally** homeless persons on a single night in January. Treasure Coast Homeless Services Council, Inc. conducted its 2022 Point in Time Count on **January 31, 2022**. To be counted in the PIT count, individuals must be literally homeless (sleeping on the street, in a car, in the woods, in camp, etc.) or sheltered (emergency shelter, transitional shelter, hotel paid for by an Agency). There was a total of 24 agencies that surveyed unsheltered homeless individuals during the PIT count and a total of 7 agencies that reported sheltered homeless individuals.

2022 Homeless Data

On January 31, 2022, there were a total of 846 individuals (668 adults and 178 children) who were counted as homeless on the Treasure Coast. These numbers show an 4% increase from the 2021 PIT count.

Couch Surfers

Additional individuals temporarily staying with family or friends because of economic reasons ("couch surfers") are not considered homeless in this count. An additional 1,986 households were reported as couch surfers by participating agencies during the Point in Time count. This is up from 1,319 during 2021, which is a 51% increase over last year's numbers.

Methods

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



TREASURE COAST HOMELESS SERVICES COUNCIL, INC.
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HOMELESSNESS FACT SHEET FOR INDIAN RIVER COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in Indian River County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 244 households were sharing housing or “couch surfing” and were not counted in these totals.**

Total Homeless Individuals

	January 26, 2021	January 31, 2022	Difference
Adults	227	225	(2)
Children	34	65	+31
Total	261	290	+29

Veteran Status

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

Veterans	23	21	(2)
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2022 Sheltered & Unsheltered

	Sheltered	Unsheltered	Total
Adults	48	177	225
Children	38	27	65
Total	86	204	290

Agencies Providing Data

Unsheltered

New Horizons, Indian River County School District, Angels of Hope Outreach, Treasure Coast Homeless Services Council, Up Center, Habitat For Humanity, IRC Salvation Army, The Source, Treasure Coast Community Health, LAHIA, Career Source, Vietnam Veterans of IRC

Sheltered

Hope for Families Center, Samaritan Center, Children’s Home Society, Camp Haven



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HOMELESSNESS FACT SHEET FOR ST. LUCIE COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in St. Lucie County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 1246 households were sharing housing or “couch surfing” and were not counted in these totals.**

Total Homeless Individuals

	January 26, 2021	January 31, 2022	Difference
Adults	246	254	+8
Children	41	54	+13
Total	287	308	+21

Veteran Status

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

Veterans	21	20	(1)
----------	----	----	-----

2022 Sheltered & Unsheltered

	Sheltered	Unsheltered	Total
Adults	0	254	254
Children	8	46	54
Total	8	300	308

Agencies Providing Data

Unsheltered

St. Lucie County Community Services, New Horizons, Sarah’s Kitchen, In the Image of Christ, St. Lucie County School District, SLC Veteran Services, Angels of Hope Outreach, Ft Pierce Police Department, LAHIA, Career Source

Sheltered

Wave Crest



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772-567-7790

HOMELESSNESS FACT SHEET FOR MARTIN COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in Martin County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 496 households were sharing housing or “couch surfing” and were not counted in these totals.**

Total Homeless Individuals

	January 26, 2021	January 31, 2022	Difference
Adults	220	189	(31)
Children	46	59	+13
Total	266	248	(17)

Veteran Status

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

Veterans	18	18
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2022 Sheltered & Unsheltered

	Sheltered	Unsheltered	Total
Adults	23	166	189
Children	30	29	59
Total	53	195	248

Agencies Providing Data

House of Hope, LAHIA, Martin County Health and Human Services, Salvation Army of Martin County, Martin County School District, Angels of Hope Outreach, Martin County Sheriff Office, MISS, Career Source

Sheltered

Martin County Salvation Army (Compassion House), Safe Space,



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2023 POINT IN TIME HOMELESS COUNT

General Information

The Point-in-Time (PIT) count is a count of sheltered and unsheltered **literally** homeless persons on a single night in January. Treasure Coast Homeless Services Council, Inc. conducted its 2023 Point in Time Count on **January 26, 2023**. To be counted in the PIT count, individuals must be literally homeless (sleeping on the street, in a car, in the woods, in camp, etc.) or sheltered (emergency shelter, transitional shelter, hotel paid for by an Agency). There was a total of 20 agencies that surveyed unsheltered homeless individuals during the PIT count and a total of 8 agencies that reported sheltered homeless individuals.

2023 Homeless Data

On January 26, 2023 there were a total of 925 individuals (736 adults and 189 children) who were counted as homeless on the Treasure Coast. These numbers show an 9% increase from the 2022 PIT count.

Residing In The Housing of Others

Additional individuals temporarily staying with family or friends because of economic reasons are not considered homeless in this count. An additional 2,720 households were reported as doubled up by participating agencies during the Point in Time count. This is up from 1,986 during 2022, which is a 37% increase over last year's numbers.

Methods

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



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**HOMELESSNESS FACT SHEET FOR FL-509
 INDIAN RIVER, ST. LUCIE and MARTIN COUNTY**

These numbers represent the number of sheltered or unsheltered literally homeless individuals. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 2720 households were residing in the housing of others and were not counted in these totals.**

	January 31, 2022	January 26, 2023	Difference	%
Adults	668	736	+68	+10%
Children	178	189	+11	+6%
Total	846	925	+79	+9%

Veteran Status
 (self-reported & not verified during the PIT count)

Veterans	59	70	+11	+19%
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2023 Sheltered & Unsheltered

	Sheltered	Unsheltered	Total
Adults	93	643	736
Children	92	97	189
Total	185	740	925



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HOMELESSNESS FACT SHEET FOR INDIAN RIVER COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in Indian River County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 335 households were residing in the housing of others and were not counted in these totals.**

Total Homeless Individuals

	January 31, 2022	January 26, 2023	Difference	%
Adults	225	256	+31	+14%
Children	65	85	+20	+31%
Total	290	341	+51	+18%

Veteran Status

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

Veterans	21	30	+9	+43%
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2023 Sheltered & Unsheltered

	Sheltered	Unsheltered	Total
Adults	49	207	256
Children	50	35	85
Total	99	242	341

Agencies Providing Data

Unsheltered

New Horizons, Indian River County School District, Angels of Hope Outreach, Treasure Coast Homeless Services Council, Up Center, Habitat For Humanity, IRC Salvation Army, The Source, Career Source, RiteLife Inc., First Methodist Church

Sheltered

Hope for Families Center, Samaritan Center, Children’s Home Society, Camp Haven, Safe Space



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HOMELESSNESS FACT SHEET FOR ST. LUCIE COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in St. Lucie County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 1792 households were residing in the housing of others were not counted in these totals.**

Total Homeless Individuals

	January 31, 2022	January 26, 2023	Difference	%
Adults	254	286	+32	+13%
Children	54	52	(2)	-3%
Total	308	338	+30	+10%

Veteran Status

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

Veterans	20	28	+8	+10%
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2023 Sheltered & Unsheltered

	Sheltered	Unsheltered	Total
Adults	18	268	286
Children	7	45	52
Total	25	313	338

Agencies Providing Data

Unsheltered

New Horizons, St. Lucie County School District, Angels of Hope Outreach, Treasure Coast Homeless Services Council, Up Center, Mustard Seed, SLC Salvation Army, Career Source, RiteLife Inc., REACH Church

Sheltered

Housing Hub Residential, Children's Home Society



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HOMELESSNESS FACT SHEET FOR MARTIN COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in Martin County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 593 households were residing in the housing of others and were not counted in these totals.**

Total Homeless Individuals

	January 31, 2022	January 26, 2023	Difference	%
Adults	189	194	+5	+3%
Children	59	52	(7)	-12%
Total	248	246	(2)	-1%

Veteran Status

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

Veterans	18	12	(6)	-33%
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2023 Sheltered & Unsheltered

	Sheltered	Unsheltered	Total
Adults	26	168	194
Children	35	17	52
Total	61	185	246

Agencies Providing Data

Unsheltered

Martin County Health and Human Services, Martin County School District, Angels of Hope Outreach, Treasure Coast Homeless Services Council, MC Salvation Army, Career Source, RiteLife Inc., House of Hope, LAHIA

Sheltered

Compassion House, Safe Space

Grantee Unique Appendices

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

CITY OF PORT ST LUCIE NEIGHBORHOOD SERVICE/HOUSING DIV
121 SW PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34984
ATTN JOANNE MENESES

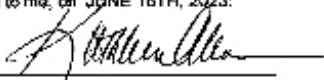
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Lucie News Tribune, published in St. Lucie County, Florida: that the attached copy of advertisement, being a PUBLIC NOTICE was published on publicly accessible, website of St. Lucie County, Florida, or in a newspaper by print in the issues of, on:

6/16/2023

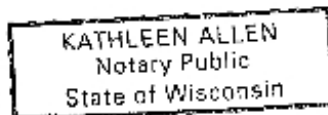
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on JUNE 18TH, 2023:



Notary, State of WI, County of Brown

My commission expires 1-7-25



Publication Cost: \$472.50
Ad No: GC1073B10
Customer No: 424462
PO: CDBG ACTION PLAN

of Affidavits: 1

Table with multiple columns and rows, containing various data points and text. The table is mostly illegible due to extreme low resolution and noise. It appears to be a multi-column data table with several horizontal and vertical grid lines.



**NOTICE OF PUBLIC HEARING FOR FUNDING ALLOCATIONS
FOR THE 2023 CITY OF PORT ST. LUCIE COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND
NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF THE
CDBG ACTION PLAN**

The City of Port St. Lucie will hold a public hearing on June 25, 2023, at 6:30 p.m. during a regular City Council public meeting in the Council Chambers, Building A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984. All public meetings can be viewed online and public comments can also be submitted online through the online comment form at: <https://www.cityofpsl.com/government/departments/corruptionaffairspsl>.

The purpose of the hearing is to present the City's 2023-24 Annual Community Development Block Grant (CDBG) Action Plan for approval at a public meeting and receive citizen comments on the priority needs and proposed activities to be included in the plan as well as open the 30-day public comment period. All citizen comments received will be incorporated into the Action Plan and submitted to the Department of Housing and Urban Development (HUD) by August 15, 2023.

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

The City is set to receive \$1,055,238.00 in CDBG funding for the 2023-24 program year which runs from October 1, 2023, through September 30, 2024. The CDBG program provides federal funds for projects and programs that will improve the physical, economic, and social conditions of the community. In general, eligible projects must serve one of the three CDBG National Objectives: benefit low and moderate-income persons, address an urgent need or address slum and blight, as well as, follow all HUD CDBG rules and regulations. Eligible activity categories include public facilities, public services, housing, and community and economic development. Typical projects funded include infrastructure improvements in low-income areas, construction of public facilities, and repair and rehabilitation of owner-occupied residential homes.

Staff will be recommending that \$211,000 (20% of the allocation) be reserved for program administration, per CDBG eligibility rules, and the remaining \$844,238 be allocated to the infrastructure, economic development, and housing needs projects listed in the plan. In the case that there is any surplus funding, additional funding is received or program income is received alternate projects are listed in the plan as well. If for any reason surplus funds are identified alternate projects will be performed as applicable. Alternate projects are pulled on the basis of community needs analyses and available budget.

2023-24 Projects		
Funding Amount	Department	Proposed Activity
\$330,000	Public Works	Windmill Point, Section 41 Culvert Project
\$225,000	Neighborhood Services	Code Compliance activities and special magistrates
\$75,000	Neighborhood Services - Public Sanitation	Boys and Girls "Mobile" Club
\$60,000	Parks & Recreation	Lyngdale Park Playground Shade System, contingent on installation funding being provided
\$69,230	Public Works	Thanksgiving Avenue - Design 2,780 LF of 5-foot sidewalk improvements, providing connectivity to FSL intermodal facility in conjunction with proposed improvements to the FSL Intermodal Facility (construction estimate \$850,000), contingent on matching funding.
\$25,000	Economic Development	Small Business Accelerator Grant Program
\$844,238	Total Estimated Costs for Proposed 2023-24 Projects	

The proposed Action Plan will be available for public review from Mon-Fri, between 9 a.m. and 4 p.m. from June 27, 2023, through July 27, 2023, in Building A at the Neighborhood Services Department, City Hall Complex, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, 34984 (appointments are recommended) and also on the City's website at www.cityofpsl.com/cdbg beginning June 27th. To make an appointment contact 772-344-4084. Written comments will also be accepted by mail or email. Written comments can be addressed to Carmen Capozzuta, Director of Neighborhood Services, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984, or sent to csd@cityofpsl.com.

In providing notices to the public, the City follows a Citizen Participation Plan that includes a plan for minimizing the displacement of persons resulting from activities funded under the CDBG program and lists plans to assist any persons actually displaced. As provided in the 2023-24 Action Plan, no activities are contemplated that would cause displacement. The City of Port St. Lucie CDBG program does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

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

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

PS 2321 12/20 21

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NEIGHBORHOOD SERVICES



AVISO DE AUDIENCIA PÚBLICA PARA LA ASIGNACIÓN DE FONDOS PARA EL PLAN DE ACCIÓN 2023 DE LA CIUDAD DE PORT ST. LUCIE BECAS DE DESARROLLO COMUNITARIO (CDBG) Y AVISO DE DISPONIBILIDAD PARA REVISIÓN PÚBLICA DEL PLAN DE ACCIÓN CDBG.

La Ciudad de Port St. Lucie llevará a cabo una audiencia pública el **26 de junio de 2023, a las 6:30 p.m. durante una reunión pública regular del Concejo Municipal** en la Cámara del Concejo, Edificio A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984. Todas las reuniones públicas se pueden ver en línea y los comentarios públicos también se pueden enviar en línea a través de los formularios de comentarios en línea en: <https://www.cityofpsl.com/government/departments/communications/psl-tv>.

El propósito de la audiencia es presentar el Plan de Acción Anual de Subsidios en Bloque para el Desarrollo Comunitario (CDBG) 2023-24 de la Ciudad para su aprobación en una reunión pública y recibir comentarios de los ciudadanos sobre las necesidades prioritarias y las actividades propuestas que se incluirán en el plan, así como abrir el periodo de comentario público de 30 días. Todos los comentarios de los ciudadanos recibidos se incorporarán al Plan de Acción y se enviarán al Departamento de Vivienda y Desarrollo Urbano (HUD) antes del 15 de agosto de 2023.

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

La Ciudad recibirá **\$1,055,238.00** dólares en fondos CDBG para el programa anual 2023/2024 que va del 1 de octubre de 2023 al 30 de septiembre de 2024. El programa

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

El personal recomendará que se reserven \$211,000 dólares (20 % de la asignación) para la administración del programa, según las reglas de elegibilidad de CDBG y que los \$844,238 dólares restantes se asignen a los proyectos de infraestructura, desarrollo económico y necesidades de vivienda enumerados en el plan. En el caso de que haya algún excedente de fondos, se reciban fondos adicionales o se reciban ingresos del programa, los proyectos alternativos también se enumeran en el plan. Si por alguna razón se identifican fondos excedentes, se realizarán proyectos alternativos según corresponda. Los proyectos alternativos se extraen sobre la base de los análisis de las necesidades de la comunidad y el presupuesto disponible.

Proyectos 2023-24		
Monto de Financiamiento	Departamento	Actividad Propuesta
\$390,000	Obras Públicas	Windmill Point, Sección 41 Proyecto de Alcantarillado
\$225,000	Servicios del Vecindario	Actividades de Cumplimiento del Código y magistrado especial
\$75,000	Servicio del Vecindario Servicio Público	Club "Móvil" de Niños y Niñas
\$60,000	Parques y Recreación	Lyngate Park Playground Shade System, sujeto a disponibilidad de fondos para la instalación.
\$69,238	Obras Públicas	Thanksgiving Avenue - diseñar 2,760 pies cuadrados de mejoras en las aceras de 5 pies, proporcionando conectividad a la instalación intermodal de PSL. Conjuntamente con las mejoras propuestas a la Instalación Intermodal de PSL (estimación de construcción \$650,000), depende de la financiación correspondiente.
\$25,000	Desarrollo Económico	Programa de Subvenciones para la Aceleración de Pequeñas Empresas
\$844,238	Costos Totales Estimados para los Proyectos Propuestos para 2023-24	

El Plan de Acción propuesto estará disponible para revisión pública de **lunes a viernes, entre las 9 a. m. y las 4 p. m. desde el 27 de junio de 2023 hasta el 27 de julio de 2023, en el Edificio A del Departamento de Servicios del Vecindario, Complejo del Ayuntamiento, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, 34984 (se recomienda hacer una cita) y también en la página web de la ciudad en www.cityofpsl.com/cdbg, a partir del 27 de junio. Para hacer una cita comunicarse al 772-344-4084. También se aceptarán comentarios escritos por correo o correo electrónico. Los comentarios por escrito pueden dirigirse a Carmen Capezuto, Director de Servicios del Vecindario, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 o enviarse a nsd@cityofpsl.com.**

Al proporcionar avisos al público, la Ciudad sigue un Plan de Participación Ciudadana que incluye un plan para minimizar el desplazamiento de personas como resultado de actividades financiadas por el programa CDBG y enumera los planes para ayudar a las personas realmente desplazadas. Según lo previsto en el Plan de Acción 2023/2024, no se contemplan actividades que podrían causar des-

plazamientos. El programa CDBG de la ciudad de Port St. Lucie no discrimina a ninguna persona por motivos de raza, color, religión, sexo, discapacidad, situación familiar u origen nacional.

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

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

EXHIBIT A

Community Development Block Grant (CDBG) ACTION PLAN 2023-2024 – Proposed Project Summary

The Neighborhood Services Department solicited requests for eligible projects from city departments and analyzed those requests. The estimated 2023-24 CDBG allocation for the City of Port St. Lucie is \$1,055,238. Total amount available for projects is **\$844,238** with an additional **\$211,000** reserved for program administration. The list of funding request recommendations are as follows:

CDBG Project Proposals for 2023-2024						
ID #	CDBG Funds Requested	City Funds Requested for project completion	District	Department	Activity	Location
1	\$390,000	\$0	3	Public Works	Windmill Point, Section 41 – complete work for Public Works’ culvert project requesting \$390,000 to address failed culverts and prevent potential roadway collapse and/or flooding, which can be adjusted in a phased approach depending on funding availability. Phase 4 can be subdivided into smaller projects.	Located in low- and moderate- income Census 3821.13/1.
2	\$225,000	\$0	City-wide	Neighborhood Services	Code Compliance Officer funding – to fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses.	City-wide and low- and moderate- income Census tracts, as needed.
3	\$75,000	\$0	City-wide	Neighborhood Services	Boys and Girls Club Mobile Club – continuation of existing program.	City-wide and low- and moderate- income Census tracts, as needed.
4	\$69,238	\$30,762	1	Public Works & Parks and Recreation	Rushing Lane – Construct 725 LF of 5-foot sidewalk improvements, providing connectivity for Rotary Park from Walton Road. Activity may also be funded with Program Income or if other projects come in under budget.	Located in low- and moderate income Census Tract 3818.02
5	\$60,000	\$25,000	4	Parks and Recreation	Lyngate Park Playground Shade System – CDBG funded \$60,000, matched with City funded installation and labor = \$25,000.	Located in low- and moderate- income Census Tract 3820.09/3.
6	\$25,000	\$0	City-wide	Economic Development	Business Accelerator Program – The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create	City-wide low- and moderate- income qualified business owners and/or located in low- and

CDBG Project Proposals for 2023-2024						
ID #	CDBG Funds Requested	City Funds Requested for project completion	District	Department	Activity	Location
					jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses.	moderate- income Census Tracts.
Total	\$844,238	\$55,762				

Alternate CDBG Project Proposals for 2023-2024 (not in any particular order)						
ID #	CDBG Funds Requested	City Funds Requested for project completion	District	Department	Activity	Location
A	\$250,000	\$0	City-wide	Neighborhood Services	Homeowner Repair & Rehabilitation Program – funding for repair/rehabilitation of low and moderate income households and/or septic to sewer conversions.	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.
B	\$400,000	\$0	4	Public Works	Veterans Memorial Parkway PH 1 – Construct 2,800 LF of 8-foot multi-use path, providing connectivity from Seafury Lane to North Hideaway Circle. Phase 2 would continue north from North Hideaway Circle to Lyngate Drive (construction estimate \$400,000). The path may also provide benefit to the Port District Development.	Located in low-and moderate income Census Tract 3820.09
C	\$250,000	\$225,000	1	Parks and Recreation	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (Includes Sidewalks) Playground Equipment and Materials = \$250,000, matched with City funded installation and Demolition = \$95,000.	Located in low- and moderate- income Census Tract 3815.02/2.
D	\$100,000	\$0	City-wide	Emergency Management & Neighborhood Services	*Emergency Disaster Housing Plan – write a THIRA (Threat Hazard Identification and Risk Analysis) for Housing. An Emergency Disaster Housing Plan, which would be coordinated with the County, would benefit residents whose homes are damaged or destroyed by providing the Disaster Housing Units on the City and County’s recovery teams with guidance and options at their fingertips to house residents displaced by a	City-wide

Alternate CDBG Project Proposals for 2023-2024 (not in any particular order)						
ID #	CDBG Funds Requested	City Funds Requested for project completion	District	Department	Activity	Location
					disaster. Disaster Housing Plans provide information on transitional housing and permanent housing resources that can be leveraged post-disaster. A good Disaster Housing Plan could make the difference between the City of Port St Lucie building back quicker and more resiliently post-disaster.	
E	\$75,000	\$0	City-wide	Neighborhood Services	Guardians For New Futures Inc., Child Advocacy Center Mobile Community Outreach – potential collaboration with Boys and Girls Mobile Club.	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.
F	\$150,000	\$50,000	4	Neighborhood Services & Parks and Recreation	Fred Cook Park Adult & Senior Fitness Equipment – Canal Pointe Neighborhood.	Located in low- and moderate- income Census Tract 3820.03/1.
G	\$150,000	\$50,000	4	Neighborhood Services, Public Works, & Parks and Recreation	Sandhill Crossing Neighborhood Fitness Equipment – SE Green River Parkway & SE Walton Rd.	Located in low- and moderate- income Census Tract 3818.03/2.
H	\$150,000	\$50,000	2	Neighborhood Services, Public Works, & Parks and Recreation	Cashmere Cove Neighborhood Fitness Equipment – Crosstown Parkway west of the Turnpike or Turtle Run Park.	Located in low- and moderate- income Census Tract 3821.11/4.
I	\$150,000	\$50,000	1	Neighborhood Services, Public Works, & Parks and Recreation	St. Lucie North & Northport Village Neighborhood Fitness Equipment – St. James Drive.	Located in low- and moderate- income Census Tract 3815.02/2.
J	\$75,000	\$0	City-wide	Neighborhood Services	Guardians For New Futures Inc., Child Advocacy Center Mobile Community Outreach – potential collaboration with Boys and Girls Mobile Club.	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.

Alternate CDBG Project Proposals for 2023-2024 (not in any particular order)						
ID #	CDBG Funds Requested	City Funds Requested for project completion	District	Department	Activity	Location
K	\$500,000	\$0	City-wide	Economic Development	Commercial Development Program – Provides a matching grant up to \$20,000 to offset permit fees, site plan review fees, impact fees and right of way infrastructure improvements for new and expanding businesses in Port St Lucie. The request is \$500,000 for commercial development grants for 25 businesses or commercial property owners in Port St Lucie.	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.
L	\$40,000	\$0	City-wide	Economic Development	Minority Business Development Agency (MBDA) – funding to partially fund full-time MBDA business consultant within the City of Port St. Lucie empowering small, minority, independent businesses.	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.
M	\$35,000	\$0	City-wide	Economic Development	Small Business Development Center (SBDC) – funding to partially fund a full-time consultant for the <u>Pioneer Starts – Potential to Prosperity!</u> Entrepreneurial/Small Business Start-Up Program within the City of Port St. Lucie empowering small, minority, independent businesses. The program has 4 primary components: <ul style="list-style-type: none"> • Business Training Component - Specific business skills training (Necessary to start and operate a business) • Consulting Component - Business consulting support/mentoring/coaching • Tools Component - Access to business planning, market research, industry analysis tools and resources and business management and operational software • Facilities – The Enterprise HUB 	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.
N	\$20,000	\$0	City-wide	Economic Development	Small Business Development Center (SBDC) – funding to partially fund part-time SBDC business consultant within the City of Port St. Lucie empowering small, independent businesses. Additional position to assist with the influx of start-up businesses within the Start-up Program.	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate- income Census Tracts.

*This proposal should only be considered as an alternate if the current Housing Needs Assessment and Implementation Plan identifies it as a need and Leadership would like to move forward with identifying funding sources and potential project advancements with the varying funding sources.

NOTE: All projects listed above were reviewed by staff to ensure that they are eligible for CDBG funding. In addition to eligibility the other most significant criteria for determining recommendations are compliance with goals established in the City's 5-Year CDBG Consolidated Plan 2021-25 and shovel-readiness or ability to execute program or project in a timely manner to allow compliance with HUD's CDBG Timeliness Goal requirement.

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

Community Development Block Grant

NOTICE: Public Meetings for the 2023-2024 CDBG Annual Action Plan

The draft 2023/2024 CDBG Annual Action Plan will be presented at a Public Hearing at a Regular City Council meeting on June 26, 2023, at 6:30 p.m. The Neighborhood Services Department will discuss the City's Community Development Block Grant (CDBG) Program and upcoming proposed plans for the next fiscal year. The City welcomes feedback on these plans at the meetings.

The draft plan will be made available for review on that City Council Meeting Agenda and here on this webpage. A copy of the draft plan will also be available at City Hall in the Neighborhood Services Department, 121 SW Port St. Lucie Blvd. Comments for this year's plan will be collected until 8 a.m. on July 27, 2023.

Comments can be emailed to NICE@cityofpsl.com or sent by mail to Director C. Capezzuto, Neighborhood Services Department, City of Port St. Lucie, 121 SW Port St. Lucie Blvd., PSL, FL 34984.

About CDBG

The Neighborhood Services Department administers the City's Community Development Block Grant (CDBG) Program, which is federally funded by the [United States Department of Housing and Urban Development \(HUD\)](#). The program is flexible and provides communities with resources to address a wide range of unique community development needs that chiefly benefit low to moderate-income residents. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula basis to 1209 general units of local government and States.

- [HUD Press Release No. 22-063, Factsheet National Community Development Week](#)
- [About the CDBG Program Fact Sheet](#)

The CDBG program provided the City \$1,168,625 for fiscal year 2018/2019, \$1,118,415 for fiscal year 2019/2020, \$1,094,355 for fiscal year 2020/2021, \$1,071,986 for fiscal year 2021/2022, and \$990,565 for fiscal year 2022/2023. The City is set to receive approximately \$1,055,238 for fiscal year 2023/2024. We allocate twenty percent (20%) of the funding to the administration of the program, and the rest is assigned to projects that meet HUD's eligibility requirements. Information on current plans and projects, as well as additional resources to learn more about the program, may be found in the documents below.

5-YEAR PLANS & ANNUAL ACTION PLANS	CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORTS (CAPER)
2022-2023 Annual Action Plan	2021-2022 CAPER
2021-2025 Consolidated 5-Year Plan (includes 2021-2022 Annual Action Plan)	2020-2021 CAPER
2020-2021 Annual Action Plan	2019-2020 CAPER
2019-2020 Annual Action Plan	2018-2019 CAPER
2018-2019 Annual Action Plan	2017-2018 CAPER
2017-2018 Annual Action Plan	2016-2017 CAPER
2016-2020 Consolidated Five Year Plan (includes 2016-2017 Annual Action Plan)	

City of Port St. Lucie's [Citizen Participation Plan](#).

Section 3 Opportunities

The City is subject to compliance with [Section 3 of the Housing and Urban Development Act of 1968](#) on contracts funded with CDBG funding. If you receive government assistance for housing and/or you are a low or very-low-income resident of Port St. Lucie, you may be eligible to receive employment opportunities thru a CDBG-funded project as part of Section 3 compliance requirements. If you are a Section 3 Business Concern, you may

receive preference on CDBG contracts with the City of Port St. Lucie. You must submit a Section 3 certification with your application for Section 3 covered contracts. To register for Section 3 opportunities, read the additional information below.

Section 3 Employment and Contracting Opportunities

The City of Port St. Lucie receives a substantial amount of funding from the Department of Housing and Urban Development (HUD) each year for the Community Development Block Grant (CDBG) program. That funding is being used to assist with infrastructure and residential repair/rehab projects throughout the City. HUD funding is regulated by the Housing and Urban Development Act of 1968 and is, therefore, subject to Section 3 of that Act.

Section 3 covered projects that involve the construction or rehabilitation of housing or other public construction, such as street repair, drainage work, etc. The regulation requires the City of Port St. Lucie to ensure that economic and business opportunities generated by HUD financial assistance, to the greatest extent possible, be used to support low and very-low-income persons and business concerns that provide economic opportunities to low and very-low-income persons.

When new Jobs or contracting opportunities are generated because of HUD financial assistance, the City is required to give preference to certified Section 3 business concerns whenever possible. When a contractor is hired for a job that amounts to \$100,000 or more, then that contractor is also responsible for ensuring that new hires and/or subcontractors are chosen based on that same preference. That does not mean that contractors have to create jobs or hire employees for the sake of Section 3 compliance, and Section 3 business concerns must meet the qualifications for those new contracting opportunities.

See [HUD's Section 3 Frequently Asked Questions](#) for more information on Section 3 compliance.

As part of the City's effort to promote employment and contracting to Section 3 businesses, we are providing the opportunity for contractors to become certified with the City as a Section 3 Business Concern. All applicants seeking this recognition must complete and submit the [Section 3 Business Concern Application](#) form to:

Neighborhood Services Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

