



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025-2026 ANNUAL ACTION PLAN (AAP)



**To be submitted by August 15, 2025, 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 258,575 as of July 1, 2024 [1]. The City has been experiencing a high rate of growth with an estimated population, percent change, from April 1, 2020, to July 1, 2024, estimated at 26.2%. Affordable Housing and 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 can 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 among the cities with over 100,000 residents 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 repairs 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 2025/2026 the City is set to receive \$1.9 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 to assist low- and moderate- income households to purchase homes. The City's remaining NSP funds are being used for affordable housing activities. As of 12/31/2024, 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.

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 2019-2023 is approximately 83.2% (up from 78.8% in 2016-2020 and 76.8% in 2014-2018) which is higher than the estimated national rate of 65% from 2019-2023.

[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 22/23 & 23/24, 24/25 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 2025/2026 will be utilized to address:

- Installing a specialized bike lane in the Community Redevelopment Area at Veteran's Memorial Highway and Port St. Lucie Blvd.,
- Police Athletic League (PAL) gym building security improvements and/or renovation project design,
- Continue funding for the City's small business accelerator grant program (aka BAP),
- Sidewalk connection installation at SE Veteran's Memorial Parkway near Post Office,
- Continue funding for the City's commercial façade improvement grant in disadvantaged Census tract areas,
- Continue funding for public service support to the Boys and Girls "Mobile" Club Program,
- Continue funding for housing repair and rehabilitation assistance in the form of individual household assistance for low- and moderate- income households for water sewer connections and culvert replacements,
- Continue funding for specialized Code Compliance Officers to address specialized code concerns
- Replacement of failed culverts in the Whispering Pines Neighborhood

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 businesses who are either low- and moderate- income or located within a CDBG Census Tract. These programs include educational initiatives and commercial façade improvements.

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 the City’s Business and Economic Development opportunities for low- and moderate-income residents. In this Action Plan the Neighborhood Services Department collaborated closely with the City Manager’s Economic Development Services Division to support the City’s Economic Development Goals and Strategic Plan [5]. Therefore, the City is working on building all important aspects of its Strategic Plan in a balanced way and using CDBG funds to adjust and accomplish goals as they arise.

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

In 2023-24, the City 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 were accomplished including stakeholder workshops and currently a County-wide public survey. The project team included stakeholder activities with elected officials and the City’s Affordable Housing Advisory Committee (AHAC) and the public in the fall of 2024. The plan was completed and presented in January 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 ulterior framework for the City to craft a longer-term housing program plan in concert with our counterparts across the County.

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 includes 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 were presented and discussed at public City Council meetings on June 9 and June 16, 2025. On Thursday, June 5, 2025, at 6:00 p.m. at City Hall Council Chambers 121 SW Port St. Lucie Blvd., PSL, FL 34984 a public information session was 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 23, 2025, to seek community input on housing and community development needs and to allocate 2025/2026 funding by having the 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 23, 2025, through July 24, 2025. All outreach data and comments will be attached to this final annual report and submitted to HUD by August 15, 2025.

This year Neighborhood Services is continuing to work on a special project following up on the County-wide Housing Needs Assessment (HNA) and Implementation Plan. The City is working with HUD's Thriving Communities Technical Assistance Grant Program to fine tune the development of more policies and programs as a result of the findings of the HNA.

<https://www.hudexchange.info/programs/tcta/recipient-spotlights/#PortSaintLucie>

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 Hall assistance system, 1PSL, allows residents to submit comments and feedback on City projects and programs all year round.

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 2025/2026 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 completed a large-scale, County-wide, Housing Needs Assessment.

**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 15, 2025.*

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 2025/26 CDBG Action Plan and the proposed activities will be attached. The HNA conducted additional public surveying for the plan which will be used for the preparation of the City's next 5-year Consolidated Plan in 2025/2026. The HNA 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 an 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 2025/2026 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 attend 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 the 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 were 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 5, 2025, to seek community input on housing and community development needs and to allocate 2025/26 funding. The Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 23, 2025, through July 24, 2025. 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 was presented at two public meetings on June 9 and June 16, 2025, 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 referring to the Treasure Coast Homeless Services, Inc. Annual Report. The City works in collaboration with all 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 (COSA) 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 the 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & Creole</p> <p>Non-targeted/broad community</p> <p>Social Services Agencies</p>				

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	<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>	City Council Public Hearings June 23, 2025, newspaper advertisement published 2 weeks prior and disseminated via all City media channels.	No comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Social Services Agencies</p>	<p>City Council Public Hearing on June 23, 2025, and meetings on June 9, 2025, and June 16, 2025, newspaper advertisement published 2 weeks prior and disseminated via all City media channels. The hearings were advertised in the local newspaper & the local Spanish newspaper. The draft plan was presented to the City Council in a public hearing at City Hall. Stakeholders and the public were invited to attend.</p>	No comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Social Services Agencies</p>	<p>2 Public Stakeholder Workshops and Public Input Sessions were conducted in person and accommodation was 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 processing 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 2025/26 fiscal year 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	1,086,454	0	0	1,086,454	1,752,454	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 from 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 seven (7) residential lots as appropriate for affordable housing.

Discussion

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

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. NSP 1 and 3 grants' program income will be allocated to NSP related Housing Services 2025/26 and subsequent years. Future NSP program income received will be used to close out the grants or transferred to the CDBG program. A Community Land Trust 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	2025	2026	Non-Housing Community Development Infrastructure Improvement	Windmill Point City of Port St Lucie	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS	CDBG: \$341,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
2	CODE COMPLIANCE	2025	2026	Non-Housing Community Development	City of Port St Lucie	CODE COMPLIANCE ASSISTANCE	CDBG: \$200,000	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	2025	2026	Affordable Housing	City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING	CDBG: \$160,000	Homeowner Culvert Replacement Assistance Program (program in development) & Homeowner Water/Sewer Connection Assistance Program (100% forgivable grant for qualified low- and moderate-income households. Rehabilitated: 25-50 Households Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	ECONOMIC DEVELOPMENT	2025	2026	Non-Housing Community Development	City of Port St Lucie	ECONOMIC OPPORTUNITY & DEVELOPMENT	CDBG: \$70,000	Small Business Commercial Façade Improvement Grant Program (Businesses assisted: 4-8)
5	PUBLIC SERVICE	2025	2026	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	2025	2026	Non-Housing Community Development	City of Port St Lucie	ECONOMIC OPPORTUNITY & DEVELOPMENT	CDBG: \$40,000	Small Business Accelerator Grant Program (Businesses assisted: 8-10)
7	ADMINISTRATION & PLANNING	2025	2026	Administration & Planning	City of Port St Lucie		CDBG: \$200,454	Other: 30000 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	INFRASTRUCTURE IMPROVEMENT
	Goal Description	This will cover the replacement of 19 failed City-owned culverts in the Whispering Pines Neighborhood or Windmill Point area. It will also include the addition of a bike lane off of Veteran's Memorial Highway and Port St. Lucie Blvd. and a sidewalk connection in that same Community Redevelopment Area. It will also include making necessary safety modifications and planning a future renovation for the City's Police Athletic League (PAL) facility.
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 finalizing the building of 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 continue its 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 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 2025/26 fiscal year in the amount of \$1,086,454,

has been allocated to community development, public facilities, infrastructure improvement, public services, and administrative activities. Administrative funding totals \$200,454; CDBG project funding for 2025/26 totals \$886,000. 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 including ADA connectivity and adding a bike lane. 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	Infrastructure Improvements
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 bike lane improvements in Census Tract 382010, and infrastructure improvements in Census Tract 382115 (specifically culvert replacement for stormwater management), also Public Facility improvements in Census Tract 381802 as well as housing rehabilitation, economic development, and 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.

Alternate 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, park improvements, 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.

City-wide project, assistance will be assigned based on individual household income.

Connection to City's sewer lines as a result of failed or failing septic tanks for individual property owners that qualify as low- and moderate-income households.

AP-38 Project Summary
Project Summary Information

1	Project Name	
	Target Area	City of Port St Lucie
	Goals Supported	INFRASTRUCTURE IMPROVEMENT
	Needs Addressed	PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS
	Funding	CDBG: \$341,000
	Description	This will cover the replacement of 19 failed City-owned culverts in the Whispering Pines Neighborhood or Windmill Point area (\$252,000). It will also include the addition of a bike lane off Veteran's Memorial Highway and Port St. Lucie Blvd. (\$4,000) and a sidewalk connection in that same Community Redevelopment Area (\$60,000). It will also include making necessary safety modifications and planning a future renovation of the City's Police Athletic League (PAL) facility (\$50,000).
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50000 persons in the surrounding area
	Location Description	Water, Windmill Point, City of Port St Lucie. Targeted areas benefitted: Census tracts: 382010, 382115, and 381802.
2	Planned Activities	Culvert Replacements = \$252,000, Bike Lane installation = \$4,000, Sidewalk connection installation = \$60,000, and gym facility safety improvements = \$50,000.
	Project Name	Code Compliance Officer Funding
	Target Area	City of Port St Lucie
	Goals Supported	CODE COMPLIANCE
	Needs Addressed	CODE COMPLIANCE ASSISTANCE
	Funding	CDBG: \$200,000
	Description	Fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20000 persons in the surrounding area

	Location Description	City of Port St. Lucie low- and moderate-income Census Tracts.
	Planned Activities	Fund (2) Officers and all activities associated with the specialized work per CDBG rules and regulations and Special Magistrate expenses.
3	Project Name	Homeowner Culvert Replacement Grant Program
	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: \$80,000
	Description	Expanding affordable housing initiatives in low- and moderate-income Census Tracts contributes to improving water quality and stormwater management facilities.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 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	\$80,000
	Description	Expanding affordable housing initiatives in low- and moderate-income Census Tracts contributes to improving water quality and stormwater management facilities.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 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: \$70,000
	Description	Small Business Commercial Façade Improvement Grant program to assist in redeveloping areas and promoting economic development opportunities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	7 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 2025-26 Boys and Girls Club "Mobile" Club
	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	9/30/2026
	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: \$40,000
	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	9/30/2026
	Estimate the number and type of small businesses that will benefit from the proposed activities	8
	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 8 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 over 250,000 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 2020 ACS data, there were thirty-six (36) census tract block groups within the City where over 51% 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 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
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 51% 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 51% exception criteria based on 2020 ACS estimate of the city as follows: 381802, 381603, 381804, 382009, 382012, 382014, 382010, 381504, 381508, 381506, 382008, 382130, 382129, 382126, 382124, 382121, 382119, 382117, 382115, 382112, 382015, and 382016.

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	70
Special-Needs	0
Total	70

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	70
Acquisition of Existing Units	0
Total	70

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 forty (10) households using 2025/26 remaining grant funds, an additional allocation, and/or program income from past CDBG housing activities. Additionally, at least twelve (10) more households will be assisted with culverts. We also anticipate repairing a total of approximately 50 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 and conduct a home construction project with HOME funding, in partnership with the County. 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 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

4. In 2024, the TCHSC was able to provide its top five (5) services (including: housing, utilities, case management, health and food) to 22,408 individual clients in St. Lucie County. This encompasses more than \$1.8 million 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 amount of funding available was reduced as COVID-19 related funding has been reduced or is no longer available. Assistance provided included \$1,494,254.69 in Housing Related Services, \$199,953.13 in Utilities assistance, \$97,206.05 in Case Management Services, \$43,364.69 in Health Services, and \$56,808.10 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, \$445,740 in permanent supportive housing services were provided to 47 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 47 clients/households in St. Lucie County using a total of \$445,740 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 ensure 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:

- Continue to enforce its fair housing ordinance. Proclaims one month of each year fair housing month and display 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. Collaborate 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.

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.

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 was completed in 2024, and information will be further analyzed and incorporated into next year's 5-year consolidated plan.

Actions are 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 are 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) have been planned to address 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: 50

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

The City is estimated to receive \$1,949,380 in SHIP funding for 2025-26, which includes 10% for administration. Units being funded will be counted as completed in 2025-26;

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

HUD allocated in 2009 NSP 1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes to eligible low to middle-income households. We currently have \$305,284 grant funding available. HUD allocated NSP 3 funding in 2011, which has been fully expended. For 2025-26, we have NSP1 funds totaling \$838,238.64 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 project funding is expected to be utilized to produce the following in the coming year.

- Home Buyer assistance

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-based 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 aid in storm water drainage.

- Neighborhood Stabilization Program (NSP 1 and 3): 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(l)(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 – will be updated after public comment period



RESIDENTS

BUSINESS

GOVERNMENT

DESTINATIONS

[Home](#) / **City meeting offers opportunities to provide input on CDBG grants**

City meeting offers opportunities to provide input on CDBG grants

Published on May 22, 2025

What: The City of Port St. Lucie is seeking residents' input on allocating federal Community Development Block Grant (CDBG) funds to help low- to moderate-income residents and neighborhoods within the City. CDBG program funds can be used to build community facilities, roads and parks; repair or rehabilitate housing; provide new or increased public services to residents; or to fund initiatives that generate or retain new jobs.



When: Join us Thursday, June 5 at 6 p.m. to learn about the proposed projects being considered for grant funding.

Where: There are three ways to participate in the conversation:

1. In person at City Hall, 121 SW Port St. Lucie Blvd., in the City Council Chambers.
2. Virtually on Zoom. [Click here to register for the information session.](#)
3. Complete a survey about the City's CDBG program. [Access the survey here.](#)

Why: A citizen participation process helps determine community development needs. As part of this process, the City solicits public input in the preparation of the annual action plan.

About CDBG: The CDBG Program is a formula-based, entitlement grant provided by the U.S. Department of Housing and Urban Development (HUD). The primary purpose of the CDBG program is to develop viable urban communities and provide services to principally low-income citizens and their neighborhoods.

To learn more about Port St. Lucie's Community Development Block Grant funding, visit CityofPSL.com/cdbg.

Tagged as:

Announcements & Notices

Business & Economy

Events & Activities

Projects / Improvements

Share

Annual Action Plan
2025

55

OMB Control No: 2506-0117 (exp. 09/30/2021)

<https://www.cityofpsl.com/News/2025/City-meeting-offers-opportunities-to-provide-input-on-CDBG-grants>



City of Port St. Lucie - City Hall

May 23 at 1:09 PM · 🌐

The City of Port St. Lucie is seeking residents' input on allocating federal Community Development Block Grant (CDBG) funds to help low- to moderate-income residents and neighborhoods within the City.

Residents are encouraged to attend a community meeting to learn about the proposed projects being considered for grant funding.



6 p.m. Thursday, June 5



City Hall, 121 SW Port St. Lucie Blvd.

Residents also can attend virtually on Zoom. To register and to take a survey, visit <https://link.cityofpsl.com/3H8YsBX>

For more information about the CDBG program, visit www.cityofpsl.com/cdbg.



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







<https://www.youtube.com/watch?v=maZNiNloO34>



City of Port St. Lucie - City Hall
April 4 · 🌐

The **Boys & Girls Clubs of St. Lucie County**'s Mobile Club is rolling into parks again, every Saturday in April and May! 😊

Youth ages 6-18 can participate in life-enriching programs such as science and math-themed activities 🌱 healthy lifestyle activities 🏃 financial responsibility programs 💰 and even tutoring!

Check out the Mobile Club at these parks:


River Park (St. Lucie County-managed park in Port St. Lucie)
📅 11 a.m. to 2 p.m. April 5, April 19 and April 26
📍 500 E. Prima Vista Blvd.



Oxbow Eco-Center (St. Lucie County Earth Day Festival)
📅 10 a.m. to 4 p.m. April 12
📍 5400 NE St. James Drive

Turtle Run Park
📅 11 a.m. to 2 p.m. May 3, May 10, May 17 and May 24
📍 1945 SW Cameo Blvd.


This program, funded by the City of Port St. Lucie's Community Development Block Grant Program, allows the Club to reach young people who might not be exposed to its traditional brick-and-mortar facilities.


For more information, visit www.bgc of slc.org.






Boys & Girls Clubs of St. Lucie County and 46 others

1 comment
9 shares

 Like

 Comment

 Share

MOBILE CLUB SUMMER SCHEDULE 2025

11AM-2PM



Canal Park

400 S.E. Glenwood Avenue, Port St. Lucie 34984

June 9th – 12th

Theme: Olympics Week

Lyngate Park & Dog Park

1301 SE Lyngate Drive, Port St. Lucie, FL 34952

July 7th- 10th

Theme: STEAM Exploration

Jessica Clinton Park

3200 Southbend Blvd, Port St. Lucie, 34984

June 16th - 19th

Theme: Superhero Week

Oak Hammock Park

1982 SW Villanova Road, Port St. Lucie, FL 34953

July 14th- 17th

Theme: Culinary Week

Let Freedom Ring: Juneteenth Event

June 20th

Tradition Park

Whispering Pines

800 SW Darwin Blvd, Port St. Lucie, FL 34953

July 21st- 24th

Theme: Carnival

Sandhill Crane Park

2355 SE Scenic Park Drive, Port St. Lucie, FL 34952

June 23rd - 26th

Theme: Animal Safari

McChesney Park

1585 SW Cashmere Blvd, Port St. Lucie, FL 34986

July 28th- July 31st

Theme: Splish Splash

Swan Park

700 SW Carmelite St., Port St. Lucie, FL 34983

June 30th- July 3rd

Theme: Music & Movement



BOYS & GIRLS CLUBS
OF ST. LUCIE COUNTY

Grantee Unique Appendices

TCHSC

Treasure Coast Homeless Services Council

Connect Collaborate Cultivate

2024

Annual REPORT

FL-509 Continuum of Care
Indian River, St. Lucie, &
Martin Counties



**TREASURE COAST HOMELESS
SERVICES COUNCIL**

2525 ST. LUCIE AVE
VERO BEACH, FL 32960

VISIONARY LEADER
RAYME L. NUCKLES

☎ 772-213-9040

✉ office@tchelpspot.org

🌐 www.tchelpspot.org



The Treasure Coast Homeless Services Council is the lead agency for the FL-509 Continuum of Care on Florida's Treasure Coast. This Annual Report provides a summary of both agency and CoC-wide accomplishments throughout the year of 2024.

A message from the Board Chair

As we reflect on 2024 and look ahead to 2025, our commitment to preventing and ending homelessness on Florida's Treasure Coast remains stronger than ever. This past year brought growth and transformation for our Continuum of Care. We have expanded programs, strengthened partnerships, and refined service delivery methods to better meet the needs of those we serve.

We are deeply grateful for the unwavering support of our community partners, donors, board members, staff, and volunteers who believe in our mission. Thanks to your dedication, the Continuum of Care (CoC) assisted **11,455** households in 2024, providing more than **\$4.4 million** in critical programs and services. Across the Treasure Coast, we delivered over **100,000** essential services, nearly 20,000 more than the previous year!

Housing is so much more than just four walls and a roof, it represents safety, dignity, stability, and opportunity. For those we serve, it means a chance to access vital supportive services that improve their health, career prospects, financial security, and personal well-being.

None of this would be possible without you. Whether you are a donor, a community partner, a dedicated board member, a staff member, or a volunteer, your contributions make a lasting impact. Thank you for being part of this journey as we continue to create real solutions and lasting change in 2025 and beyond.

Diana Grossi
Board Chair

A message from the Visionary Leader

2024 was a great year for focusing on programs, procedures, and both internal and external growth. In 2025, Treasure Coast Homeless Services Council will work harder than ever to leverage data, strengthen collaborations, and drive systemic change that creates long-term solutions for our most vulnerable populations.

Our vision for the future is bold, we aim to be a data-driven leader, working alongside our partner agencies to address the root causes of homelessness. **By harnessing predictive analytics and real-time data, we will move beyond reactive solutions and proactively prevent homelessness before it occurs.** This requires continued investment in a robust data infrastructure and deeper collaborations with local municipalities and social service agencies across the Continuum of Care. Every partner agency is instrumental to the success of this mission.

In 2025, we are embarking on a new era of impact. As part of our transformation, we are actively repositioning, rebranding, and redefining our role in the community. These changes reflect our unwavering commitment to a truly collaborative Treasure Coast, where homelessness is addressed through innovative strategies, housing-first principles, and a deep understanding of the social determinants of health.

As the visionary leader of the lead agency for the Continuum of Care, I am committed to transparency, collaboration, and progress. **I believe this data-driven, client-centered approach will empower our community to be more effective than ever.** Together, as a community, we are cultivating change with continued progress while reducing homelessness on the Treasure Coast.

Rayme L. Nuckles
Visionary Leader

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

2024 Board of Directors

Executive Committee

Diana Grossi
Board Chair

Todd Heckman
Vice Chair

Michelle Miller
Secretary

Jeff Francisco
Treasurer

At-Large Board

Catherine Sala
Cindy Emerson
Dan Ramos
Deana Shatley
Kylee Fuhr

Marty Mercado
Matt Tanner
Sabrina Barnes
Stacy Malinowski
Vicki Soule

Thanks to past members

Julianne Price
William Wims
Linda Kane
Jennifer Hance

IN LOVING MEMORY



Diana Grossi
2024 Board Chair



Rayme L. Nuckles
MHS, MPS, SPHM
Visionary Leader
since 2022



William Wims
Executive Director
New Horizons TC

Generosity in Action

Richard wanted to make a meaningful impact around the holiday season, choosing to donate his vehicle to a Veteran in need. His generosity, combined with the dedication of HUD-VASH social worker Jaqueline and SSVF case manager Evie, ensured that his gift found the perfect match - **Lorinda**, a Veteran who had recently suffered a stroke and lost her vehicle.

For Lorinda, this donation was life-changing. Reliable transportation means access to medical appointments, groceries, employment opportunities, and a renewed sense of independence. It represents more than just a car, it's a fresh start and a step toward stability. Stories like this highlight the power of community support and collaboration in making a difference. Thank you, Richard, for your kindness, and to Jaqueline and Evie for ensuring that Veterans receive the support they deserve.

Lorinda shared: "It's a Christmas blessing and so much more. On June 1st I was put into a home with my 4 sons after being homeless since the beginning of 2024. I want to let everyone know that SSVF has moved mountains, stopped tsunamis, and stood strong for me and my 4 sons. I have never seen so much compassion in the world as I have since working with Mrs. Evie and her team and Jax and her team as well. Then along came Mr. Allen with this car donation and I screamed and cried tears of joy, had thoughts of unimaginable miracles and seeing there are still people in the world that care to help when others are in need. I'm speechless still right now. I don't know how to stop saying THANK YOU. I want other Veterans to know there are hearts out in the world that beat and truly care about us. Happy Holidays to everyone."

Acts of kindness like Richard's remind us of the power of connection and compassion.



From left to right:

HUD VASH Social Worker Jacqueline Grecko, Veteran Lorinda Walker, Donor Richard Allen, and SSVF Case Manager Eveond McCann

Programs and

Community Information System: Tracks data on people experiencing homelessness, helping communities understand the scope of the issue and measure the effectiveness of programs.

Homeless Prevention: Provides resources and assistance to individuals and families at risk of losing their housing, helping them stay stable.

Rapid Re-Housing: Offers short-term financial and supportive services to quickly transition people experiencing homelessness back into permanent housing.

Supportive Services for Veteran Families: Connects veterans and their families experiencing homelessness with essential services like case management, employment assistance, and healthcare navigation to help them achieve long-term stability.

Permanent Supportive Housing: Combines affordable housing units with ongoing support services, addressing the needs of individuals and families experiencing chronic homelessness and disabling conditions.

Affordable Rental Housing: Increases the availability of housing units that are affordable for low-income renters, providing more options to prevent and end homelessness.

Eviction Diversion: Offers financial assistance, mediation, or legal aid to help tenants at risk of eviction avoid losing their homes and maintain housing stability.

Services

Reunification of Families: Works to reunite children in foster care or shelters with their families, promoting family stability and well-being.

Vulnerable Population Diversion: Identifies and steers individuals with complex needs (like mental illness or disability) away from homelessness and into appropriate support services.

Legal Services for Individuals & Families: Provides legal representation or advice on housing issues like eviction prevention or fair housing rights, helping people navigate the legal system to secure or retain housing.

Rapid Resolution Respite: Offers temporary housing and support services to individuals recently discharged from hospitals who lack stable housing, preventing them from returning to homelessness.

St. Lucie Housing Hub/Adam's Place (Men and Women's Shelter): Provides emergency shelter, meals, basic necessities, and more for unaccompanied homeless individuals in St. Lucie County, offering a safe place to stay while they connect with resources.

Housing Navigation: Connects individuals and families experiencing homelessness with appropriate housing options and guides them through the application process.

Health Care Navigation: Assists individuals and families experiencing homelessness in accessing healthcare services and resources, promoting their overall well-being.

In 2024 We Focused On

- Program Expansion
- Increased Services Across Tri-County region by 19%
- Leading the Community on Housing First Principles
- Expanding Shared Housing Principles
- Focusing on Supporting Social Determinants of Health
- Increasing Supportive Services in all Three Counties
- Increased Services Focused on Elderly
- Increased Services Focused on Marginalized Communities
- Created Women's Shelter in St. Lucie County
- Increased Services for Veterans Facing Homelessness
- Rapid Resolution and Rapid Re-Housing Efforts

"At the end of life we will not be judged by how many diplomas we have received, how much money we have made, how many great things we have done. We will be judged by 'I was hungry, and you gave me something to eat, I was naked and you clothed me. I was homeless, and you took me in.'"

- Mother Theresa

HOUSING FIRST



"Every number represents a life—a person with hopes, challenges, and a story to tell. It's essential that we see beyond the statistics and recognize that those experiencing homelessness are our neighbors, our friends, and members of our community who deserve support and dignity."

- Leigh Anne Uribe, *Director of Programs*

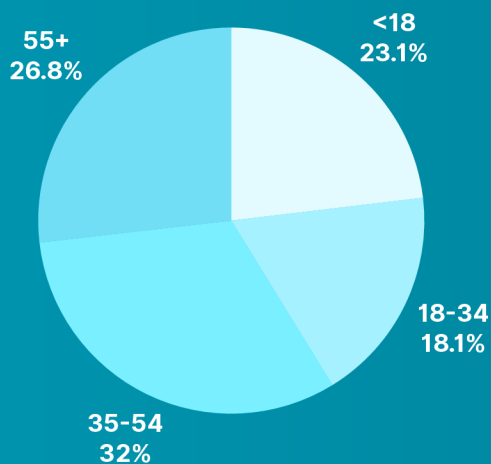


Point-In-Time

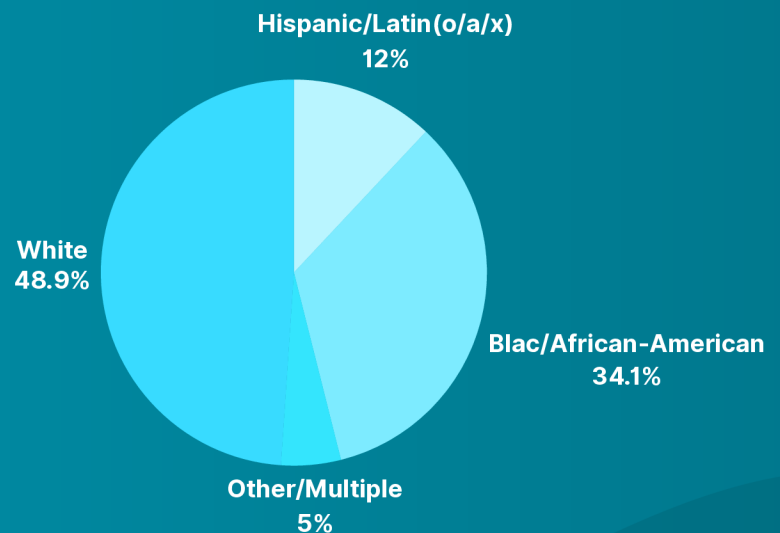
The annual Point-in-Time (PIT) conducted on one of the last 10 days in January, for a 24-hour period across the tri-county region of Indian River, St. Lucie, and Martin Counties. During that time, staff, volunteers, and community collaborators joined together to identify individuals experiencing literal homelessness, both sheltered and unsheltered.

In 2024, the count was held on January 25th and showed a total of 701 literally homeless individuals (529 adults and 172 children), showing a 24% decrease from the pervious year.

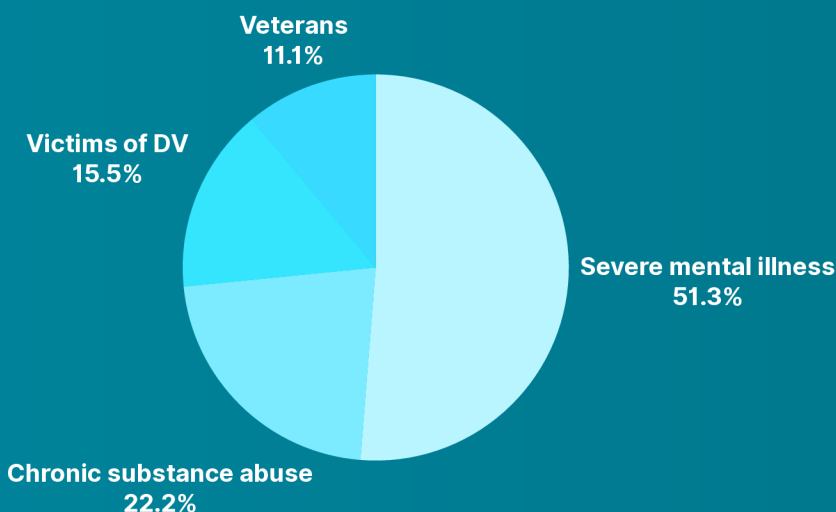
BY AGE



BY RACE/ETHNICITY



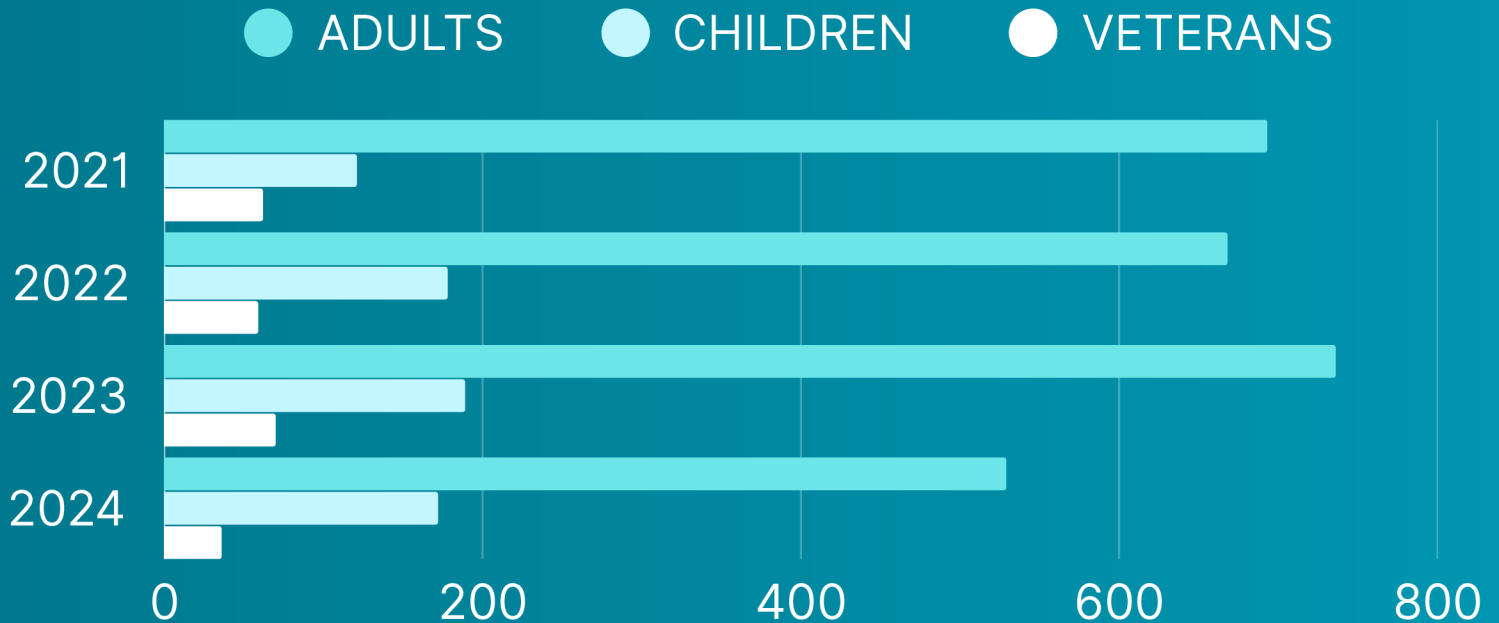
OTHER POPULATIONS REPORTED



BY GENDER



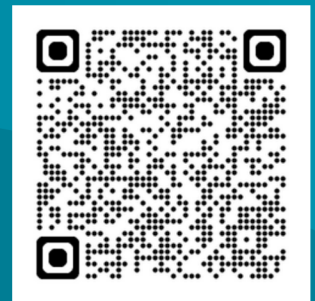
PIT data through the years



The data shows an overall decrease in homelessness, with a striking difference for our Veteran populations. With increased Veteran services, we have reduced literal homelessness for Veteran populations.



REVIEW FULL
PIT DATA HERE



LEARN MORE:
[WWW.TCHELPSPOT.ORG/
POINT-IN-TIME/](http://WWW.TCHELPSPOT.ORG/POINT-IN-TIME/)

2024
**POINT
IN TIME
REPORT**

Your COC

7,152 Children Served

855 Veterans Served

63% Black, Indigenous, and
People of Color Served

529 Served Through Shelters

TCH

Connect Collaborate

Treasure Coast Home

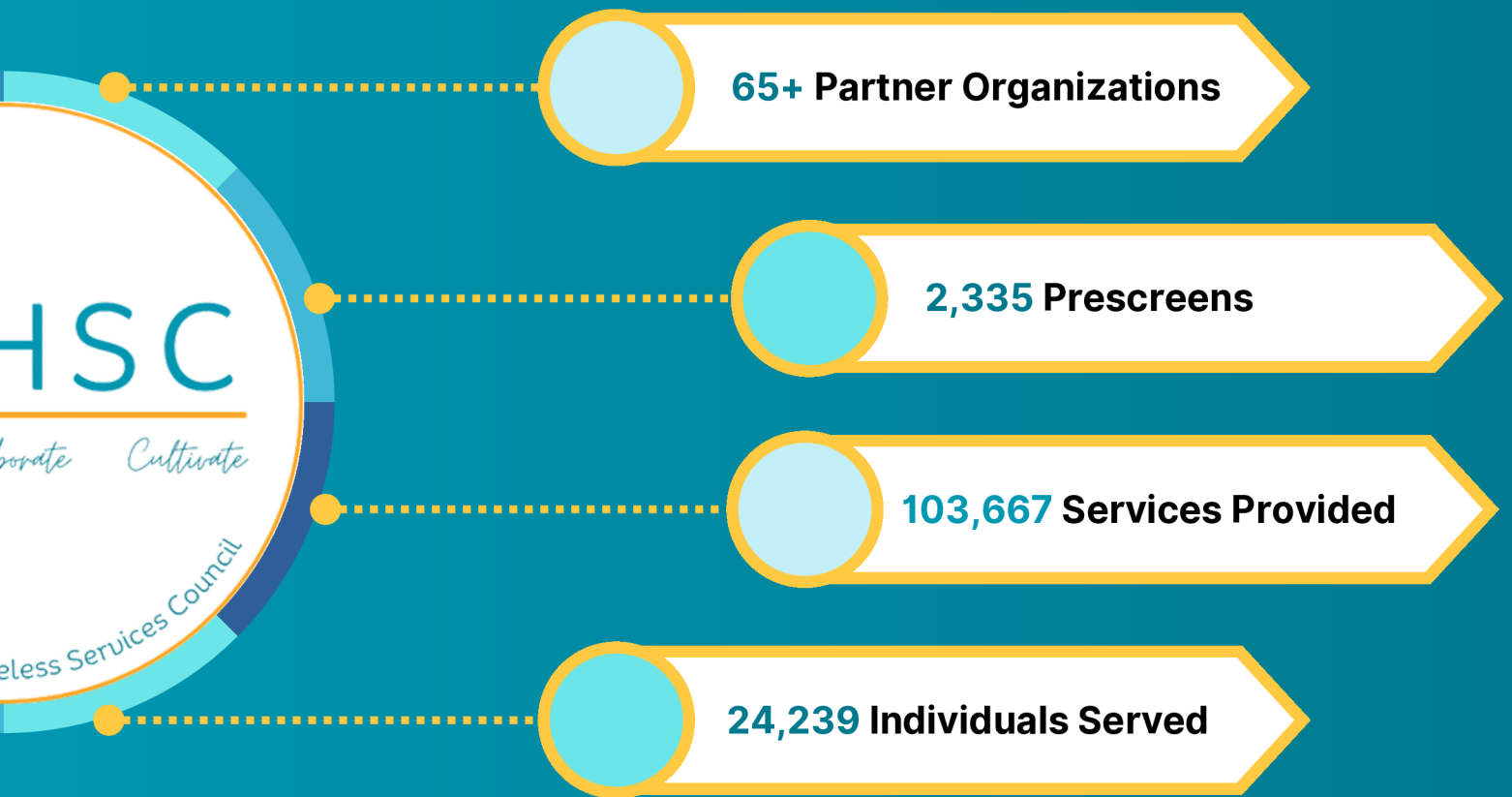
INDIAN RIVER

35,049 services
provided to
4,314
households.

ST. L

51,1
servi
provid
5,11
househ

At Work



UCIE

49
ces
ed to
10
holds.

MARTIN

17,469 services
provided to 2,032
households.

Top Five Services Provided Per County By Value

INDIAN RIVER COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,827,291.03	1,677
UTILITIES	\$295,932.32	2,905
CASE MANAGEMENT	\$229,926.73	4,775
HEALTH	\$183,552.49	1,698
FOOD	\$9,935.44	5,818

ST. LUCIE COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,494,254.69	609
UTILITIES	\$199,953.13	1,161
CASE MANAGEMENT	\$97,206.05	9,205
HEALTH	\$43,364.69	4,101
FOOD	\$56,808.1	7,332

MARTIN COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$385,250.39	270
UTILITIES	\$82,567.96	473
CASE MANAGEMENT	\$34,151.30	3,142
HEALTH	\$31,524.79	784
FOOD	\$24,489.74	2,308

The CoC reported a 19% increase in service delivery in 2024, logging 18,840 more service entries than in 2023.

Permanent Supportive Housing

Permanent Supportive Housing (PSH) is designed for people experiencing chronic homelessness to support long-term housing stability and improve overall well being. PSH uses a **housing first** model where clients are assessed and placed on a prioritization list based on the severity of need, not on their “readiness for housing”. PSH is tenant based rental assistance. The client can live in any available housing unit in the community that can pass housing quality inspection and is rent reasonable.

COUNTY	AWARD	CLIENTS HOUSED
INDIAN RIVER	\$1,181,964	137
ST. LUCIE	\$445,740	47
MARTIN	\$264,480	36
TOTAL	\$1,892,184	220

2024-2025 Fair Market Rent (FMR)

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms

INDIAN RIVER COUNTY					
YEAR	0 BED	1 BED	2 BED	3 BED	4 BED
FY 2025 FMR	\$1,239	\$1,246	\$1,567	\$1,948	\$2,601
FY 2024 FMR	\$991	\$1,195	\$1,462	\$1,844	\$2,481

ST. LUCIE & MARTIN COUNTY					
YEAR	0 BED	1 BED	2 BED	3 BED	4 BED
FY 2025 FMR	\$1,311	\$1,363	\$1,624	\$2,259	\$2,457
FY 2024 FMR	\$1,278	\$1,286	\$1,573	\$2,175	\$2,433

2024

CONNECT COLLABORATE CULTIVATE

The CoC received additional program funding through the HUD NOFO competition, allowing for the creation of new projects. This includes an expanded collaboration with SafeSpace for a rapid rehousing program aiding those fleeing domestic violence situations.



The community has come together in the form of special committees to create positive change. The HMIS Committee revamped HMIS procedures and trained more users in the system than ever before. The system has been improved to better support the data collection, evaluation, and reporting of vital programs.



This year, the St. Lucie Housing Hub / Adam's Place in Fort Pierce increased service delivery to include adult women. Expanding services to nearly 100 individuals in need in St. Lucie County.

A disastrous hurricane hit Florida on October 9th, bringing a series of tornadoes that ripped through the Treasure Coast region, leaving destruction in their path. The CoC acted immediately, with service providers jumping into relief efforts and alleviating the burdens caused to struggling local families.

IMPACT



"Before you ignore another homeless person on the street, just remember that could be someone's father or someone's mother and **they have a story.**"
- Syesha Mercado

523 people were housed across the tri-county region by TCHSC through Permanent Supportive Housing, Rapid Rehousing, and Shelter moves into Permanent Housing.

Increased services provided in **Indian River County** by **47%**

Increased services provided in **St. Lucie County** **13%**

Increased services provided in **Martin County** **10%**

Increased support to **BIPOC** by **10%**

Increased support to **Children** by **31%**

Increased support to **Veterans** by **28%**

TCHSC provided **11,587** services to **2,339** individuals, including **145** Veterans.



WHEN CRISIS CALLS COMMUNITY ANSWERS

On Wednesday, October 9th, 2024, the Treasure Coast was shaken by Hurricane Milton, a devastating storm that sent destructive tornadoes through our region. Lives were lost, homes were destroyed, and countless individuals were displaced. The storm's impact was especially harsh on our most vulnerable populations. But amid the devastation, our community rose - together.

Multi Agency Resource Centers (MARC) were initiated in each county to respond to the emergency needs. TCHSC joined forces with county agencies, emergency responders, and nonprofit partners to respond swiftly and compassionately. Every effort was made to ensure that no one was left behind.

TCHSC activated its Emergency Weather Plan, transferring shelter residents to county emergency shelters and our team continued to provide daily outreach at emergency shelters to connect individuals with housing options.

TCHSC provided hundreds of homeless prevention services across the tri-county, ranging from rental support and SNAP enrollment to medical services and SOAR assistance. Additional support included FEMA-trained case managers, disaster technical assistance from HUD, and daily delivery of water and meals ready-to-eat (MREs).

Further, due to generous financial support from the United Way of Indian River County we were able to house even more families displaced by this storm. In neighborhoods like Lakewood Park, where storm damage and lack of power made living conditions unsafe, TCHSC worked directly with landlords to secure emergency relocations and uphold standards of safe, hygienic housing.

Even in the face of crisis, collaboration, compassion, and commitment remained at the heart of our response. **Together, we moved forward—stronger, united, and with renewed purpose to build a more resilient Treasure Coast for all.**



THE **IMPACT** OF VOLUNTEERISM

Volunteers are the heartbeat of every successful nonprofit. Their time, energy, and commitment make it possible to stretch limited resources further and deliver greater impact across our communities. At TCHSC, volunteers play a vital role in our mission. Each year, they help conduct the Point-in-Time Count, and support ongoing projects that keep our housing units safe, welcoming, and dignified—from landscaping and maintenance to beautification.

Their hands-on efforts help create environments that foster stability and pride for the individuals we serve.

In October 2024, we were honored to be selected by United Way of Indian River County to participate in their Day of Caring. A group of dedicated volunteers came together to give one of storm-worn housing units a much-needed fresh coat of paint, helping us maintain a sense of home, care, and dignity for our residents. We are deeply grateful for their time and generosity.

TCHSC is proud to partner with volunteers who help bring our mission to life. Their impact is lasting—and their presence, invaluable.



Financial Summary

"Treasure Coast Homeless Services Council (TCHSC) is committed to responsible financial management and transparency. We strive to utilize all contributions effectively to maximize our impact in ending homelessness. In 2023, we spent 93% of revenue on programs, 6.6% on administration, and .34% on fundraising. 2024 audit information will be included in the next annual report. A detailed breakdown of our income and expenditures is available upon request, demonstrating our commitment to financial accountability and responsible stewardship of your support.

Condensed Audit Information

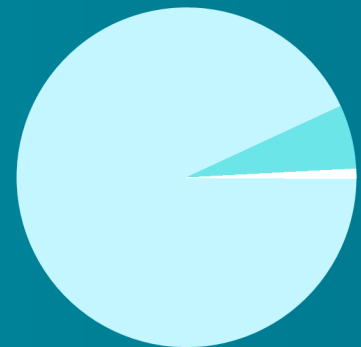
For the 12-month period ending December 31, 2024.

ASSETS	
Cash and Cash Equivalents	\$1,637,046
Accounts Receivable	\$831,853
Other Current Assets	\$88,595
Property and Equipment	\$2,323,303
Other Assets	\$585,719
TOTAL ASSETS	\$5,466,516

LIABILITIES AND NET ASSETS	
Liabilities	
Accounts Payable	\$15,599
Deferred Revenue	\$110,567
Other Liabilities	\$151,843
TOTAL LIABILITIES	\$278,009
Assets	
Without Donor Restrictions	\$2,700,573
With Donor Restrictions	\$2,207,362
TOTAL NET ASSETS	\$4,907,935
TOTAL LIABILITIES AND NET ASSETS	\$5,466,516

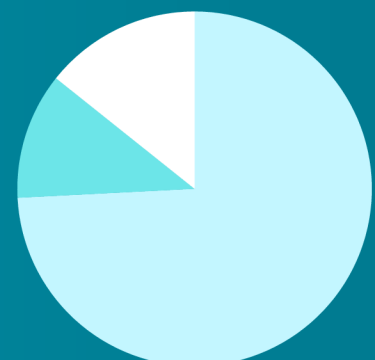
EXPENSE

Programs | 93%
Administration | 6.6%
Fundraising | 0.34%



REVENUE

Government Grants | 74.2%
Rental Income | 14.3%
Individual/Grants (Non-Govt) | 11.5%



THANK YOU

TO OUR 2024 SUPPORTERS

\$750,000+

U.S. Dept of Housing & Urban Development
U.S. Department of Veteran Affairs
FL Department of Children and Families
St. Lucie County BOCC

\$500,000+

City of Port St. Lucie
U.S. Department of Labor

\$250,000+

Indian River Hospital District
United Way of Indian River County

\$100,000+

City of Fort Pierce
Indian River County BOCC
St. Lucie County Housing Finance Authority
The Cigna Group Foundation

\$50,000+

Bernard A. Egan Foundation
John's Island Community Service League

\$25,000+

Martin County BOCC
Community Church of Vero Beach

\$5,000+

Camp Younts

\$1,000+

Schlitt Services
Timothy & Emily Essaye

Special Shout-out!

A heartfelt thank you to William and Estelle Turney for their unwavering support and dedication to ending homelessness on the Treasure Coast. As valued philanthropists and changemakers, their generosity is making a lasting impact on the lives of those in need.



A note to our donors:

Thank you! Your generosity fuels our mission and empowers thousands each year. With your support, we provide vital services that break the cycle of homelessness and cultivate self-sufficiency. Thank you for partnering with TCHSC in creating a brighter future for the Treasure Coast.

Because of you, lives are changed.

IF YOUR NAME IS MISSING OR NOT LISTED CORRECTLY, PLEASE REACH OUT TO MEDIA@TCHHELPSPOT.ORG

A commitment to the future

DONATE BY MAIL

2525 St. Lucie Ave
Vero Beach, FL 32960

DONATE ONLINE

www.tchelpspot.org/donate/

RECURRING GIVING

The gift that keeps on giving, consider setting up monthly, quarterly, or annually recurring donations.

DONATING STOCK

Donating appreciated stocks, bonds, or mutual funds offers a tax deduction for the full market value of the security.

DONATE HOUSING

Donating a house, land, or commercial property can make a significant impact.

LEAVE A LEGACY

Leave a lasting legacy through planned giving options including retirement and final estate planning.

DONOR ADVISED FUNDS

Streamline your giving and maximize your impact through a Donor-Advised Fund

**TOGETHER
WE ARE
THE CHANGE**



**DONATE
to TCHSC**



**JOIN
the COC**



FL-509 Continuum of Care

211 Palm Beach/Treasure Coast, Inc.
Area Agency on Aging
Career Source Research Coast
Children's Home Society, Inc.
Christ by the Sea United Methodist Church
City of Ft. Pierce Housing Authority
City of Ft. Pierce Police Department
City of Ft. Pierce Planning Dept.
City of Ft. Pierce Grants Administration Division
City of Port St Lucie
City of Sebastian
City of Fellsmere
Coalition for Attainable Homes
Community Church of Vero Beach
Council on Aging - Martin County
Department of Health - Indian River County
Department of Health - St. Lucie County
Early Learning Coalition (ELC) of St. Lucie County
ELC of Indian River, Martin and Okeechobee
Economic Opportunities Council - IRC
Family Promise
First Presbyterian Church - Vero Beach
Florida Department of Children and Families
Florida Department of Health
Fellsmere Community Enrichment Program, Inc.
Gifford Legal Services
GraceWay Village
Habitat for Humanity, IRC & SLC
HANDS of St. Lucie County
Holy Cross Catholic Church - Vero Beach
Hope for Families Center, Inc.
House of Hope, Inc.
Indian River County Health and Human Services
Indian River County School District
Indian River County Sheriff's Department
Indian River County Veteran Services
Indian River County Housing Services Division
Indiantown Nonprofit Housing
LifeBuilders
Love and Hope in Action
Loaves and Fishes
Martin County School District

Martin County Sherriff's Office
Martin County Veteran Services
Martin County Health and Human Services
Mental Health Association of Indian River
Mental Health Collaborative of IRC
Mary's Home
MISS, Inc.
Mustard Seed Ministries, Inc.
New Horizons of the Treasure Coast, Inc.
Project LIFT
Public Defender, 19th Circuit Court
RiteLife Services
Roseland United Methodist Church - Sebastian
Salvation Army of Indian River County
Salvation Army of St. Lucie, Martin, and
Okeechobee County
Samaritan Center of Vero Beach
Sarah's Kitchen - St. Lucie County
Southeast Florida Behavioral Health Network
St. Augustine of Canterbury
St. Helen Catholic Church - Vero Beach
St. Lucie County Community Services
St. Lucie County Health and Human Services
St. Lucie County School District
St. Lucie County Veteran Services
St. Vincent de Paul - St. Lucie County
Stuart Housing Authority
SafeSpace
Substance Awareness Center of IRC
Team Success
Tent City Helpers
Treasure Coast Community Health
Tunnel to Towers Foundation
Tykes & Teens
U.S. Department of Veteran Affairs
United Against Poverty of St. Lucie County
United Against Poverty of Indian River County
United Way of Indian River County
United Way of Saint Lucie County
Veterans Council of Indian River County
Whole Health Family Center

This list may not be representative of all partnering agencies. If you feel your agency has not been included, please contact us to ensure inclusion in the full annual report - cocadmin@tchelpspot.org



TCHSC

Treasure Coast Homeless Services Council

Connect Collaborate Cultivate

2525 St. Lucie Ave,
Vero Beach FL 32960
www.tchelpspot.org





TCHSC

Treasure Coast Homeless Services Council

Connect Collaborate Cultivate



2025 POINT INTIME

REPORT

772-213-9040
2525 ST. LUCIE AVE
VERO BEACH, FL
32960

General Information: Treasure Coast Homeless Services Council conducted its 2025 Point-in-Time (PIT) Count on **February 20th, 2025**. The PIT Count was delayed with approval by the U.S. Department of Housing and Urban Development (HUD) due to complications and disaster relief efforts brought on by the October 9th, 2025 storm, Hurricane Milton. The PIT is a count of both sheltered and unsheltered literally homeless persons on a single night, typically held in January. To be counted during PIT, individuals must be experiencing literal homelessness (sleeping on the street, in a car, in the woods, in a camp, or other place not meant for human habitation) or sheltered (emergency shelter, transitional shelter, hotel paid for by an agency). There was a total of **22** agencies that surveyed unsheltered homeless individuals and **7** agencies that reported sheltered homeless individuals.

2025 Homeless Data: On February 20, 2025, there were a total of 569 individuals (416 adults and 153 children) who were counted as homeless on the Treasure Coast. These numbers show a 19% decrease from the 2024 PIT count.

Residing In the Housing of Others: Individuals temporarily staying with family or friends because of economic reasons are not considered literally homeless. **An additional 2,743 individuals were reported as “doubled up” by participating agencies during the Point in Time count.** This is down from 3,256 during 2024, which is a 15% decrease over last year’s numbers.

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

HOMELESSNESS FACT SHEET

FL-509 - INDIAN RIVER, ST. LUCIE & MARTIN COUNTIES

These numbers represent the number of sheltered or unsheltered literally homeless individuals. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 2743 individuals residing in the housing of others were not counted in these totals.**

TOTAL HOMELESS INDIVIDUALS

	JANUARY 25, 2024	FEBRUARY 20, 2025	DIFFERENCE	%
ADULTS	529	416	(113)	-21%
CHILDREN	172	153	(19)	-11%
TOTAL	701	569	(132)	-19%

VETERAN STATUS

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

VETERANS	36	24	-12	-33%
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2025 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	76	340	416
CHILDREN	76	77	153
TOTAL	152	417	569

HOMELESSNESS FACT SHEET

INDIAN RIVER COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in Indian River County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 409 individuals residing in the housing of others and were not counted in these totals.**

TOTAL HOMELESS INDIVIDUALS

	JANUARY 25, 2024	FEBRUARY 20, 2025	DIFFERENCE	%
ADULTS	154	131	(23)	-14.9%
CHILDREN	71	67	(4)	-5.6%
TOTAL	225	198	(27)	-12%

VETERAN STATUS

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

VETERANS	14	4	(10)	-71.4%
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2025 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	38	93	131
CHILDREN	37	30	67
TOTAL	75	123	198

AGENCIES PROVIDING DATA

UNSHELTERED: NEW HORIZONS, INDIAN RIVER COUNTY SCHOOL DISTRICT, TREASURE COAST HOMELESS SERVICES COUNCIL, UP CENTER, HABITAT FOR HUMANITY, IRC SALVATION ARMY, CAREER SOURCE, RITELIFE INC., CITY OF SEBASITIAN

SHELTERED: HOPE FOR FAMILIES CENTER, SAMARITAN CENTER, SAFESPACE

HOMELESSNESS FACT SHEET

ST. LUCIE COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in St. Lucie County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 1757 individuals residing in the housing of others were not counted in these totals.**

TOTAL HOMELESS INDIVIDUALS

	JANUARY 25, 2024	FEBRUARY 20, 2025	DIFFERENCE	%
ADULTS	218	132	(86)	-39.4%
CHILDREN	63	43	(20)	-31.7%
TOTAL	281	175	(106)	-37.7%

VETERAN STATUS

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

VETERANS	16	10	(6)	-37.5%
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2025 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	16	116	132
CHILDREN	9	34	43
TOTAL	25	150	175

AGENCIES PROVIDING DATA

UNSHELTERED: NEW HORIZONS, ST. LUCIE COUNTY SCHOOL DISTRICT, TREASURE COAST HOMELESS SERVICES COUNCIL, UP CENTER, MUSTARD SEED, SLC SALVATION ARMY, CAREER SOURCE, RITELIFE INC., REACH CHURCH, WEST PALM BEACH VA, FLORIDA DEPARTMENT OF HEALTH

SHELTERED: ST. LUCIE HOUSING HUB, CHILDREN'S HOME SOCIETY

HOMELESSNESS FACT SHEET

MARTIN COUNTY

These numbers represent the number of sheltered or unsheltered literally homeless individuals in Martin County. These numbers are based on those individuals seeking or receiving services or interviewed in camp sites, feeding sites, and other locations on one single day. **An additional 577 individuals residing in the housing of others and were not counted in these totals.**

TOTAL HOMELESS INDIVIDUALS

	JANUARY 25, 2024	FEBRUARY 20, 2025	DIFFERENCE	%
ADULTS	157	153	(4)	-2.5%
CHILDREN	38	43	+5	+13%
TOTAL	195	196	+1	+0.5%

VETERAN STATUS

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

VETERANS	6	10	+4	+66%
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2025 SHELTERED AND UNSHELTERED

	SHELTERED	UNSHELTERED	TOTAL
ADULTS	15	138	153
CHILDREN	30	13	43
TOTAL	45	151	196

AGENCIES PROVIDING DATA

UNSHELTERED: MARTIN COUNTY HEALTH AND HUMAN SERVICES, MARTIN COUNTY SCHOOL DISTRICT, TREASURE COAST HOMELESS SERVICES COUNCIL, MC SALVATION ARMY, CAREERSOURCE, RITELIFE, HOUSE OF HOPE, LOVE AND HOPE IN ACTION, TENT CITY HELPERS

SHELTERED: COMPASSION HOUSE, SAFESPACE

Connect

Collaborate

Cultivate

THANK YOU TO OUR 2025 PIT PARTNERS

AREA AGENCY ON AGING
CAREERSOURCE RESEARCH COAST
CHILDREN'S HOME SOCIETY
CITY OF FORT PIERCE POLICE DEPARTMENT
CITY OF PORT ST. LUCIE
CITY OF PORT ST. LUCIE POLICE
CITY OF SEBASTIAN
CITY OF SEBASTIAN POLICE DEPARTMENT
COMPASSION HOUSE
FLORIDA DEPARTMENT OF HEALTH
FLORIDA POWER AND LIGHT
FRANK NOLAN
HABITAT FOR HUMANITY
HOPE FOR FAMILIES CENTER
HOUSE OF HOPE
INDIAN RIVER COUNTY SCHOOL DISTRICT
INDIAN RIVER COUNTY SHERIFF'S OFFICE
LOAVES AND FISHES
LOVE AND HOPE IN ACTION
MARTIN COUNTY HEALTH AND HUMAN
SERVICES
MARTIN COUNTY SCHOOL DISTRICT
MARTIN COUNTY SHERIFF'S OFFICE

MUSTARD SEED MINISTRIES
NEW HORIZONS OF THE TREASURE
COAST
REACH CHURCH
RITELIFE SERVICES
SAFESPACE, INC.
SALVATION ARMY (IRC, SLC, MC)
SAMARITAN CENTER
ST. LUCIE COUNTY SCHOOL DISTRICT
ST. LUCIE COUNTY SHERIFF'S OFFICE
ST. LUCIE CO. COMMUNITY SERVICES
ST. VINCENT DEPAUL
TENT CITY HELPERS
UNITED AGAINST POVERTY (IRC/SLC)
UNITED WAY OF INDIAN RIVER COUNTY
VETERAN SERVICES OFFICES (IRC, SLC,
MC)
WEST PALM BEACH DEPT. OF VETERAN
AFFAIRS
WESTSIDE CHURCH

QUESTIONS

PIT@TCHHELPSPOT.ORG



2025
POINT
INTIME