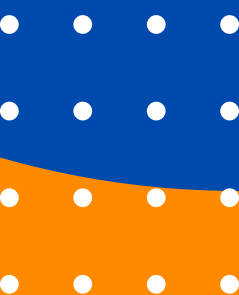


PUBLIC WORKS



RESIDENTIAL CULVERT ASSISTANCE PILOT PROGRAM

Pilot Program to Support Stormwater Management





Agenda

- Importance of the Program
- **Program to Support our Residents and Stormwater System**
- Purpose of the Program and How to Apply
- Resident Evaluation Process
- Property Owner Agreement
- Tax Assessment
- Allocated Budget
- Education and Outreach

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Importance of the Program

- There currently is not a grant or loan program in place to support residents with funding when they are required to replace damage culverts.
- It is critical to the overall stormwater program that drainage flow freely and damage culverts are replaced.



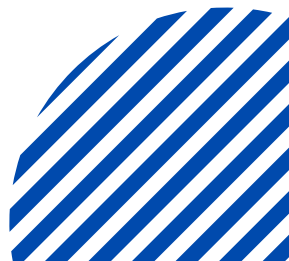
Program to Support our Residents and Stormwater System

Drainage Patterns Must be Maintained as it Affects the System as a Whole

Proper Drainage Protects:

- Public Health
- Safety
- Welfare
- Aesthetics
- Quality of Life

City's Code of Ordinance Sect. 41.08(g) requires the owners of improved property to maintain and replace as necessary the culvert pipe beneath any driveway crossing the swale in a manner such as not to impede or interfere with the stormwater drainage function of the swale.





How to Apply

If the homeowner is interested in a loan or grant, they will call the designated number or visit the website for necessary application. They can qualify for a grant if the household is within the income limits. If they do not qualify for the grant, the resident will have an option to apply for a no interest loan.

Purpose of the Program

Provide Financial Assistance to Property Owners Whose Culverts Require Replacement.

The City will lend up to \$10,000 to qualified property owners to make repairs on failed residential driveway culverts. Pricing will vary based on individual driveway specifications.

Repairs Completed by Approved Vendor

Public Works will coordinate the repairs with an approved vendor, to complete the project within 6 months of the executed agreement or within the current fiscal year.

How does the Resident Pay Back the Loan?

The City may issue a non-interest loan which will be payable through the tax assessment with yearly payments for 10 years.



Driveway & Culvert Replacement Program

1. Complaint Received and Code Case Opened

- Code Compliance sends a violation notice to the homeowner along with a flyer stating options.

2. Homeowner wants assistance to repair driveway and culvert

- Household income is reviewed to determine if homeowner qualifies for the Community Development Block Grant (CDBG) Program.

3. Eligibility

- If eligible, the household is referred to the CDBG Program.
- If not eligible, the household is referred to the Loan Program.



Driveway & Culvert Replacement Program

4A. CDBG Program Application

- Homeowner applies for the CDBG grant.
- If approved, the homeowner receives the grant.
- The property is evaluated and a quote is requested from a contractor.
- If not approved for CDBG grant, the homeowner is referred to the Driveway & Culvert Replacement Program (Loan).

4B. Driveway Culvert Replacement Loan Program

- Application is received and property is evaluated.
- Quote is requested from a contractor.
- Homeowner agrees to the quote and signs agreement and tax lien documents.

5. Work Scheduled & Completed (for CDBG and Loan)

- Work is scheduled with the contractor.
- Final inspection is performed by Public Works when work is completed.
- Permit and code violation are closed out.

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Evaluation

Homeowners will be notified about failed culvert through our existing code compliance process. Public Works must determine if the culvert is in a failed state as part of the process before a resident will have the opportunity to apply for the grant or loan.

A failed culvert is defined as a collapsed driveway or blocked pipe that is not conveying the designed drainage capacity.

Conditions

- The Property cannot be in foreclosure.
- A bankruptcy action affecting the property cannot be pending.
- The property owner must be current in their monthly mortgage payments.
- The house must be owner-occupied on a full time basis for a minimum of one (1) year.
- Property taxes must not be delinquent.
- The property must have a code violation for a failed culvert.



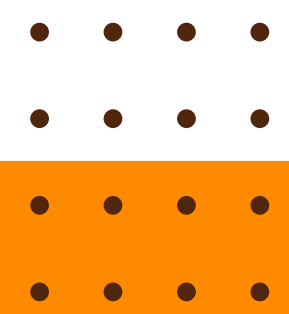


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Property Owner Agreement

The Property Owner Must:

- Agree to ongoing maintenance responsibilities.
- Execute documents and a written agreement which secure repayment to the City on the tax assessment for the property.
 - Loan payments commence on the following years tax roll.
- Indemnify the City against any claim or litigation related to the project and hold the City harmless for any actions related to the project.
- Grant the City and authorized agents or employees access to the property for inspection and construction.



Tax Assessment

Following the contract, the payment will be included on the resident's tax roll the following year. Upon payment in full, the resident will no longer make the payment yearly as part of the tax bill.

If approved and the owner qualifies, they will not pay a separate application and processing fee. This fee will be included as part of the loan.

The permit will remain open for one year.

Allocated Budget

The Program eligibility is based on the availability of funds and provided on a first come, first serve basis.

Public Works allocated \$400,000 for Fiscal Year 2025/26. This will support residents. If more funding is needed, the request will be presented to City Council.

Program Evaluation and Future Goals

Public Works will assess the demand for the Culvert Assistance Program after the first year and will identify the required funding needed for FY 2026/27. This will enable the program to be opened up, offering more residents the opportunity to participate.

Once the funding is utilized, any remaining property owners will have the option to reapply for consideration next fiscal year.



St. Lucie County Program

A Culvert Assistance Program is currently being offered by St. Lucie County for residents living in the County to support with the overall stormwater system.

According to St. Lucie County:

“One or two City of Port St. Lucie residents contact the County each month asking about the program.”

St. Lucie County Numbers

- Approximately 60 residents apply a year for the Culvert Assistance Program.
 - 2022- 21 residents were accepted
 - 2023 – 74 residents were accepted
 - 2024 – 51 residents were accepted
- Still a new program for the County, they currently budgeted \$400,000.
- The County charges interest as part of this program



Education and Community Outreach

While we take the time to work with residents to address culvert and driveway concerns, we want to take the opportunity to educate residents to avoid these concerns in the future.

- Failed driveways are often a result of a misplaced downspout of a gutter system. When water is constantly being dumped on a concrete surface like a driveway, the water can undermine the concrete resulting in settled concrete that will crack over time.
- Proper maintenance of the culvert is key to support with proper water flow and maintenance of the overall stormwater system.



Community Outreach

- A resident will be provided information on the Culvert Assistant Program through code enforcement once a failed culvert has been confirmed for the property.
- Code compliance will include a flyer with mailed communication on code violations.
- Code officers will also have a business card with a QR code for more information on the program.
- A dedicated website page will be available for residents to learn more, www.cityofpsl.com/culverts



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City of PORT ST. LUCIE
HEART OF THE TREASURE COAST

RESIDENT FINANCIAL ASSISTANCE
RESIDENTIAL DRIVEWAY CULVERTS

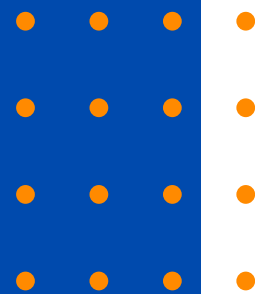
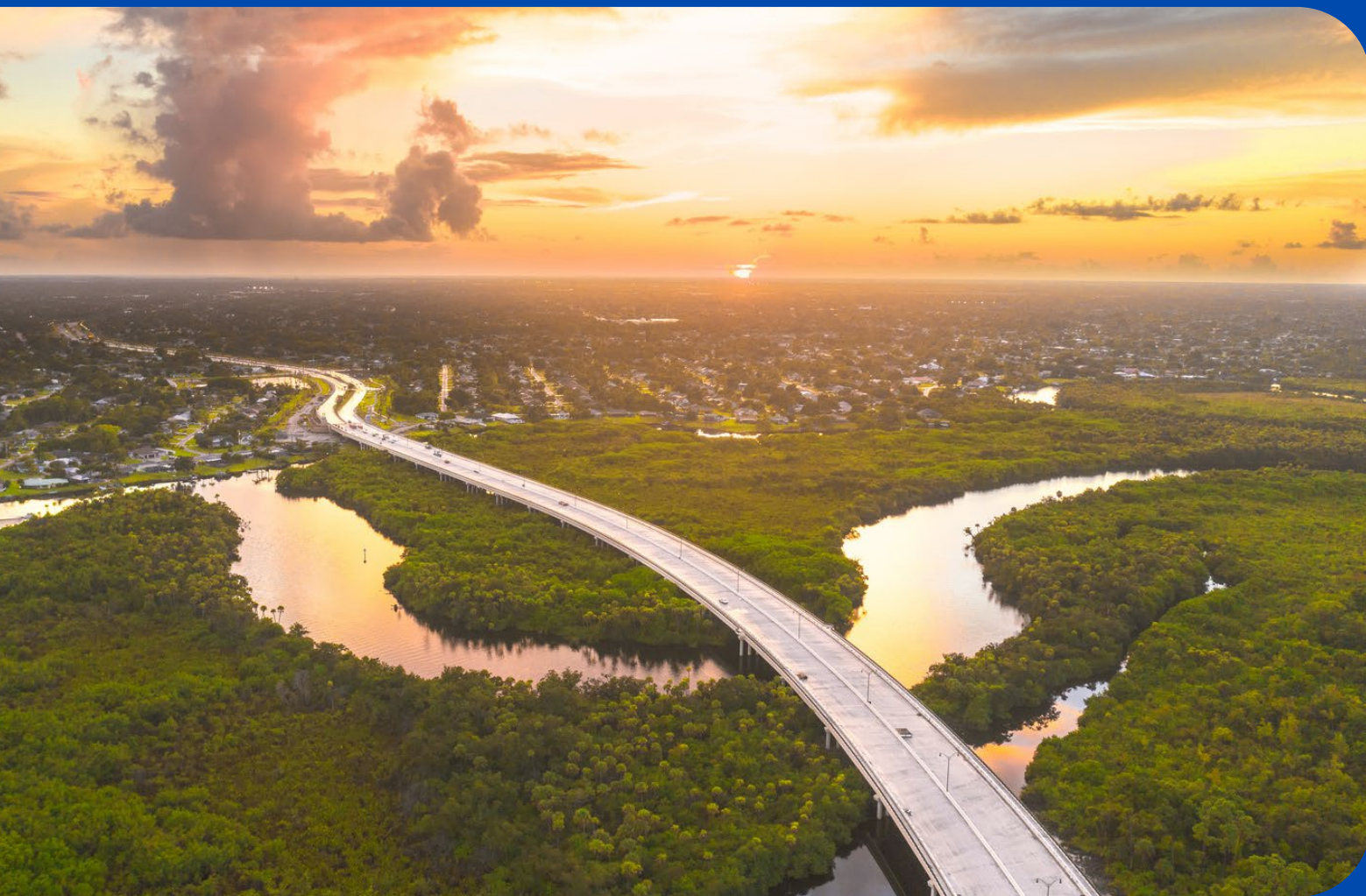
CULVERT ASSISTANT PROGRAM

Step 1
GRANTS MAY BE AVAILABLE
In order to qualify for a grant to cover 100% of the cost to replace the driveway and culvert in the right of way, the applicant must income qualify, according to State guidelines.
For more information call, Neighborhood Services Community Program Division at 772-344-4084.

Step 2
CULVERT ASSISTANCE PROGRAM
Interest Free Financing Available
Homeowners can apply to finance their new culvert with a 10-year no-interest loan. No financial qualifications are required. Residents will be charged yearly for the loan as part of their tax assessment. The cost of the loan will vary depending on the size of the pipe and the driveway work required.
For more information call, Public Works at 772-871-5100 or visit the website for forms / application.

 www.cityofpsl.com/culvert

ACCREDITED AGENCY A.P.W.A.



Questions?

We are seeking City Council approval and feedback to move forward with the Pilot Program of the Culvert Assistance Program.

