



City of Port St. Lucie

2026 – 2030 Consolidated Plan Overview

June 8, 2026



In partnership with Civitas, LLC

Consolidated Plan: Major Components & Allocation

Five Major Components

1. Community Needs Assessment
2. Housing Market Analysis
3. 5-Year Strategic Plan
4. Annual Action Plan
5. Citizen Participation

HUD 2026 Fund Allocation

Source	Amount
CDBG	\$1,151,524



HUD Programs – Eligible Activities

Community Development Block Grant (CDBG)

Public Improvements

Public Facilities

Rehabilitation

Economic Development

Acquisition

Public Services

Citizen Participation and Consultations

Public Comment Review Period	<p>The draft 2026-2030 ConPlan and PY 2026 AAP will be available for public review and comment from June 9, 2026, through July 8, 2026.</p> <p>Written comments may be submitted by email to csala@cityofpsl.com</p>
Public Hearings	<p>Initial public hearing: April 7, 2026, at the Community Center, 2195 SE Airoso Blvd., Port St. Lucie, FL 34984, to gather input on community needs and the development of the plan. No attendees were present and no comments were received.</p> <p>A second public hearing: June 8, 2026, at 1:00 PM during the City Council meeting at City Hall Council Chambers, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, to review the draft plan and receive public comments.</p>
Stakeholder & Community Input	<p>Development of the plan was also informed by a community survey, a stakeholder survey, consultation with local and regional partners, and coordination with housing, service, and public agency partners.</p>

Community Survey Overview

#1 Public Improvements

- Sidewalks
- Street Improvements
- Street Lighting

#2 Affordable Housing

- Energy Efficient Improvements
- Rehab of Owner-Occupied Housing
- Down Payment Assistance

#3 Economic Development

- Job Creation/Retention
- Small Business Assistance
- Public Transportation

Demographics & Highlights (N=107)

- 96% of respondents live in Port St. Lucie
- Largest age group was 35-44 at 27%
- 22% of respondents were ages 45-54
- 17% of respondents were ages 55-64
- 86% of respondents own their home
- 10% of respondents rent their home
- 45% reported monthly housing costs of \$2,500 or more
- 25% of respondents identified as Hispanic

Top activities ranked by highest need within each priority category

Community and Stakeholder Survey Overview

Summary of Comments from Community Survey

- Many respondents emphasized housing affordability, rising housing costs, and the need for more affordable housing options.
- Public improvement comments frequently mentioned sidewalks, street repairs, street lighting, traffic concerns, stormwater and drainage issues, and neighborhood cleanup needs.
- Respondents also noted interest in parks, recreational facilities, and community amenities in growing areas of the City.
- Other recurring themes included mental health services, youth services, transportation, anti-crime programs, and preserving neighborhood quality of life as the City continues to grow.

Stakeholder Survey Key Takeaways

- 8 responses from local agencies and service providers
- Top funding priorities were public services and affordable housing/homebuyer assistance
- Affordable housing availability was identified by all respondents as a key unmet need
- Other leading needs included child-care, transportation, and homelessness assistance
- Stakeholders also emphasized housing affordability, supportive services, and housing for special needs populations
- Major barriers included lack of affordability, limited home availability in affordable price ranges, and downpayment challenges

2026-2030 ConPlan – Priority Needs & Goals

Priority Needs	Goals
Public Facilities & Infrastructure	1A Improve Public Facilities & Infrastructure
Affordable Housing	2A Increase Access to Affordable Housing
Public Services	3A Public Services for LMI & Special Need
Grant Administration	4A Grant Administration

Staff Recommended
2026 Action Plan **CDBG Projects**

Project Name	Funding
CDBG Public Facilities & Infrastructure (52%)	\$596,320
CDBG Housing Programs (15%)	\$175,000
CDBG Public Services (13%)	\$150,000
CDBG Program Administration (20%)	\$230,204
TOTAL 2026 Program Year Funds	\$1,151,524

Recommended 2026 Action Plan **CDBG Activities**

Activity	Funding
CDBG Public Facilities & Infrastructure	\$596,320
<ul style="list-style-type: none"> • Whispering Pines Phase 6 Culvert Sections 33, 34, & 41 • Rotary Park Parking Lot Lighting and Security Cameras • Contingency 	\$340,000 \$249,000 \$7,320
CDBG Housing Programs	\$175,000
<ul style="list-style-type: none"> • Two Code Compliance FTEs 	\$175,000
CDBG Public Services	\$150,000
<ul style="list-style-type: none"> • Boys and Girls Club Mobile Club • Love Your Block 	\$75,000 \$75,000

~~*Homeowner Repair and Rehabilitative Assistance Program & Business Accelerator Program; Savings from previous years~~

Recommended
Alternate 2026 Action Plan
CDBG Activities

Activity	Funding
• Public Works NW Torino Parkway Sidewalk	\$800,000
• Boat Dock Upgrade for Veterans Park at Rivergate	\$249,000

Next Steps

- **Public Hearing (Today, June 8, 2026)**
- **30-day Comment Period (June 9th through July 8th)**
- **HUD submission (August 15, 2026)**
- **Program year start date (October 1st, 2026)**

City of Port St. Lucie CDBG Program

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Consolidated Plan development in partnership
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Questions and Discussion?