



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



To be submitted by August 16, 2024, by the City of Port St. Lucie's Community Programs Division of the 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 occupies an area of approximately 120 square miles located in southern St. Lucie County on Florida's east coast. The City was incorporated on April 27, 1961, with a few hundred residents in the 60's and 70's and has grown to an estimated 245,000 as of July 1, 2023 [1]. The City has been experiencing a high rate of growth with an estimated population, percent change, from April 1, 2020, to July 1, 2023, estimated at 19.6%. Affordable Housing as well as Business and Economic Development remain an important focus for the City. The gap between the lowest monthly mortgage payments or rental amounts and the lower income citizen's ability to afford the housing payment has continued to widen. Fewer workers are able to afford homes available, for those who have been able to retain jobs [2]. Many households express a need for assistance to get into a home as market prices and interest rates remain high. Increased housing costs have also contributed to housing affordability issues. For this reason, efforts to provide incentives and programs for more housing assistance, in particular workforce housing, will continue to be one of the City's priorities. Even so, the City's Homeownership Rate continues to grow and is approximately the second highest in the country at almost 84%, according to a study conducted by the financial company IPX 1031, which uses U.S. Census Bureau statistics [3]. These factors combined have caused a surge of needs among low- to moderate- income homeowners to maintain their homes and complete urgent home repair as they often do not have the extra funds needed to keep their homes in good condition [4]. The City has focused on those households for several years, providing funding for repair and rehabilitation and septic conversions to address environmental issues based on microbial studies which will help minimize the impact to the St. Lucie River and the ecosystem.

The City also receives funding from the State Housing Initiatives Partnership (SHIP) grant program. Housing programs are supplemented with funding from the CDBG program when needed. SHIP funding for the last three years has increased significantly, hitting record levels, and in 2024/2025 the City is set to receive \$1.8 million; 20% of the funding is mandated to be spent on special needs households. Federal funding received through the Neighborhood Stabilization Program (NSP1 and NSP3) since 2009, has been used assist low- and moderate- income households to purchase the homes. The City's remaining NSP funds are being used for affordable housing activities. As of 12/31/2023, limited grant funding for the NSP1 remains. The City is currently closing out the NSP3 Grant. Program Income earned through the NSP program will continue to be used to further the City's housing programs.

During the past 18 months' time, the City has also joined forces with St. Lucie County and the City of Ft. Pierce (all 3 municipalities encompass the entirety of St. Lucie County) to pursue the research and creation of a formal County-wide Housing Needs Assessment (HNA) and Implementation Plan. Work on

the HNA began in January 2023 and significant steps have been accomplished including stakeholder workshops and currently a County-wide public survey. The project team is currently work-shopping and analyzing the draft Assessment with elected officials and the City's Affordable Housing Advisory Committee (AHAC) and will be presenting more information to the public in the fall of 2024. Continued outreach and education on housing and housing activities across the local, State and Federal levels will be a focus for the Neighborhood Services Department, Community Programs Division's next 5-year work plans. The adoption of the HNA will create an alternative framework for the City to craft a longer term housing program plan in concert with our counterparts across the County.

Footnotes

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

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

[4] Per the US Census quick facts (<https://www.census.gov/quickfacts/>), the City's Owner-occupied housing unit rate from 2018-2022 is approximately 82.8% (up from 78.8% in 2016-2020 and 76.8% in 2014-2018) which is higher than the estimated national rate of 64.8% from 2018-2022.

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

2. Summarize the objectives and outcomes identified in the Plan

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

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

Projected CDBG funding for 2024/2025 will be utilized to address:

- Building an inclusive and safe playground with ADA accessibility
- Housing repair and rehabilitation assistance in the form of individual household assistance for low and moderate income household for water sewer connections and culverts
- Funding specialized Code Compliance Officers to address specialized code concerns

- Public service support to the Boys and Girls “Mobile” Club Program
- Continue funding for the City’s small business accelerator grant program and a new program to help small businesses for façade improvements in disadvantaged Census tract areas

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

Objective 1: Improve Public Facilities and Infrastructure in particular sidewalks to improve the quality of life. Community development goals which are in line with the goals of the Strategic Plan and intended to meet this objective are as follows: 1. Community self-investment in low- and moderate- income areas. Facilities/services to address public infrastructure needs. Facilities/services for seniors, children, and persons with special needs. Expanded economic opportunities using grant funding.

Objective 2: Increase access to Affordable Housing

Housing and homeless goals that are set out in the Consolidated Plan as well as the Continuum of Care Annual Report and intended to meet this objective are as follows: 1. Housing revitalization for low- and moderate- income homeowners. 2. Housing purchase and/or repair assistance. After consulting with our public/private partners, the City establishes specific priorities for allocating its funding each year. As indicated above, the City places its highest priorities in low- and moderate- income areas. These activities include physical improvements such as water and sewer connections and sidewalks; they also include public facilities such as parks. High priorities are also given to helping low income homeowners maintain their homes and assisting low to moderate income renters to achieve homeownership. Even so, alternate, smaller scale projects to facilitate public services and small, business development will continue to be interwoven into the City’s plans and projects.

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

Objective 3: Increase Economic Opportunity and Economic Development

The City also prioritizes providing funding to support the expanded economic opportunity to low income and minority residents within the City of Port St Lucie. The main initiative under this objective is conducted through the City’s Economic Development Office running grant programs for small business who are either low- and moderate- income or located within a CDBG Census Tract. Additionally, the City partners on initiative with the local Small Business Development Council and is currently developing a façade improvement program. CDBG-CV2 funding was also used for economic development grants for small businesses impacted by COVID.

3. Evaluation of past performance

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

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

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

Recent studies continue to point out that housing costs are on the rise and more and more households are experiencing issues because total household housing costs account for more than 30% of household income and are "cost-burdened". According to the Chamber of Commerce [4] cities located in Florida and California dominate the list of top 30 cities. It is important for the City to develop to the fullest potential of all of the City's Business and Economic Development opportunities for low- and moderate- income residents to offset housing cost burdens and contribute to growing opportunities for jobs and the development of the local economy. In the development of 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 through the CDBG program [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 recently shifted a portion of its CDBG project funding to supplementing its Code Compliance activities due to the fast paced growth that the City has been experiencing since the COVID-19 pandemic. This helps address any neighborhood deterioration and is working to keep commercial properties, in particular, in the City's low- and moderate- income areas, accountable to their older site plans.

Footnotes

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

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City developed the Action Plan after consultation with its public and private partners, which 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 April 22, 2024. On Wednesday, April 10, 2024, at 12:30 pm and again at 5:30 pm (same presentation) at City Hall Council Chambers 121 SW Port St. Lucie Blvd., PSL, FL 34984, two public information sessions were conducted to present to the public at large information about the CDBG program and the City's past completed projects as well as future plans. These sessions were advertised across all media channels and offered in a hybrid format as well for any interested citizens that could not attend in person. An online survey was also published and advertised during this planning phase to allow interested citizens to submit any comments and/or feedback regarding the City's CDBG program. An additional advertised City Council Public Hearing and Meeting was held on June 24, 2024, to seek community input on housing and community development needs and to allocate 2024/2025 funding by having City Council approve the Draft Action Plan. The Draft Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 24, 2024, through July 24, 2024. All outreach data and comments will be attached to this final annual report and submitted to HUD by August 16, 2024.

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

Staff is working with HUD's team to present a program scope during the summer of 2024. The grant was approved to assist the City with supporting the development of innovative solutions to housing needs in a growing city. The scope of the work is centered around the latest happenings and will analyze the City's recent experience with significant growth, is creating a need for more housing, better transportation connections, and connecting the central part of the City to the northern, eastern, western and southern areas, spanning 121 square miles. Additionally, a County-wide Housing Needs Assessment & Implementation Plan is being completed in Spring 2024, requiring the development of a city-wide plan, in collaboration with the County, to deliver on the objectives identified in the Assessment that takes advantage of local, state and federal initiatives to support housing and reduce cost burdens while improving connections to the transportation infrastructure.

HUD Thriving Communities Technical Assistance will help Port St. Lucie staff develop an action plan for addressing the housing challenges identified in the soon-to-be completed Housing Needs Assessment, with a particular focus on ensuring the availability of housing for working families near existing or planned transportation hubs, near job centers, or in other areas with good transportation access to local and regional job centers.

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. A specific "CDBG Citizen Feedback" survey was also conducted during the spring/summer of 2024.
2. Newspaper Ads – 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. An additional Housing Needs Assessment & Implementation Plan workshop was conducted with the City's Affordable Housing Advisory Committee (AHAC) on June 20, 2024.
4. Public Input Meetings – April 10, 2024, at 12:30 pm & 5:30 pm & and a formal Public Hearing on June 24, 2024, 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 with a survey were 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 main public hearing is being held for the purpose of reviewing the Action Plan and allocating CDBG funding. The other main public hearing meeting is held in order to evaluate the program and present the Annual Financial Report. The Neighborhood Services Department has supplemented these standard meetings with additional workshops and innovative methods of disseminating information electronically and through social media. A detailed summary of comments received as a result of the public hearing and surveys will be included as an attachment in the CDBG Action Plan for the 2024/2025 fiscal year. In general lines most comments were in favor of City programs and proposals. Most comments look to expand public service activities. There is an increasing number of comments asking the City to address the affordable housing issues facing our area, State and Country. As a result of these comments since the drafting of the latest Consolidated Plan the City has been working on a large-scale, County-wide, Housing Needs.

**Any additional comments obtained during the remainder of the comment period will be incorporated here and in this Action Plan's attachments before final submittal to HUD on August 16, 2024.*

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

**Public comments that are received, and responses to those comments, regarding the 2024/25 CDBG Action Plan and the proposed activities 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 the City Council and will be provided as an attachment to 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.*

... comments were submitted during the specific public comment periods in relation to the public meetings or advertisements that were published ... to be updated at the end of the public comment period.

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 the administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Port St. Lucie’s Neighborhood Services Department is the lead agency responsible for administering CDBG programs covered by the Consolidated Plan. It oversees the development of the Plan and manages the housing and community development needs for the City. It is the Lead Agency. The City developed the 2024/2025 Action Plan through collaborative efforts of City staff and local stakeholders.

The City has re-designated HOPWA funds to the State of Florida, Department of Health. Please see Unique Appendices for the signed 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 24, 2024, to seek community input on housing and community development needs and to allocate 2024/25 funding. The Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 24, 2024, through July 24, 2024. A copy of the Action Plan is available in the Building A, Neighborhood Services Department, of the City Hall Complex, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 Monday thru Friday from 9:00 am to 4:00 pm and on the city's website at www.cityofpsl.com/cdbg.

Public comments were also solicited through online forms and a specialized stakeholder workshop. A draft list of projects were presented at a public meeting on April 22, 2024, at 6:00 pm for review and for all residents both in person and also with virtual access. Responses to public comments, if applicable, will be attached to the Action Plan. If applicable, a summary of comments that are not accepted and the reasons they were not accepted is also included.

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

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

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

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

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 (COESA) 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 Needs 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 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 choose to do so.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	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 April 22, 2024, and June 24, 2024, 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	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 and meetings on April 22, 2024, and June 24, 2024, 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.	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 2024-25 fiscal year in order to address priority needs and

specific objectives identified in the Annual Plan:

a. Federal Programs

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

b. Non-federal (State) Programs

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,039,835	0	0	1,039,835	1,185,558	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 close out the NSP3 Grant and to expend the rest of the NSP1 funds. The City will continue its research to find new or existing funding sources that may be utilized to fulfill the goals and objectives of the Consolidated Plan and Action Plan. This includes supporting applications of other entities for funding under competitive grant programs wherever possible.

If appropriate, describe 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 (7) residential lots 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 continuing to receive, via the HOME Consortium, approximately \$250,000 annually which will all be allocated to the newly established senior specific Tenant Based Rental Assistance (TBRA) program. Additional funding from the State Housing Initiatives Partnership (SHIP) Program of just under \$2 million will be allocated to Housing Services, primarily homeowner repair and rehabilitation. Upwards of \$950,000 in program income from the NSP 1 and 3 grants will be allocated to NSP related Housing Services after the County's Housing Needs Assessment is finalized in the fiscal year 2024/25. Future NSP program income received will be used to close out the grants or transferred to the CDBG program. A CLT program has been established for the construction, acquisition, and/or retention of affordable housing stock.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	INFRASTRUCTURE IMPROVEMENT	2024	2025	Non-Housing Community Development Infrastructure Improvement	City of Port St Lucie	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
2	CODE COMPLIANCE	2024	2025	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 Persons Assisted
3	REHABILITATION OF OWNER-OCCUPIED HOUSING UNITS	2024	2025	Affordable Housing	City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING	CDBG: \$176,868	Homeowner Culvert Replacement Assistance Program (Budget \$95,000) & Homeowner Water/Sewer Connection Assistance Program (Budget \$81,868) – 100% forgivable grant for qualified low and moderate income households. Rehabilitated: 20 Households Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	ECONOMIC DEVELOPMENT	2024	2025	Non-Housing Community Development	City of Port St Lucie	ECONOMIC OPPORTUNITY & DEVELOPMENT	CDBG: \$80,000	Small Business Commercial Façade Improvement Grant Program (Businesses assisted: 8)
5	PUBLIC SERVICE	2024	2025	Non-Housing Community Development	City of Port St Lucie	PUBLIC SERVICE	CDBG: \$75,000	Boys and Girls “Mobile” Club Program: Public Service Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
6	ECONOMIC DEVELOPMENT	2024	2025	Non-Housing Community Development	City of Port St Lucie	ECONOMIC OPPORTUNITY & DEVELOPMENT	CDBG: \$25,000	Small Business Accelerator Grant Program (Businesses assisted: 5)
7	ADMINISTRATION & PLANNING	2024	2025	Administration & Planning	Water Windmill Point City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING IMPROVE PUBLIC FACILITIES ECONOMIC OPPORTUNITY	CDBG: \$207,967	Other: 30000 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	INFRASTRUCTURE IMPROVEMENT
	Goal Description	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (Includes Sidewalks) Playground Equipment and Materials = \$250,000, matched with City funded installation and demolition = \$222,000 in CIP FY 24-25 - <i>Contingent on approval of City CIP Budget request.</i> Census tracts benefitting: 381502.02, 381503.02, 382002.05, and 382002.03
2	Goal Name	CODE COMPLIANCE
	Goal Description	Code Compliance assistance programs. Two Code Compliance Officers will be funded with CDBG funding to assist more in low- and moderate-income areas and prevent further adverse effects as a result of the City's excessive and fast-paced growth. Project covers all CDBG Census Tract areas.
3	Goal Name	REHABILITATION OF OWNER-OCCUPIED HOUSING UNITS
	Goal Description	The City will continue to fund grants for low- and moderate- income households to help connect a septic system to the City's water/sewer lines. Additionally, the City will also build a new program to assist low- and moderate- income households build culverts in targeted areas as part of the stormwater management and improvement plans.
4	Goal Name	ECONOMIC DEVELOPMENT
	Goal Description	The City will build a new Commercial Façade Grant Program run through the City's Economic Development Office. We will offer this as an opportunity to help small businesses redevelop in targeted CDBG areas as a low- and moderate- income households.
5	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.

6	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%.
7	Goal Name	ADMINISTRATION & PLANNING
	Goal Description	Funding for the administrative and staffing costs of managing the CDBG program and activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funding for 2024/25 fiscal year in the amount of \$1,039,835.00, has been allocated to community development, public facilities, infrastructure improvement, public services, and administrative activities. Administrative funding totals \$207,967; CDBG project funding for 2024/25 totals \$831,868. Funding for projects and programs is allocated under goals and programs: stormwater improvements through a large scale culvert project in the City’s target area, funding for code inspections and case processing, sidewalk improvement design including ADA at a transit hub, providing neighborhood playground improvements with a specialized shade structure system. Economic Development program in support of minority and small business assistance, and public service support for the St. Lucie County Boys and Girls “Mobile” Club to assist disadvantaged areas. Alternate projects will be accommodated if funding permits including when program income is received and will be analyzed on a case-by-case basis.

Projects

#	Project Name
1	River Place Park Playground
2	Code Compliance Officer Funding
3	Homeowner Culvert Replacement Grant Program
4	Homeowner Water/Sewer Connection Grant Program
5	Small Business Commercial Façade Improvement Grant Program
6	Boys and Girls "Mobile" Club 2024-25 Program
7	Small Business Accelerator Program
8	Administration & Planning

Table 7 - Project Information

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

Sidewalk and playground improvements in Census Tracts 381502.02, 381503.02, 382002.05, and 382002.03, and infrastructure improvements (specifically culverts and water/sewer connections)/housing rehabilitation/public services in all qualified Census Tracts and across the City.

Economic Development programs, public services, code compliance/enforcement, and repair/rehabilitation of owner-occupied residences will continue for all qualified Census Tracts of the City and for individually qualified low- and moderate- income households in all areas of the City as well

as grants for connection to water service and sewer collection lines.

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

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

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

No obstacles are expected.

AP-38 Project Summary
Project Summary Information

1	Project Name	River Place Park Playground
	Target Area	City of Port St Lucie
	Goals Supported	INFRASTRUCTURE IMPROVEMENT
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
	Funding	CDBG: \$250,000
	Description	Complete work for Parks and Recreation Playground project requesting \$250,000 to address infrastructure need in the area.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20000 persons in the surrounding area
	Location Description	Targeted areas benefitted: Census tracts: 381502.02, 381503.02, 382002.05, and 382002.03
	Planned Activities	Inclusive Playground and Safety Surfacing to improve ADA accessibility (Includes Sidewalks) Playground Equipment and Materials = \$250,000, matched with City funded installation and demolition = \$222,000.
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	9/30/2025
	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.
	Project Name	Homeowner Culvert Replacement Grant Program

3	Target Area	Water, Windmill Point, City of Port St Lucie
	Goals Supported	REHABILITATION OF OWNER-OCCUPIED HOUSING UNITS
	Needs Addressed	REHABILITATION OF OWNER-OCCUPIED HOUSING UNITS & WATER QUALITY IMPROVEMENTS
	Funding	CDBG: \$95,000
	Description	Expanding affordable housing initiatives in low- and moderate-income Census Tracts contributing to improving water quality and stormwater management facilities.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 Households
	Location Description	City's low- and moderate- income Census Tracts and low- and moderate-income households.
	Planned Activities	Assisting residents with low- and moderate- incomes with building residential culverts.
4	Project Name	Homeowner Water/Sewer Connection Grant Program
	Target Area	City of Port St Lucie
	Goals Supported	REHABILITATION OF OWNER-OCCUPIED HOUSING UNITS
	Needs Addressed	REHABILITATION OF OWNER-OCCUPIED HOUSING UNITS & WATER QUALITY IMPROVEMENTS
	Funding	\$81,868
	Description	Expanding affordable housing initiatives in low- and moderate-income Census Tracts contributing to improving water quality and stormwater management facilities.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10-12 Households
	Location Description	City's low- and moderate- income Census Tracts and low- and moderate-income households.

	Planned Activities	Assisting residents with low- and moderate- incomes with connecting residential housing units to the City's water/sewer system.
5	Project Name	Small Business Commercial Façade Improvement Grant Program
	Target Area	City of Port St Lucie
	Goals Supported	ECONOMIC DEVELOPMENT
	Needs Addressed	ECONOMIC OPPORTUNITY & DEVELOPMENT
	Funding	CDBG: \$80,000
	Description	Small Business Commercial Façade Improvement Grant program to assist in redeveloping areas and promoting economic development opportunities.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	8 Small Businesses
	Location Description	City of Port St. Lucie
Planned Activities	The program will be offered Neighborhood Services and the Economic Development office. It will provide a matching grant for businesses wanting to improve their façade in targeted areas. The purpose of the program is to enhance economic activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 8 Small Businesses.	
6	Project Name	Boys and Girls Club "Mobile" Club 2024-25
	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	9/30/20254

	Estimate the number and type of families that will benefit from the proposed activities	10000
	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.
7	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	Small Business Accelerator Program: The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses.
	Target Date	9/30/2025
	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. Today, with nearly 245,000 residents we are the 2nd largest city in South Florida, the 6th largest city in Florida and the 96th largest city in the United States and we are still growing, estimated to be about halfway built out. The City is experiencing unprecedented, exponential growth and it is forecasted to continue. Its CDBG activities are vital in helping to assist in managing that growth.

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

Minorities: According to the 2020 US Census estimated demographic summary data, the minority population of Port St. Lucie has increased compared to the 2010 US Census. The 2020 demographic summary data shows an 43% increase in the Black/African American population from 26,524 in 2010 to 37,970 in 2020. The Hispanic population increased 60%; from 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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

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

Discussion

The City intends to assist homeowners with water/sewer connections for at least twelve (12) households using 2024/25 remaining grant funds, an additional allocation, and/or program income from past CDBG housing activities. Additionally, at least ten (10) more households will be assisted with culverts. We also anticipate repairing a total of approximately 35 homes using the estimated allocation from State Housing Initiatives Partnership (SHIP) funding. We are currently completing the execution of a homebuyer assistance program via the American Rescue Plan Act (ARPA) which will contribute approximately another four (4) housing units to our local Community Land Trust program. We are also in the process of planning to expand this program with any additional NSP program income. City-owned vacant lots that are not needed for other infrastructure projects are also being allocated to future housing projects.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Not applicable.

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

Not applicable.

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

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

Discussion

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

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

Introduction

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

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2023, the TCHSC was able to provide its top five (5) services (including: housing, utilities, case management, health and food) to 17,766 individual clients in St. Lucie County. This encompasses a total of \$1,393,349.41 in funds. This provided some short-term stability for families with children while housing was secured. This assistance was managed through its Coordinated Entry System. This year the

number of funding available was reduced as COVID-19 related funding has been reduced or is no longer available. Assistance provided included \$1,066,759.33 in Housing Related Services, \$126,357.92 in Utilities assistance, \$117,222.22 in Case Management Services, \$41,850.94 in Food Services, and \$4,157.00 in Food Services, just in St. Lucie County. Funding for these services came through CARES Act and ARPA coronavirus funding, FEMA, Community Church, Challenge Grant, Emergency Solutions Grants (ESG) Program and the Supportive Services for Veteran Families (SSVF) Program. Additionally, \$494,328 in permanent supportive housing services were provided to 56 clients in St. Lucie County.

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

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 56 clients/households in St. Lucie County using a total of \$494,328 in award funds. All permanent supportive housing in the CoC is tenant-based rental assistance. TCHSC also provided Housing Assistance and Emergency Housing (including homeless prevention, rapid re-housing, Veteran's housing services, emergency shelter and hotel/motel and mortgage assistance) with grant funding (from Challenge, ESG, FEMA, SSVF, SLC Diversion). The TCHSC continues to work with the St. Lucie County Housing Hub help with Eviction Diversion, Social Security Applications, Document Services, SNAP/EBT Applications and Medical Services Referrals.

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

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

homeless through eviction or lack of utilities. It administers funding from various faith-based organizations and tracks assistance provided by other agencies, using an automated database which allows for unduplicated service delivery to people requesting assistance. TCHSC also provides support to Children's Home Society to 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.

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.

A full housing needs analysis is currently being finalized and will be submitted in the next action plan and consolidated plan.

Actions planned to address obstacles to meeting underserved needs.

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

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

opportunities.

Actions planned to foster and maintain affordable housing.

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

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

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

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

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

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

The City is estimated to receive \$1,800,000 in SHIP funding for 2024-25, which includes 10% for administration. Units being funded will be counted as completed in 2024-25;

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

HUD allocated \$13,523,132 in NSP 1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes to eligible low to middle income households; \$1,352,313 of those funds is available for program administration. HUD allocated an additional \$3,515,509 in NSP 3 funding with \$351,550 reserved for project administration. For 2024-25, we have NSP1 funds totaling \$742,484 from grant funding & program income. We are currently closing out NSP3 and any NSP3 program income earned will be used to fund housing activities either in tandem with NSP1 or transferred and used under the CDBG program.

NSP program income funds may be transferred to the CDBG program to fund activities within the low/moderate income census tracts. The transfer of program income funds allows us to move the NSP

grants towards closeout.

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

Actions planned to reduce the number of poverty-level families

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

- **Community Development Block Grants (CDBG)**: CDBG funding may be used this year to make improvements in city parks; other projects will improve infrastructure in several neighborhoods as well as repair/rehabilitation. Contractors will be encouraged to hire from the neighborhood, if possible, to support low income residents. The funds will also be used for repair/rehab of low to moderate income housing. CDBG funding will be utilized to assist with water/sewer connections which address environmental concerns due to aging septic tanks, and homeowner culvert improvements which aids in storm water drainage.
- **Neighborhood Stabilization Program (NSP 1 and 3)**: The City will continue to use its NSP monies to assist in redeveloping any future potential vacant lots and develop an affordable housing plan for those homes targeted at households with incomes up to 80% of median. Low-income households, particularly existing homeowners, are rated as a high priority in the City's Plan. The

City is also looking into expanding its Homebuyer Assistance Program with NSP funds.

Actions planned to develop institutional structure

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

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

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

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

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

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

Attachments

Citizen Participation Comments

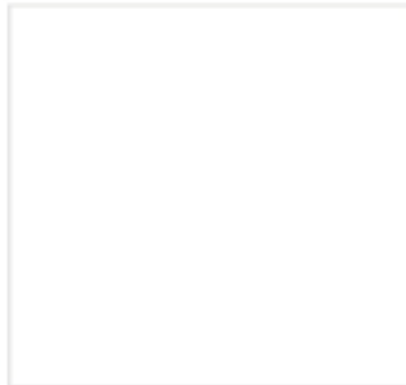
St. Lucie County
714 Avenue C
Fort Pierce, FL 34950

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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© 1996 - 2023 Constant Contact, Inc. Terms & Conditions Privacy Center Anti-Spam Policy
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@vpsuredc.com](#); [Kyle Fuhn@stlucieschools.org](#); [chewitt@cityofpsl.com](#); [michael.johnson2@flhealth.gov](#); [dmcfolley@roundtableslc.org](#); [sara@tchelospot.org](#); [mmills@roundtableslc.org](#); [dallas.sorrell@flhealth.gov](#); [donnalea@stluciehabitat.org](#); [smalinowski@mustardseeds.org](#); [bromer@cityoffortpierce.com](#); [Alessandra.Tasca@evez19@gmail.com](#); [Tamara Williams](#); [tbishop@roundtableslc.org](#); [kcharles@cityoffortpierce.com](#); [Thondra Lanese](#); [stefanie.myers@flhealth.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@careersource.com](#); [ssiegfried@rfofoodbank.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@flhealth.gov](#); [MARTIN UYDA D.](#); [Adolfo Covelli](#); [treasurecoast@haccor.com](#); [sseldes@lsc.edu](#); [fzpatrick@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.

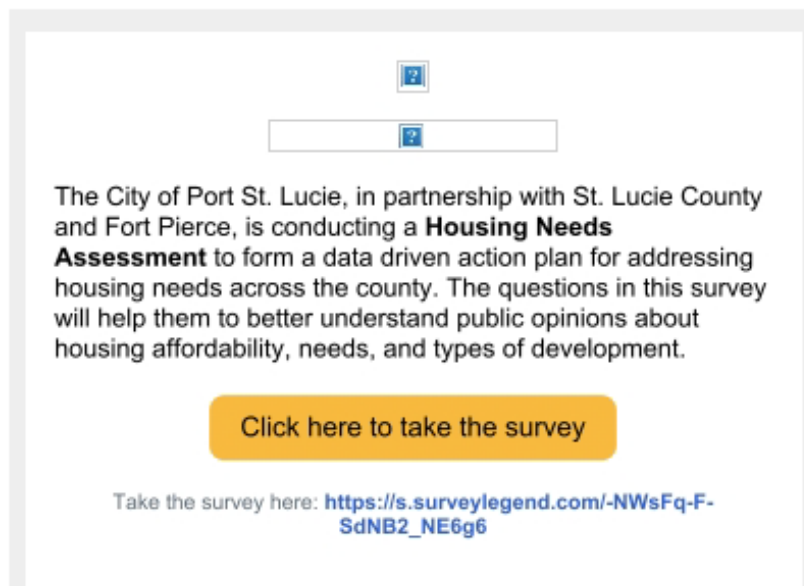
Here's an idea - LOWER THE TAXES - our return on investment as home owners absolutely sucks - in a city w zero population control, ridiculous roads and traffic, and nothing to offer our kids culturally that larger cities w far less taxes actually have. We are all being ripped off and it's absolutely 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



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

<p>Easy to Solve</p>	<ul style="list-style-type: none"> •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
<p>Moderate to Solve</p>	<ul style="list-style-type: none"> •Public/private partnerships •Mixed priorities where housing is not top for all partners •Uncooperative landlords •Lack of community involvement in discussions
<p>Difficult to Solve</p>	<ul style="list-style-type: none"> •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



PUBLIC INPUT SESSION

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



CDBG

 | COMMUNITY
DEVELOPMENT
BLOCK GRANT

There are three ways to join the conversation.

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

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

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

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

CITYOFPSL.COM/CDBG



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

The City welcomes your feedback!

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

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

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

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

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



PUBLIC INPUT SESSION

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



CDBG | COMMUNITY
DEVELOPMENT
BLOCK GRANT



City of Port St. Lucie - City Hall

April 11 · 🌐

...

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

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

In Port St. Lucie, a major project funded by the City's CDBG grant was the Whispering Pines Park playground! 🎈 The Boys & Girls Clubs of St. Lucie County Mobile Club also is funded by CDBG! Since 2018, the CDBG program provided more than \$5.4 million to the City, and is set to receive approximately \$1,055,238 for FY 2023/24.

Thank you, and Happy Birthday, CDBG! 🥳

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

#CDBGworks #CDBG50





City of Port St. Lucie - City Hall

March 7 · 🌐



The Boys & Girls Clubs of St. Lucie County's Mobile Club is rolling up to Whispering Pines Park! 🤘

There will be fun, educational activities -- and a free lunch or snack! -- for kids of all ages from 11 a.m. to 2 p.m. Saturday, March 9 and during Spring Break, March 18-22.

There will be:

- 👉 Life-enriching programs
- 👉 Unique experiences
- 👉 Tutoring & homework help with certified teachers
- 👉 Free lunch and snacks to students who participate
- 👉 Tons of fun!

Whispering Pines Park is located at 800 SW Darwin Blvd.

This program is funded by the City of Port St. Lucie's Community Development Block Grant Program.

For more information, call Jalene Henley at 772-460-9918, ext. 203, email jhenley@bgcofslc.org or visit bgcofslc.org.





City of Port St. Lucie - City Hall

June 4 at 9:33 AM

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



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

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

Watch our video to learn more!



<https://www.youtube.com/watch?v=maZNiNoO34>

Learn about PSL's CBDG Program

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

To: email list

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



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

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

What to expect:

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

There are three ways to join the conversation.

1. Join us in person at City Hall, 121 SW Port St. Lucie Blvd., in the City Council Chambers
2. **Join us virtually (Zoom)** if you cannot attend in person. No registration is required.
3. Dial 888-788-0099 toll-free and insert the meeting ID number 556 828 3950.



PUBLIC INPUT SESSION

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



CDBG | COMMUNITY DEVELOPMENT BLOCK GRANT

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

CITYOFPSL.COM/CDBG

Please complete our [online survey](#) if you cannot attend this meeting but would like you to submit comments.

[Learn more about CBDG](#)

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

A promotional banner for the City of Port St. Lucie (TPSL). The banner has a dark blue background with a repeating pattern of 'TPSL' in small white text. On the left is a yellow speech bubble icon containing a white face with a microphone. To its right is the text 'TPSL' in large, bold, yellow letters. Further right is a yellow button with the text 'CLICK HERE' in bold black letters. Below the 'TPSL' text are three options: 'REQUEST services', 'REPORT concerns', and 'ASK questions', each in yellow text. At the bottom center of the banner are four circular social media icons: Facebook (blue with white 'f'), Instagram (pink and purple with white camera), LinkedIn (blue with white 'in'), and X (black with white 'X').

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

[Unsubscribe alexasca@yahoo.com](mailto:alexasca@psl.com)

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

Sent by psmail@cityofpsl.ccsend.com

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

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

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

Yes

No

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

Yes

No

If you answered yes please specify:

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

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

Yes

No

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

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

Yes

No

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

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

Yes

No

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

https://www.hud.gov/program_offices/comm_planning/cdbg.

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

Choose File

Choose File

No file chosen

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

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

Name

**Company or
Organization (if any)**

Email Address

Grantee Unique Appendices



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

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

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

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

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

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

2024-25 Proposed Projects		
Funding Amount	Department	Proposed Activity
\$250,000	Parks & Recreation	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (includes sidewalks).
\$225,000	Neighborhood Services	Code Compliance activities and special magistrate for CDBG Census tract areas.
\$100,000	Public Works & Neighborhood Services	Homeowner Culvert Replacement Assistance Program – 100% forgivable grant for qualified low and moderate income households.
\$81,868	Utility Systems & Neighborhood Services	Homeowner Water/Sewer Connection Assistance Program – 100% forgivable grant for qualified low and moderate income households.
\$75,000	Economic Development & Neighborhood Services	Small Business Commercial Façade Improvement Grant Program
\$75,000	Neighborhood Services & the Boys & Girls Club of St. Lucie County	Boys and Girls “Mobile” Club – bringing extra-curricular and STEM educational opportunities, and outdoor tutoring into neighborhood parks where brick and mortar Boys and Girls Clubs aren't present yet.
\$25,000	Economic Development & Neighborhood Services	Small Business Accelerator Grant Program – The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses (up to \$5,000 grants each).
\$831,868	Total Estimated Costs for Proposed 2023-24 Projects	

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

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

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

La Ciudad de Port St. Lucie llevará a cabo una audiencia pública el **24 de junio de 2024, a las 6:30 p.m. durante una reunión pública regular del Concejo Municipal** en la Cámara del Concejo, Edificio A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984. Todas las reuniones públicas se pueden ver en línea y los comentarios públicos también se pueden enviar en línea a través de los formularios de comentarios en línea en: <https://www.cityofpsl.com/government/departments/communications/psl-tv>. Si no tiene acceso a Internet o no puede asistir a la reunión en las cámaras del Ayuntamiento, comuníquese con la Oficina del secretario al 772-871-5157 y al número TDD 772-873-6340 al menos dos horas antes de la reunión y un miembro del personal le proporcionará con la información de llamada requerida.

El propósito de la audiencia es presentar el Plan de Acción Anual de Subsidios en Bloque para el Desarrollo Comunitario (CDBG) 2024-25 de la Ciudad para su aprobación en una reunión pública y recibir comentarios de los ciudadanos sobre las necesidades prioritarias y las actividades propuestas que se incluirán en el plan, así como abrir el período de comentario público de 30 días. Todos los comentarios de los ciudadanos recibidos se incorporarán al Plan de Acción y se enviarán al Departamento de Vivienda y Desarrollo Urbano (HUD) antes del 16 de agosto de 2024.

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

La Ciudad recibirá **\$1,039,868** dólares en fondos CDBG para el programa anual 2024-25 que va del 1 de octubre de 2024 al 30 de septiembre de 2025. El programa CDBG proporciona fondos federales para proyectos y programas que mejoren las condiciones físicas, económicas y sociales de la comunidad. En general, los proyectos elegibles deben beneficiar a uno de los tres Objetivos Nacionales del CDBG: beneficiar a personas de ingresos bajos y moderados, abordar una necesidad urgente o abordar barrios marginales y deteriorados, así como seguir todas las normas y reglamentos del CDBG del HUD. Las categorías de actividades elegibles incluyen instalaciones públicas, servicios públicos, vivienda, y el desarrollo comunitario y económico. Los proyectos típicos financiados incluyen mejoras de infraestructura en áreas de bajos ingresos, construcción de instalaciones públicas y reparación y rehabilitación de viviendas residenciales ocupadas por sus propietarios.

El personal recomendará que se reserven \$207,967 dólares (20% de la asignación) para la administración del programa, según las reglas de elegibilidad de CDBG y que los \$831,868 dólares restantes se asignen a los proyectos de infraestructura, desarrollo económico y necesidades de vivienda enumerados en el plan. En el caso de que haya un excedente de fondos, se reciban fondos adicionales o se reciban ingresos del programa, estos fondos se pueden asignar, según sea necesario, a cualquiera de los proyectos, si es necesario, o a proyectos alternativos según se enumeran en el plan. Los proyectos alternativos se extraen sobre la base de los análisis de las necesidades de la comunidad y el presupuesto disponible.

2024-25 Proyectos Propuestos		
Funding Amount	Department	Proposed Activity
\$250,000	Parques y Recreación	River Place Park: área de juegos inclusiva y superficie de seguridad para mejorar la accesibilidad ADA (incluye aceras).
\$225,000	Servicios del Vecindario	Actividades de Cumplimiento de Códigos y magistrado especial para áreas del tramo censal CDBG.
\$100,000	Obras Públicas y Servicios del Vecindario	Programa de asistencia para el reemplazo de alcantarillas para propietarios de viviendas: subvención 100% condonable para hogares calificados de ingresos bajos y moderados.
\$81,868	Sistemas de Servicios Públicos y Servicios del Vecindario	Programa de asistencia para la conexión de agua y alcantarillado para propietarios de viviendas: subvención 100% condonable para hogares calificados de ingresos bajos y moderados.
\$75,000	Desarrollo Económico y Servicios del Vecindario	Programa de subvenciones para mejoras de fachadas comerciales para pequeñas empresas
\$75,000	Servicios del Vecindario y el Club de Niños y Niñas del condado de St. Lucie	Club "Móvil" de Niños y Niñas – trayendo oportunidades educativas extracurriculares y STEM, y tutorías al aire libre en los parques del vecindario donde los "Clubs" tradicionales aún no están presentes.
\$25,000	Desarrollo Económico y Servicios del Vecindario	Programa de Subvenciones para la Aceleración de Pequeñas Empresas - El programa será ofrecido por el Centro de Desarrollo de Pequeñas Empresas y brindará asesoramiento empresarial, asistencia técnica y capacitación para pequeñas empresas. El propósito del programa es mejorar las habilidades y actividades empresariales, crear empleos y ayudar en la expansión y el crecimiento de la comunidad empresarial existente en Port St Lucie a 5 pequeñas empresas (hasta \$5,000 en subvenciones cada una).
\$831,868	Total Estimated Costs for Proposed 2023-24 Projects	

El Plan de Acción propuesto estará disponible para revisión pública de lunes a viernes, entre las 9 a. m. y las 4 p. m. desde el 25 de junio de 2024 hasta el 25 de julio de 2024, en el Edificio A del Departamento de Servicios del Vecindario, Complejo del Ayuntamiento, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, 34984 (se recomienda hacer una cita) y también en la página web de la ciudad en www.cityofpsl.com/cdbg. a partir del 27 de junio. Para hacer una cita comunicarse al 772-344-4084. También se aceptarán comentarios escritos por correo o correo electrónico. Los comentarios por escrito pueden dirigirse a Carmen Capezzuto, Director de Servicios del Vecindario, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 o enviarse a nsd@cityofpsl.com.

Al proporcionar avisos al público, la Ciudad sigue un Plan de Participación Ciudadana que incluye un plan para minimizar el desplazamiento de personas como resultado de actividades financiadas por el programa CDBG y enumera los planes para ayudar a las personas realmente desplazadas. Según lo previsto en el Plan de Acción 2024-25, no se contemplan actividades que podrían causar desplazamientos. El programa CDBG de la ciudad de Port St. Lucie no discrimina a ninguna persona por motivos de raza, color, religión, sexo, discapacidad, situación familiar u origen nacional.

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

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



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



La Ciudad de Port St. Lucie llevará a cabo una audiencia pública el **24 de junio de 2024, a las 6:30 p.m. durante una reunión pública regular del Concejo Municipal** en la Cámara del Concejo, Edificio A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984. Todas las reuniones públicas se pueden ver en línea y los comentarios públicos también se pueden enviar en línea a través de los formularios de comentarios en línea en: <https://www.cityofpsl.com/government/departments/communications/psl-tv>. Si no tiene acceso a Internet o no puede asistir a la reunión en las cámaras del Ayuntamiento, comuníquese con la Oficina del secretario al 772-871-5157 y al número TDD 772-873-6340 al menos dos horas antes de la reunión y un miembro del personal le proporcionará con la información de llamada requerida.

El propósito de la audiencia es presentar el Plan de Acción Anual de Subsidios en Bloque para el Desarrollo Comunitario (CDBG) 2024-25 de la Ciudad para su aprobación en una reunión pública y recibir comentarios de los ciudadanos sobre las necesidades prioritarias y las actividades propuestas que se incluirán en el plan, así como abrir el período de comentario público de 30 días. Todos los comentarios de los ciudadanos recibidos se incorporarán al Plan de Acción y se enviarán al Departamento de Vivienda y Desarrollo Urbano (HUD) antes del 16 de agosto de 2024.

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

La Ciudad recibirá **\$1,039,868** dólares en fondos CDBG para el programa anual 2024-25 que va del 1 de octubre de 2024 al 30 de septiembre de 2025. El programa CDBG proporciona fondos federales para proyectos y programas que mejoren las condiciones físicas, económicas y sociales de la comunidad. En general, los proyectos elegibles deben beneficiar a uno de los tres Objetivos Nacionales del CDBG: beneficiar a personas de ingresos bajos y moderados, abordar una necesidad urgente o abordar barrios marginales y deteriorados, así como seguir todas las normas y reglamentos del CDBG del HUD. Las categorías de actividades elegibles incluyen instalaciones públicas, servicios públicos, vivienda, y el desarrollo comunitario y económico. Los proyectos típicos financiados incluyen mejoras de infraestructura en áreas de bajos ingresos, construcción de instalaciones públicas y reparación y rehabilitación de viviendas residenciales ocupadas por sus propietarios.

El personal recomendará que se reserven \$207,967 dólares (20% de la asignación) para la administración del programa, según las reglas de elegibilidad de CDBG y que los \$831,868 dólares restantes se asignen a los proyectos de infraestructura, desarrollo económico y necesidades de vivienda enumerados en el plan. En el caso de que haya un excedente de fondos, se reciban fondos adicionales o se reciban ingresos del programa, estos fondos se pueden asignar, según sea necesario, a cualquiera de los proyectos,

si es necesario, o a proyectos alternativos según se enumeran en el plan. Los proyectos alternativos se extraen sobre la base de los análisis de las necesidades de la comunidad y el presupuesto disponible.

2024-25 Proyectos Propuestos		
Funding Amount	Department	Proposed Activity
\$250,000	Parques y Recreación	River Place Park: área de juegos inclusiva y superficie de seguridad para mejorar la accesibilidad ADA (incluye aceras).
\$225,000	Servicios del Vecindario	Actividades de Cumplimiento de Códigos y magistrado especial para áreas del tramo censal CDBG.
\$100,000	Obras Públicas y Servicios del Vecindario	Programa de asistencia para el reemplazo de alcantarillas para propietarios de viviendas: subvención 100% condonable para hogares calificados de ingresos bajos y moderados.
\$81,868	Sistemas de Servicios Públicos y Servicios del Vecindario	Programa de asistencia para la conexión de agua y alcantarillado para propietarios de viviendas: subvención 100% condonable para hogares calificados de ingresos bajos y moderados.
\$75,000	Desarrollo Económico y Servicios del Vecindario	Programa de subvenciones para mejoras de fachadas comerciales para pequeñas empresas
\$75,000	Servicios del Vecindario y el Club de Niños y Niñas del condado de St. Lucie	Club "Móvil" de Niños y Niñas – trayendo oportunidades educativas extracurriculares y STEM, y tutorías al aire libre en los parques del vecindario donde los "Clubs" tradicionales aún no están presentes.
\$25,000	Desarrollo Económico y Servicios del Vecindario	Programa de Subvenciones para la Aceleración de Pequeñas Empresas - El programa será ofrecido por el Centro de Desarrollo de Pequeñas Empresas y brindará asesoramiento empresarial, asistencia técnica y capacitación para pequeñas empresas. El propósito del programa es mejorar las habilidades y actividades empresariales, crear empleos y ayudar en la expansión y el crecimiento de la comunidad empresarial existente en Port St Lucie a 5 pequeñas empresas (hasta \$5,000 en subvenciones cada una).
\$831,868	Total Estimated Costs for Proposed 2023-24 Projects	

El Plan de Acción propuesto estará disponible para revisión pública de lunes a viernes, entre las 9 a. m. y las 4 p. m. desde el 25 de junio de 2024 hasta el 25 de julio de 2024, en el Edificio A del Departamento de Servicios del Vecindario, Complejo del Ayuntamiento, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, 34984 (se recomienda hacer una cita) y también en la página web de la ciudad en www.cityofpsl.com/cdbg. a partir del 27 de junio. Para hacer una cita comunicarse al 772-344-4084. También se aceptarán comentarios escritos por correo o correo electrónico. Los comentarios por escrito pueden dirigirse a Carmen Capezzuto, Director de Servicios del Vecindario, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 o enviarse a nsd@cityofpsl.com.

Al proporcionar avisos al público, la Ciudad sigue un Plan de Participación Ciudadana que incluye un plan para minimizar el desplazamiento de personas como resultado de actividades financiadas por el programa CDBG y enumera los planes para ayudar a las personas realmente desplazadas. Según lo previsto en el Plan de Acción 2024-25, no se contemplan actividades que podrían causar desplazamientos. El programa CDBG de la ciudad de Port St. Lucie no discrimina a ninguna persona por motivos de raza, color, religión, sexo, discapacidad, situación familiar u origen nacional.

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

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

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

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

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

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

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

2024-25 Proposed Projects		
Funding Amount	Department	Proposed Activity
\$250,000	Parks & Recreation	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (includes sidewalks).
\$225,000	Neighborhood Services	Code Compliance activities and special magistrate for CDBG Census tract areas.
\$100,000	Public Works & Neighborhood Services	Homeowner Culvert Replacement Assistance Program – 100% forgivable grant for qualified low and moderate income households.
\$81,868	Utility Systems & Neighborhood Services	Homeowner Water/Sewer Connection Assistance Program – 100% forgivable grant for qualified low and moderate income households.
\$75,000	Economic Development & Neighborhood Services	Small Business Commercial Façade Improvement Grant Program
\$75,000	Neighborhood Services & the Boys & Girls Club of St. Lucie County	Boys and Girls “Mobile” Club – bringing extra-curricular and STEM educational opportunities, and outdoor tutoring into neighborhood parks where brick and mortar Boys and Girls Clubs aren't present yet.
\$25,000	Economic Development & Neighborhood Services	Small Business Accelerator Grant Program – The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses (up to \$5,000 grants each).
\$831,868	Total Estimated Costs for Proposed 2023-24 Projects	

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

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



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

PRINCIPAL DEPUTY ASSISTANT SECRETARY
FOR COMMUNITY PLANNING AND DEVELOPMENT

May 18, 2024

The Honorable Shannon M. Martin
Mayor of Port St Lucie
121 SW Port St. Lucie Boulevard
Port St Lucie, FL 34984-5042

Dear Mayor Martin:

Congratulations! I am pleased to give you formal notice of your jurisdiction's Fiscal Year 2024 (FY24) allocations for the Office of Community Planning and Development's (CPD) formula programs. Your jurisdiction's FY24 available amounts are as follows:

Community Development Block Grant (CDBG)	\$1,039,835.00
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These grant funds provide the financial tools to support low-to-moderate income individuals, families, and communities to address homelessness, affordable housing challenges, aging infrastructure, and economic hardships. CPD is committed to being your partner throughout the process of using these funds. Our local office will assist in finalizing grant agreements, offer technical assistance, training when needed, monitor and implement grant funds for eligible projects in a timely manner. The Department of Housing and Urban Development will work with your team to ensure proper reporting in the Integrated Disbursement and Information System to improve performance data on how these programs are benefitting and touching people's lives, build trust with stakeholder groups, Congress, and amplify the success stories that you and your jurisdiction are able to accomplish with these vital resources.

In addition, you also have \$5,199,175 in available Section 108 borrowing authority based on your CDBG allocation and outstanding Section 108 balances as of May 14, 2024. Since Section 108 loans are federally guaranteed, this allows your jurisdiction to borrow up to five times of your current CDBG allocation to access loan capital for larger projects at a low interest rate. HUD encourages you to consider using this CDBG multiplier for high priority housing projects, such as housing rehabilitation and conversion of nonresidential properties to residential uses and mixed-use development. This could help fill gaps left by Congress' cut to the HOME program for FY24.

As you begin to plan for the use of FY24 grant funding, please also consider having strategic conversations with your local team to ensure that existing grants are being maximized to meet your local priorities and community needs. A few questions that you might consider asking:

- What were our goals in our most recent Consolidated Plan? How did our commitments in FY23 and previous Action Plans support those goals?

- Do we have any expiring funds? Are there plans to use our funding from past years before the end of the period of performance?
- What, if any, findings have HUD / the Office of Inspector General made against our jurisdiction in the last five years? What have we done to address those findings?

The combination of higher mortgage interest rates, limited for-sale housing inventory, and high home prices has created a challenging environment for homebuyers – particularly low-income families seeking to purchase their first home. In preparing the annual action plan for your jurisdiction’s CPD formula funds, we urge you to consider how your HOME Program and other funds may be used to increase the supply of modestly priced housing or provide direct purchase assistance to low-income families seeking to buy a home.

The timely expenditure of your previous year funds is critical to mitigate risks of recapture. If your community’s priorities have changed, you have an opportunity to repurpose funding. Our team can work with you to ensure that funds are fully utilized and reach the populations intended by these programs. Please contact our Field Office to learn more.

The Department greatly appreciates your leadership in using these funds to address your most pressing local needs by increasing access to affordable housing, supporting renters and homeowners, providing life-saving assistance to people experiencing homelessness, creating jobs and opportunities for people with modest means, improving public facilities, community resilience, and public services. If you or any member of your staff have questions or would like to request technical assistance, please contact your local CPD Field Director.

Sincerely,



Marion Mollegen McFadden
Principal Deputy Assistant Secretary
for Community Planning and Development

EXHIBIT A

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

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

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

CDBG Project Proposals for 2024-2025 (in order from largest to smallest CDBG proposal)						
ID	CDBG Funds Requested	City Funds Requested for project completion	District(s)	Department(s)	Activity	Location
1	\$250,000	\$222,000 (currently tentatively approved in CIP budget requests)	1	Parks & Recreation	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (Includes Sidewalks) Playground Equipment and Materials = \$250,000, matched with City funded installation and demolition = \$222,000. Proposed CIP FY 24-25 - Contingent on approval of City CIP Budget request.	Census tracts: 381502.02, 381503.02, 382002.05, and 382002.03
2	\$225,000	\$0	City-wide	Neighborhood Services	Code Compliance Officer funding – to fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses.	ALL low- and moderate- income Census tracts, as needed.
3	\$95,000	+/- Variable	City-wide	Public Works & Neighborhood Services	Homeowner Culvert Replacement Assistance Program – 100% forgivable grant for qualified low and moderate income households.	City-wide and low- and moderate- income Census tracts, as needed.

CDBG Project Proposals for 2024-2025 (in order from largest to smallest CDBG proposal)

ID	CDBG Funds Requested	City Funds Requested for project completion	District(s)	Department(s)	Activity	Location
4	\$81,868	+/- Variable	City-wide	Utilities & Neighborhood Services	Homeowner Water/Sewer Connection Assistance Program – 100% forgivable grant for qualified low and moderate income households.	City-wide and low- and moderate-income Census tracts, as needed.
5	\$80,000	\$0	City-wide	Economic Development & Neighborhood Services	Small Business Commercial Façade Improvement Grant Program – program details to be determined.	City-wide and low- and moderate-income Census tracts, as needed.
6	\$75,000	\$0	City-wide	Neighborhood Services	Boys and Girls Club “Mobile” Club – bringing extra-curricular and STEM educational opportunities, and outdoor tutoring into neighborhood parks where brick and mortar Boys and Girls Clubs aren’t present yet.	City-wide and low- and moderate-income Census tracts, as needed.
7	\$25,000	\$0	City-wide	Economic Development	Business Accelerator Program – The program will be offered by the Small Business Development Center and provide business counseling, technical assistance, and training for small businesses. The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie to 5 Small Businesses (up to \$5,000 grants each).	City-wide low- and moderate- income qualified business owners and/or located in low- and moderate-income Census Tracts.
Total	\$831,868	\$222,000 from CIP funds				

Alternate
CDBG Project Proposals for 2024-2025 (in order from largest to smallest CDBG proposal)

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

**Alternate
CDBG Project Proposals for 2024-2025 (in order from largest to smallest CDBG proposal)**

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

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

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

DRAFT