

COMMUNITY DEVELOPMENT BLOCK GRANT

2022-2023



ACTION PLAN

**To be Submitted
August 15, 2022**

Executive Summary

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

1. Introduction

The City of Port St. Lucie is an approximately 120 square mile community located in southern St. Lucie County. The City has grown rapidly from 331 permanent residents in 1970 to 164,603 in 2010 to 204,913 in 2020 and now over 217,000 as of July 1, 2021¹.

Affordable housing remains an important focus for the City. The gap between the lowest monthly mortgage payments or rental amounts and the lower income citizen's ability to afford the home has continued to narrow for those who have been able to retain jobs.² But many of those households still need assistance to get into a home as market prices continue to increase exponentially. For this reason, efforts to provide incentives and programs for affordable housing, in particular workforce housing, will continue to be one of the City's priorities.

Current low- to moderate- income homeowners also have maintenance and home repair issues as they often do not have the extra funds needed to keep their homes in good condition.³ The City has focused on those households for several years, providing funding for repair/rehabilitation. Special needs retrofits are also made available with our repair programs. Septic tank conversions to sewer service has been a priority for the City for a number of years. These conversions will address environmental issues based on microbial studies which will help minimize the impact to the St. Lucie River and the ecosystem.

The City has received funding from the State Housing Initiatives Partnership (SHIP) affordable housing program to provide housing assistance for low income households. The housing assistance program is supplemented with funding from the Community Development Block Grant (CDBG) program when needed. SHIP funding for 2021/2022 increased significantly to \$1,347,566 with 10% allowed to be set aside for program administration; 20% of the funding mandated to be spent on special needs households. For the 2022/2023 fiscal year SHIP funding is anticipated to be fully funded at \$2,054,125.

Federal funding received through the Neighborhood Stabilization Program (NSP1 and NSP3) since 2009, has been used to purchase and repair foreclosed properties in order to improve neighborhoods and assist low to middle income households to purchase the homes. The City's

¹ Data from US Census Bureau ([census.gov/quickfacts](https://www.census.gov/quickfacts)) as of July 1, 2021: Population estimates 217,523.

² Data from US Census Bureau ([census.gov/quickfacts](https://www.census.gov/quickfacts)) as of July 1, 2021: Median gross rent, 2016-2020 \$1,485; Median selected monthly owner costs with a mortgage, 2016-2020 \$1,472; Median household income (in 2020 dollars), 2016-2020 \$62,380; Per capita income in the past 12 months (in 2020 dollars), 2016-2020 \$29,081.

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

remaining NSP funds are being used for affordable housing activities by developing single family homes for low income homeownership opportunities on City owned vacant lots. As of December 31, 2021, limited grant funding for the NSP1 and the NSP3 programs remains. The City is moving towards closing out these grants but, with the program income that the City will receive after the sale of these 6 properties in 2022 approximately \$1 million in funds will be newly available to continue a second and final round of affordable single family home development. The conveyance and purchase and sale agreements for the redeveloped is currently underway and planned for late summer and early fall 2022.

CDBG funding for 2021/202 was received in the amount of \$1,093,750 and was utilized in low- and moderate- income areas to:

- Sidewalks and sidewalk improvements including increased ADA connections
- Culvert/drainage improvements
- Wastewater lift station improvements
- Air release valves (ARVs)/lift station improvements
- Provide outdoor fitness stations and a handball court
- Business development training and financial assistance for business expansion
- Provide citywide repair/rehabilitation assistance

Projected CDBG funding for 2022/2023 is \$990,565 and will be utilized in low- and moderate-income areas to:

- Provide outdoor fitness stations and an inclusive playground system
- Sidewalk improvements including increased ADA connections
- Provide small, minority business consulting services and small business grants
- Provide citywide repair/rehabilitation assistance if funding permits

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.

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

Objective and Outcome One: Improve Public Facilities and Infrastructure

Provide a suitable living environment by improving accessibility to several community development facilities (such as ADA compliant sidewalks) and improve sustainability with the installation of sidewalks in low/moderate income areas to improve 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 and Outcome Two: Increase access to Affordable Housing

Provide decent housing by improving affordability through several housing programs, including CDBG, SHIP, and NSP. These programs allow households to purchase homes and/or maintain their current primary residence through repair/rehab or hazard mitigation activities. Housing and homeless goals that are set out in the Strategic Plan and intended to meet this objective are as follows:

1. Housing revitalization for low- and moderate- income homeowners. High-quality affordable housing. Housing purchase and/or repair assistance. Services/housing for the homeless.

Objective and Outcome Three: Increase Economic Opportunity

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

After consulting with our public/private partners, the City establishes specific priorities for allocating its funding each year. As indicated above, the City places its highest priorities in low- and moderate- income areas. These activities include physical improvements such as water and sewer connections and sidewalks; they also include public facilities such as parks. High priorities are also given to helping low income homeowners maintain their homes and assisting low to moderate income renters to achieve homeownership.

3. Evaluation of past performance

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

The City of Port St. Lucie has used a large portion of its CDBG funding for infrastructure, a top priority for many years together with housing revitalization. The City has planned many of its CDBG funded projects around crosswalk improvements, ADA improvements and additional

sidewalks; these projects have been in low income areas that needed these improvements to create a suitable living environment for the residents.

As we have pointed out, a portion of the CDBG funding has been used to supplement the SHIP repair/rehabilitation program over the last few years in order to accomplish our goal of providing decent affordable housing and assisting low- and moderate- income homeowners stay in their homes.

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) and the St. Lucie / Martin Lending Consortium. Neighborhood Services staff attends meetings of both groups.

A public meeting was held on June 27, 2022, to seek community input on housing and community development needs and to allocate 2022/2023 funding. The Draft Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 27, 2022, through July 27, 2022.

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

The methods included an online survey for citizen input on needs assessment and a public agency survey that was sent out to over 20+ social agencies. A stakeholder's workshop with non-profits was held and citizens meeting was held for public input. There was also a Council public hearing to review the draft Plan and Plan information was available on the City's web site for public comment. There were also email and telephone conversations held with many of the stakeholders. The following specific events/methods were used to garner public and private input:

1. Public Input Electronic Survey,
2. Newspaper Ad – advertised City Council Public Hearing to review the draft
3. Workshop – advertised for stakeholders and residents at large to review the CDBG program and options for use of funds
4. Web Site – workshops and hearing posted to the web site as well as the City's social media channels
5. Email correspondence – consultations with stakeholders and registered accounts

5. Summary of public comments

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

The City follows its Citizen Participation Plan which calls for a solicitation of public comment in at least two public hearings each year. One public hearing is held for the purpose of reviewing the Action Plan and allocating CDBG funding. The other meeting is held in order to evaluate the program and present the Annual Report. A summary of comments received as a result of the public hearing and surveys will be included in the CDBG Action Plan for the 2022/2023 fiscal year.

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

Responses to public comments, if applicable, are attached to the Action Plan. If applicable, a summary of comments not accepted and the reasons they were not accepted is also included.

**___ public comments received regarding the 22/23 CDBG Action Plan and the proposed activities.___*

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 can identify strategic priorities only because of consultation with community stakeholder input, combined with data from the U.S. Census and other sources.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Port St. Lucie	
CDBG	Port St. Lucie	Neighborhood Services
HOPWA	Port St. Lucie	Florida Department of Health
HOME	St. Lucie County	Community Services

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 2022-2023 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 quarterly 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 forwarded to Treasure Coast Homeless Services Council (TCHSC) for review and comment. This lead agency handles all homeless services, including prevention, chronic homelessness and transitional housing for the three-county area (St. Lucie, Martin, and Indian River). 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 27, 2022, to seek community input on housing and community development needs and to allocate 2022/2023 funding. The Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 27, 2022, through July 27, 2022. 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 8:00 am to 5:00 pm and on the city's website at www.cityofpsl.com/cdbg.

Public comments were also solicited through an online survey and a hybrid workshop for all residents both in person and also with virtual access. Responses to public comments, if applicable, are attached to the Action Plan. If applicable, a summary of comments that are not accepted and the reasons they were not accepted is also included.

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

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

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

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

Board. City staff invited members of the Continuum of Care Governing Board to participate in the agency survey. Additionally, a copy of the proposed plan was made available to the CoC for comment.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	FORT PIERCE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Education, Fair Housing, Civic Leaders
	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homeless Needs, Education, Fair Housing, 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?	Phone calls, email and meetings. Working on a program to develop vacant lots for affordable housing and expand affordable housing initiatives and programs. Neighborhood Services participated in their committees and hosted a workshop.
3	Agency/Group/Organization	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Other government - County
	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 needs and fair housing goals, where possible.
4	Agency/Group/Organization	St. Lucie Council of Social Agencies (COSA Connects)
	Agency/Group/Organization Type	Local and Non-Profit agencies, Business and Civic Leaders, Social Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, all of the above
	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.

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

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council	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 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Economic Development Goal Study	The EDC of St. Lucie County	The Economic Goal Study provides specific employment milestones for new primary industry jobs which will accomplish the goals in the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

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

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

The City consulted with a variety of public entities in the development of this plan. 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

Narrative (optional):

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

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Needs Survey	Non-targeted/broad community Social Services Agencies	Provided to over 100 registered agencies with the Council of Social Services St. Lucie (COSA).	See Results of Agency Survey attached as Citizen Participation Comments.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Needs Survey	Non-targeted/broad community	Survey was provided to the public via email invites and city website and an advertised workshop to review the survey.	See Results attached under Citizen Participation Comments.	None	
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Public Workshops (2) 1 for stakeholders and one for the public at large	Comments were received via email with suggestions for public services.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Public Workshop</p>	The survey was reviewed to educate the public and stakeholders in CDBG eligible activities. City staff had significant background data for the public on City needs.	None	None	
5	Public Hearing	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	The draft plan was presented to the City Council in a public hearing at City Hall. Stakeholders and the public were invited to attend. The hearing was advertised in the local newspaper.	None	None	

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

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 2022/2023 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 Con. Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	990,565	0	0	990,565		All these funds are set aside for projects and/or administration.
HOME	public - federal	Tenant Based Rental Assistance (TBRA)	276,768	0	0	276,768		All these funds will be allocated to the newly established senior specific TBRA program.
HOPWA	public - federal	Housing services	0	0	0	0		N/A

Other	public - federal	Acquisition Admin and Planning Housing	0	0	684,968	684,968	0	We have \$476,848 from the original NSP1 grant allocation and \$208,120 in grant funding from the original NSP3 grant allocation. The total amount available from NSP1 and NSP3 is expected to be \$684,968. Future NSP program income received will be used to close out the grants or transferred to the CDBG program.
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Table 5 - Expected Resources – Priority Table

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

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

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

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

Discussion

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

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	Rehabilitation of Owner-Occupied Housing Units	2022	2023	Affordable Housing		INCREASE ACCESS TO AFFORDABLE HOUSING	CDBG: \$22,452	Homeowner connection to sewer lines and repair/rehabilitation:
2	Public Facilities	2022	2023	Non-Housing Community Development		PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS IMPROVE PUBLIC FACILITIES	CDBG: \$730,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit.
3	Economic Development	2022	2023	Non-Housing Community Development		PROVIDE FOR SMALL BUSINESS ASSISTANCE AND EXPANSION	CDBG: \$40,000	Low/Moderate Income Economic Development Benefit.

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Owner-Occupied Housing Units
	Goal Description	Rehabilitation of two (2) owner occupied homes and/or two (2) sewer connections grants to income eligible residents within the city limits of Port St Lucie. Project contingent on surplus funds or program income.
2	Goal Name	Public Facilities
	Goal Description	Infrastructure and public facilities improvements will be carried out as follows: installation of inclusive playground system and adult exercise stations within low- and moderate- income area; sidewalk installation and ADA updates in low- and moderate- income area.
3	Goal Name	Economic Development
	Goal Description	Small business and minority business assistance program. Enhance skills and activities, create jobs and assist in the expansion and growth of the existing business community in Port St Lucie.

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funding for 2022/2023 fiscal year in the amount of \$990,565 has been allocated to community development, housing, and administrative activities. Administrative funding totals \$198,113; CDBG project funding for 2022/2023 totals \$792,452. Funding for community development and housing is allocated as follows:

Projects

#	Project Name
1	Repair/Rehabilitation
2	Low/mod Area Improvements
3	Economic Development

Table 5 - Project Information

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

Sidewalk improvements in census tract 3818.02/1 and an Inclusive playground system in census tracts 3820.06/1 and 3821.13/4.

Economic Development programs and repair/rehabilitation of owner-occupied residences will continue for 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 economic development activities

Specific alternate projects identified are: Adult & Senior Fitness Equipment including sidewalks – Fred Cook Park located in Census Tract #382003 Block-Group #1 (carry forward from previous year's plan), Additional repair/rehabilitation of homes located within low- and moderate-

income Census tracts and/or septic to sewer conversions, Sharrows (a.k.a. bike lanes) between Whitmore Dr – PSL Blvd to Floresta Dr. in Census Tract #382002 Block-Group #2 and Tract #382002 Group #5 (carry forward from previous year’s plan), Retail recruitment software - Annual Subscription, Economic Development – Small Business Accelerator Program, additional grant funding can be made available if and when previous year’s funding is exhausted

No obstacles are expected.

AP-38 Project Summary

Project Summary Information

1	Project Name	Repair/Rehabilitation
	Target Area	
	Goals Supported	Rehabilitation of Owner-Occupied Housing Units
	Needs Addressed	INCREASE ACCESS TO AFFORDABLE HOUSING
	Funding	CDBG: \$22,452
	Description	Rehabilitation of owner-occupied homes and sewer connection grants to income eligible residents within the city limits of Port St Lucie.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of two (2) owner occupied homes and/or two (2) sewer connections grants to income eligible residents citywide.
	Location Description	Port St Lucie city limits.
	Planned Activities	Repair/rehabilitation improvements to income eligible homeowners.
2	Project Name	SE Village Green Dr. sidewalk improvements
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$80,000

	Description	Sidewalk improvements on SE Village Green Dr.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Low/mod persons will benefit from these proposed activities.
	Location Description	Census tracts: 3818.03/2
	Planned Activities	Sidewalk improvements on SE Village Green Dr.
3	Project Name	Inclusive Playground and Adult Exercise Stations
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS IMPROVE PUBLIC FACILITIES
	Funding	CDBG: \$650,000
	Description	Whispering Pines Park & Exercise Equipment – inclusive playground, safety surfacing for ADA access and adult fitness stations. (to be matched with \$586,000 of Parks & Recreation Capital Improvement Project (CIP) Funds, project contingent on the approval of the City’s proposed 22-23 CIP Plan).
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Low/mod persons will benefit from these proposed activities.
	Location Description	Census tracts: 3820.06/1 and 3821.13/4

	Planned Activities	Whispering Pines Park Inclusive Playground & Adult Exercise Equipment
4	Project Name	Economic Development
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	PROVIDE FOR ECONOMIC DEVELOPMENT ASSISTANCE
	Funding	CDBG: \$40,000
	Description	Minority Business Development Agency (MBDA) Business Consultant – funding to partially fund a business consultant for the Port St. Lucie office located in the Enterprise Hub at IRSC. The MBDA has been able to provide business consulting services to 40 minority owned business and entrepreneurial training to 50 minority owned businesses in Port St. Lucie and has been partially funded by CARES Act.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Low/mod persons will benefit from these proposed activities.
	Location Description	City of Port St. Lucie
	Planned Activities	Minority Business Development Agency (MBDA) Business Consultant
5	Goal Name	GRANT ADMINISTRATION
	Goal Description	The City will maintain staff and administration expenses in order to manage the City's upcoming projects.

AP-50 Geographic Distribution – 91.220(f)

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

Incorporated in 1961, the City of Port St. Lucie is a community that occupies 120 square miles located in southern St. Lucie County. The City of Port St. Lucie is one of the fastest growing communities in Florida. In 1970 we had 331 permanent residents and as of 2019 we are the 3rd largest city in South Florida and the 7th largest city in Florida with over 204,000 residents.

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 6 - 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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	39
Special-Needs	2
Total	41

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	41
Acquisition of Existing Units	0
Total	41

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

The City intends to repair homes for at least two (2) households using 2022-2023 CDBG Repair/Rehabilitation funding and/or 2 low- and moderate- income households will benefit from grants for the connection of sewer connection lines. We also anticipate repairing 40 homes using the estimated allocation from State Housing Initiatives Partnership (SHIP) funding. We have currently completed redeveloping and constructing six (6) single family homes on City owned vacant lots to produce affordable housing units with NSP funds. The homes are slated for conveyance and purchase and sale late summer and early fall of 2022.

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, however, a waiting list has been established.

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

Describe the jurisdictions' one-year goals and actions for reducing and ending 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 (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 providing assistance 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.

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

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 2021, the TCHSC was able to provide housing related services to 1,399 unduplicated clients in St. Lucie County (a 550% increase from 243 in 2019). This encompasses a total of 2,967 individuals in the families and a total of \$6,840,555 in funds. This provided some short-term stability for families with children while housing was secured. In addition to this, through its Coordinated Entry System, the TCHSC also provided Utilities services (\$359,760 to a total of 1,868 individuals in families), Case Mgt./Health Services (\$91,194 to a total of 6,207 individuals in families), and Food Services (\$29,413 to a total of 5,331 individuals in families), in St. Lucie County. Funding for these services came through CARES Act and ARPA coronavirus funding, FEMA, Community Church, Challenge Grant, Emergency Solutions Grants (ESG) Program and

the Supportive Services for Veteran Families (SSVF) Program.

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

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

The best way to combat homelessness is to provide short term intervention so that families do not become homeless, to begin with. The TCHSC housed a total of 69 clients/households in St. Lucie County using a total of \$467,304 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 \$1,833,817 in grant funding (from Challenge, ESG, FEMA, SSVF, UW IRC) to 2,080 individuals in Families.

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

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

to modify mortgages on behalf of persons who are at or below 50% of area median income.

Discussion

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

The TCHSC maintains its designation as the Lead Agency by the State Office on Homelessness on behalf of the three-county area. The Council operates a Homeless Resource Center for the Treasure Coast, which provides direct financial assistance to homeless and near-homeless families. It also owns and operates 18 units of fair market rental housing in Indian River County and 13 units of fair market housing in St. Lucie County. These units are made available to individuals and families who are at or below 50% of the area median income. Rents are capped at 30% of the family's income. During 2021, 19 adults with 26 children lived in 13 Neighborhood Stabilization Program (NSP) affordable rental housing units owned, managed and maintained by TCHSC in St. Lucie County. Rents ranged from \$617 - \$950.

The TCHSC is a grant recipient of Supportive Services for Veterans Families. This grant provides case management and housing assistance to eligible Veterans in St. Lucie County. It provides direct financial assistance to Veterans and their families to prevent homelessness and provides direct outreach and case management services for Veterans to prevent and re-house homeless families with children across the entire Treasure Coast.

On February 1, 2021, the Housing Hub started operating the men's residential program in Ft. Pierce. The program serves unaccompanied men experiencing chronic, street homelessness in St. Lucie County. Participants in this program receive mental health and substance abuse evaluation, housing and stabilization services, benefit applications, housing counseling and referral to medical and mental health providers. 31 formerly chronically homeless residents successfully exited from the street to permanent housing in the past eleven months. The program initially opened with a 5-bed capacity. By the end of November 2021, it has grown to a 20-bed capacity. TCHSC operates this facility in collaboration with The Salvation Army and Sarah's Kitchen, who provide healthy meals for our residents 365 days a year. In the Image of Christ and the Ft. Pierce Housing Authority, our neighbors, are wonderful partners.

On February 18, 2021, St. Lucie County awarded a contract to Treasure Coast Homeless Services Council to resume the Eviction Diversion Program with the 19th Circuit Court. The Eviction

Diversion Program started in September 2020 as a partnership with the 19th Circuit Court to prevent homelessness of those facing eviction due to the COVID 19 Pandemic. This program is only available through court referrals. It provides rental payments directly to landlord for eligible households throughout St. Lucie County, City of Fort Pierce and City of Port St. Lucie. This program requires landlord tenant mediation. It has been extended to September 30, 2022. During 2021 a total of 434 cases were assigned by the Court and a total of \$1,432,008.31 of funds were expended. The City will continue to support these initiatives whenever possible.

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

Introduction:

The City completed its most recent Analysis of Impediments in March 2017 and is currently finalizing a new analysis 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.

Non-Housing Needs:

The greatest obstacle to meeting non-housing needs is the lack of monetary resources. Although the City was developed by General Development Corporation, with a lack of infrastructure and very little area for commercial development we continue to develop strategies for remedying those problems. These deficiencies have caused a large percentage of the City's workforce to travel outside of St. Lucie County for adequate job opportunities. Economic development and infrastructure improvements continues to be a priority of the City which has resulted in developers looking at Port St. Lucie once more, for growth

opportunities. The City is continuously looking for additional resources, especially federal and state economic opportunity grant funding, to increase commercial development and contribute towards infrastructure improvements.

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

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

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

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

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

Description: Repair/rehab of existing homes for low to moderate income homeowners; output indicator includes units already being rehabbed with prior year funding; output Indicator Units: 2; Amount: \$22,452 (plus any carry forward funds from prior years.)

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

The City is estimated to receive \$2,054,125 in SHIP funding for 2022/2023, which includes 10% for administration. Units being funded will be counted as completed in 2022/2023; Units 37;

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

HUD allocated \$13,523,132 in NSP 1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes to eligible low to middle income households; \$1,352,313 of those funds is available for program administration. HUD allocated an additional \$3,515,509 in NSP 3 funding with \$351,550 reserved for project administration. For 2022/2023, we have NSP1 and NSP3 funds totaling \$684,968 from grant funding & program income.

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

NSP project funding is expected to be utilized to produce the following in the coming year; output Indicator: Units 3: Amount: \$684,968

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.

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

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

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

Actions planned to reduce the number of poverty-level families

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

- Community Development Block Grants (CDBG): CDBG funding will be used this year to make improvements in city parks; other projects will improve infrastructure in several neighborhoods as well as repair/rehabilitation. Contractors will be encouraged to hire from the neighborhood, if possible, to support low income residents. The funds will also be used for repair/rehab of low to moderate income housing. This funding will also include hurricane protection. This enables homeowners to improve the condition of their homes and increase property values in the neighborhoods while protecting their property.
- Neighborhood Stabilization Program (NSP 1 and 3): The City will continue to use its NSP monies to redevelop vacant lots and develop an affordable housing plan for those homes targeted at households with incomes up to 80% of median. Low-income households, particularly existing homeowners, are rated as a high priority in the City's Plan.

Actions planned to develop institutional structure

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

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

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

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

The City works closely with local social service providers, lenders, builders, developers, and housing providers and other local governmental agencies on a regular basis as members of St.

Lucie Council of Social Agencies (COSA Connects), which consists of public and private housing, health, and social service agencies; Treasure Coast Homeless Services Council; and St. Lucie / Martin Lending Consortium. Continuous feedback from these organizations is important and will continue to be a goal for next year's activities.

Discussion:

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

Program Specific Requirements

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

Introduction:

The City has not received program income from CDBG sources in the past, but funding from the repair/rehab 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 to other areas.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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Discussion:

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.