

City of Port St. Lucie
Community Development Block Grant (CDBG)
Discussion of Prioritization for the 2025-26 Allocation
– Program & Project Update –

Neighborhood Services Department
June 16, 2025, City Council Workshop



CDBG by the Department of Housing and Urban Development (HUD)



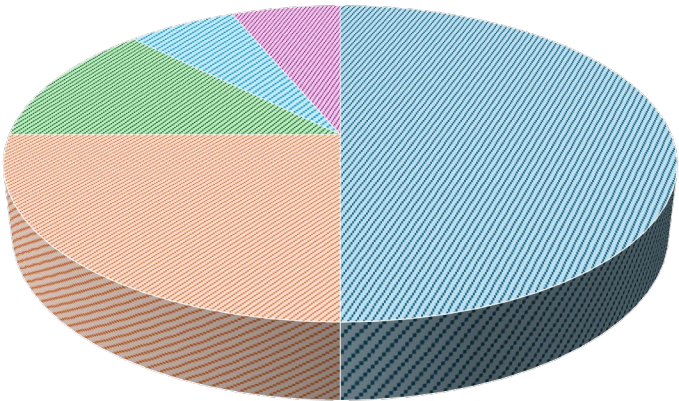
PROGRAM ADMINISTRATION HIGHLIGHTS:

- Enacted by the Housing and Community Development Act in 1974, managed by HUD, celebrated 50 years, entitlement based on population greater than 50,000.
- The City's participation dates to a little less than 50 years.
- Can address infrastructure, economic development, housing, disaster recovery, and other community needs; Flexibility to design based on local needs and priorities. Funds can also address slum and blight or urgent need.
- Low- and moderate-income people are the direct program beneficiaries; 70% of funds must benefit low/moderate income residents. Projects undertaken either in census tracts where 51% are low/moderate residents (46.81% PSL exception criteria) or by qualifying individual households based on income.
- Projects must meet one of **three national objectives: 1) Benefit to low- and moderate- income (LMI) persons, 2) Aid in the prevention or elimination of slums or blight, or 3) Meet a need having a particular urgency (urgent need).**
- Projects undertaken with CDBG must match objectives outlined in the annual action plan and priorities listed in the 5-year consolidated plan, formal amendments can be made, 20% of funds reserved for administration.
- All CDBG projects must be approved by the City Council and HUD.

Forecasted CDBG 5-Year Goals from the Consolidated Plan 2021-2025

CPSL CDBG 5-YR GOALS 2021-25

■ Infrastructure ■ Housing ■ Public Facilities ■ Economic Development ■ Public Services

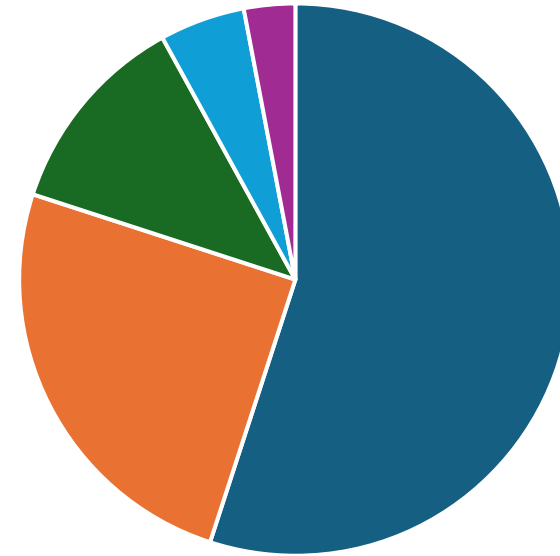


- Infrastructure Improvements (Utilities and Public Works) \$2M (~50%)
- Increase Access to Affordable Quality Housing (Code Compliance, Repair & Rehabilitation, Septic-to-Sewer Connections, and Culvert Assistance Program) \$1,000,000 (~25%)
- Public Facilities Improvements (Parks and Recreation) \$500,000 (~12.5%)
- Economic Development Initiatives (Code Compliance, Business Accelerator Program, Minority Business Development Assistance, and Commercial Façade Improvement Grant) \$250,000 (~6.25%)
- Public Services (Boys & Girls "Mobile" Club) \$250,000 (~6.25%)

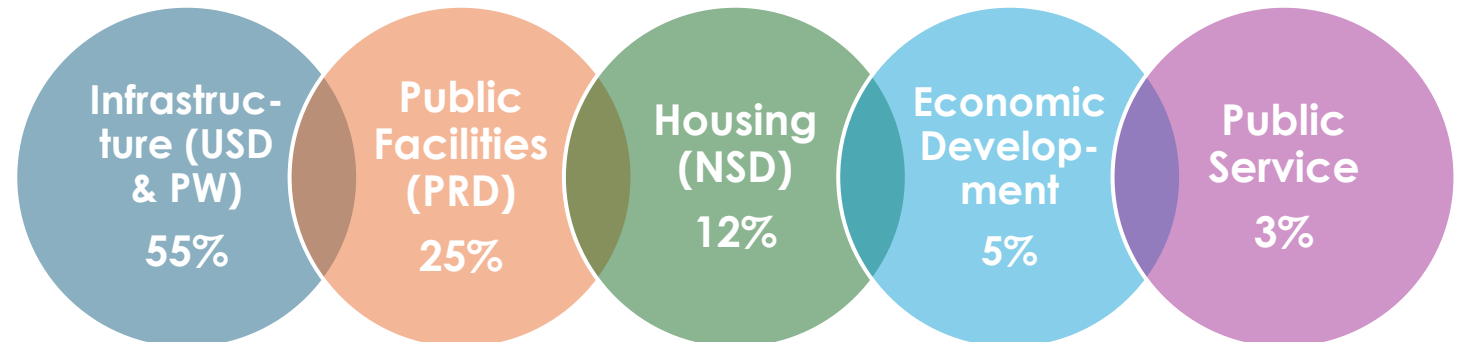
Actual Expenditures (to date) during this 5-Year Consolidated Plan CDBG Period 2021-2024

(FY21/22 – FY23/24)

CPSL CDBG 2021-2024

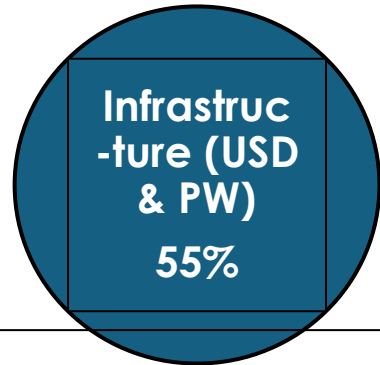


- Infrastructure
- Public Facilities
- Housing
- Economic Development
- Public Services

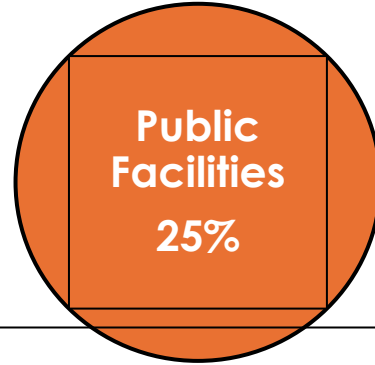


CITY OF PORT ST. LUCIE

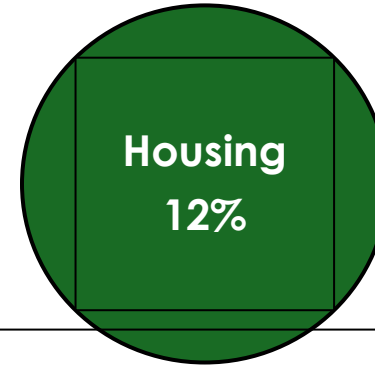
Breakdown of Actual 5-Year Consolidated Plan CDBG Expenditures 2021-2024 (to date by program year or FY21/22 – FY23/24)



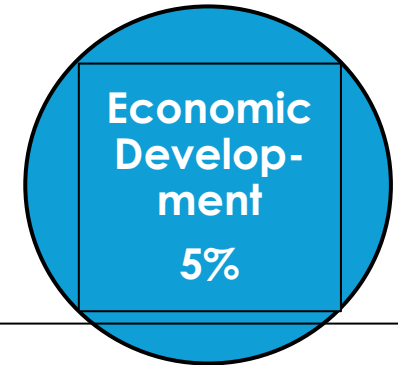
21-22 Sidewalks \$550k
21-22 Culverts \$155k
21-22 Air Release Valves \$130k
22-23 Sidewalks \$175k
23-24 Windmill Point Culverts \$350k
23-24 Sidewalks \$130k
Total = \$1,490,000/\$2.7M (55.2%)



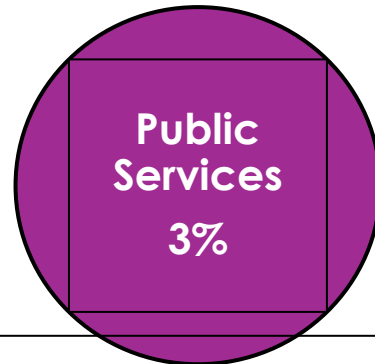
22-23 Whispering Pines Park \$650k
23-24 Lyngate Shade Structure \$30k
Total = \$680,000/\$2.7M (25.2%)



20-21 Homeowner Repair & Rehab \$165k
21-22 Homeowner Repair & Rehab \$75k
22-23 Septic-to-sewer connection \$15k
23-24 Code \$65k
Total = \$320,000/\$2.7M (11.9%)



20-21 Eco Dev Small Business Grant \$20k
21-22 Eco Dev Small Business Grant \$10k
22-23 Minority Business Dev. Agency \$20k
23-24 Eco Dev Small Business Grant \$25k
23-24 Code \$65k
Total = \$140,000/\$2.7M (5.2%)



23-24 Boys & Girls "Mobile" Club \$75k
Total = \$75,000/\$2.7M (2.8%)

Other Notes

Administration:

21-22 Admin \$180k
22-23 Admin \$150k
23-24 Admin \$100k
Total = \$430,000/\$3.13M (13.7%)

Program Income:

21-22 Program Income: Homeowner Repair & Rehab \$36k

22-23 NSP Program Income: Boys & Girls "Mobile" Club \$150k
22-23 Program Income: Eco Dev Small Business Grant \$13k
22-23 Program Income: Homeowner Repair & Rehab \$29k
22-23 Program Income: Homeowner Repair & Rehab \$18k
23-24 Program Income: Septic-to-sewer connection \$23k
Total = \$269,000/\$3.4M (7.9%)

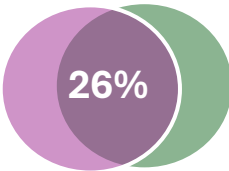
Current 2024-2025 CDBG Program Year project allocations - in progress:



Public Facilities:
24-25 River Place Playground \$250k



Public Service:
24-25 Boys & Girls "Mobile" Club \$75k



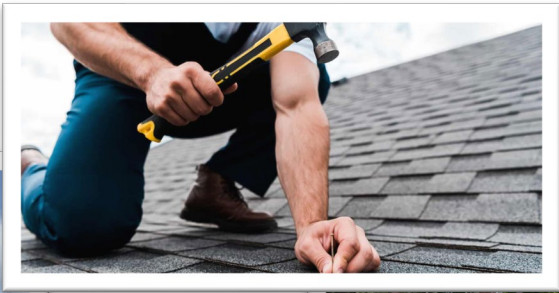
Economic Development & Housing:
24-25 Commercial Code Compliance \$225k



Economic Development:
24-25 Commercial Façade Improvement Grant \$80k
24-25 Small Business Grant \$25k



Housing:
24-25 Septic-to-sewer connection \$100k
24-25 Culvert Assistance Program \$100k



2025-26 CDBG Proposed Budget

2025-26 Allocation	\$1,086,000
Program Administration	(-\$200,000)
Code Compliance	(-\$200,000)
Minority Business Development Agency (MBDA) closure surplus funding from business assistance program	\$20,000
<i>Remainder for 2025-26 allocation prioritization</i>	<i>\$706,000</i>

All Department Proposals Submitted for Prioritization

Activity	Approximate Budget Request (smallest to largest)
CRA Rivergate Parkway sharrows (Bike Route)	\$4,000
Minority Business Development Assistance program funding with WeVenture	\$20,000 (reallocation of surplus funding from previous program)
Continuation of Business Accelerator Program Funding	\$25,000
SE Veteran's Memorial Parkway Sidewalk connection at Post Office	\$60,000
Continuation of Boys & Girls "Mobile" Club program funding	\$75,000
Additional round of Commercial Façade Improvement Grants	Up to \$100,000
Additional funding for septic-to-sewer conversions	Up to \$100,000
Additional funding for culvert assistance	Up to \$100,000
Lyngate Park interior sidewalk lighting materials	\$150,000 (or any part of \$150k, currently in draft 25-26 CIP with labor for a total of \$325k)
Phase 5 of the Whispering Pines Neighborhood Culvert Replacement	\$251,000
Rotary Park lighting and security cameras	\$325,000
Police Athletic League (PAL) gym building renovations at Rotary Park	\$400,000 (up to \$850k depending on final plans/budget)
Winterlakes Park facility & sports lighting materials	\$500,000 (or any part of \$500k, currently in draft 25-26 CIP with labor for a total of \$1.9M)

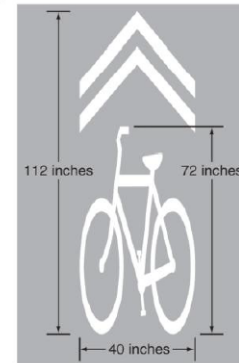
\$2,110,000

New Project Proposal

Activity	Draft Proposals
CRA Rivergate Parkway Sharrows (Bike Route) \$4,000	<ul style="list-style-type: none"> One-time cost to create a southbound bike lane / shoulder on Veterans Memorial Parkway ends north of the right turn lane approaching Rivergate Parkway. Utilizing Rivergate Parkway provides an alternate route for bicyclists to avoid the intersection at Port St. Lucie Boulevard. Connect the existing sidewalks on either side of the post office on Veteran's Memorial Pkwy. Project to serve a low- and moderate-income <u>CDBG areas</u>. Project improves safety – Traffic, Bicycle & Pedestrian Safety & Advance Mobility – Target Zero. Serves the City's Strategic Plan Goal 1: Safe, Clean & Beautiful.



Figure 9C-9. Shared Lane Marking



Marking Locations →



Sign A



Sign B

Thermoplastic Shred Lane Marking - 6 @ \$400 = \$2,400
 May Use Full Lane Sign - 2 @ \$400 = \$ 800
 Shoulder Ends Sign - 1 @ \$400 = \$ 800
TOTAL \$4,000



Current Program Update

Activity	Draft Proposals
weVenture \$20,000	<ul style="list-style-type: none">• Reallocation (rollover of surplus funding) from previous program with Minority Business Development Assistance (MBDA)• Previous program was for a part-time consultant for one year at \$40k (only \$20k utilized).• Goals of partnership: Increase dedicated activities in PSL, free business coaching and low or no-cost business education, business coaches help vet clients from PSL who may benefit from more intensive support to our IGNITE 360 Business Mentorship Programs.• Serve businesses either in the <u>CDBG areas or anywhere else in the City if they are a low-income household.</u>• Serves the City's Strategic Plan Goal 4: Diverse Economy & Employment Opportunities.

DESCRIPTION of weVenture:

- Est. 2007 To help support and grow local small businesses
- Funded in part by a cooperative agreement with the U.S. Small Business Administration to provide technical assistance to local entrepreneurs.
- FREE business coaching, low and no-cost education and mentorship services are open to all individuals regardless of gender, special programming can cater to the unique needs of female entrepreneurs.

Previous MBDA Program Update

Activity	Outcomes & Informational Data
MBDA	<ul style="list-style-type: none">• Expending \$20k in funding, MBDA between Oct. 2022 and June 2023 assisted 87 business owners.• As a result of MBDA going out of business WeVenture has provided a proposal to continue the same small and minority business consulting service (via EDC)



Current Program Update

Activity	Outcomes & Informational Data
Continuation of Business Accelerator Program (BAP) \$25,000 for one fiscal year	<ul style="list-style-type: none">• Program offered by the City for 7 years through the Office of Economic Development• The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of our existing business community.• 39 businesses served with grants, capped at \$5k each grant (reimbursement)• 34 out of 39 (87%) remain in business• 20 out of 39 grants provided with CDBG funding• CDBG funding is used when a qualifying <u>business is either in a CDBG area or anywhere else in the City, if they are a low-income household.</u>• Serves the City's Strategic Plan Goal 4: Diverse Economy & Employment Opportunities.



Fiscal Year	Participants	Graduates	Total grant funding awarded	Total # of grants awarded	# of grants awarded with CDBG funding
2019-2020	25	16	\$25,000	5	3
2020-2021	20	10	\$25,000	5	3
2021-2022	30	25	\$25,000	5	5
2022-2023	47	30	\$30,000	6	2
2023-2024	48	21	\$35,000	7	5
2024-2025	58	35	\$55,000	11	2 (to date)
Total	228	137	\$195,000	39	20

New Project Proposal

Activity	Draft Proposals
SE Veteran's Memorial Parkway Sidewalk connection at Post Office \$60,000	<ul style="list-style-type: none">• One-time cost to provide additional connectivity to Rivergate Park, Veteran's Park, the Post Office, and the commercial areas.• Connecting the existing sidewalks on either side of the post office on Veteran's Memorial Pkwy.• Project to serve a low- and moderate-income <u>CDBG</u> areas.• Project improves safety – Traffic, Bicycle & Pedestrian Safety & Advance Mobility – Target Zero.• Serves the City's Strategic Plan Goal 1: Safe, Clean & Beautiful.

Post Office





Current Program Update

Activity	Outcomes & Informational Data
Continuation of Boys & Girls "Mobile" Club \$75,000 for one fiscal year	<ul style="list-style-type: none">Launched during the COVID pandemic's virtual school mandate and continued due to popularity and strategic planning need to support educational initiatives in the City.Total of \$300,000 funded to date (\$75k per year).Events are held <u>only in parks within the CDBG areas</u>.In the last 4 years served over 10,000 students and families, at over 150 CDBG City events.Serves the City's Strategic Plan Goals 3: Smart & Connected City 4: Diverse Economy & Employment Opportunities and 6: Culture, Nature & Fun Activities.

**"Making Life-Enriching
Proarams Accessible to**



The Boys & Girls Mobile Club gives children in Port St. Lucie FREE access to:

- Life-Enriching Programs
- Unique Experiences
- Tutoring & Homework Help with Certified Teachers
- Free Food & Snacks to Students who Participate

**2023 Roxanne Spillet
Award Winner for Best
New Program**

HONOR AWARDS
FOR PROGRAM QUALITY





Current Program Update

Activity	Outcomes & Informational Data
2nd round of Commercial Façade Improvement Grants \$80k (\$50k-\$100k)	<ul style="list-style-type: none">• This grant program assists property owners or business owners in the restoration, renovation or improvement of their commercial building façade <u>in CDBG areas</u>.• Code violations and CRA areas are part of the criteria.• The program is structured as a matching grant for up to \$10,000 per business. Business must contribute at least 50% of the project cost.• This year 6 out of 8 applicants were awarded funding (anticipated total expenditure \$44k slated to be completed by 9/30/25).• Serves the City's Strategic Plan Goal 4: Diverse Economy & Employment Opportunities.

NOW ACCEPTING APPLICATIONS.

Commercial Façade Improvement Grant Program

\$ UP TO 10,000 IN MATCHING GRANTS

 **PORT ST. LUCIE**
Funded by a federal Community Development Block Grant (CDBG), provides financial support to improve, stimulate economic activity, and attract more customers.



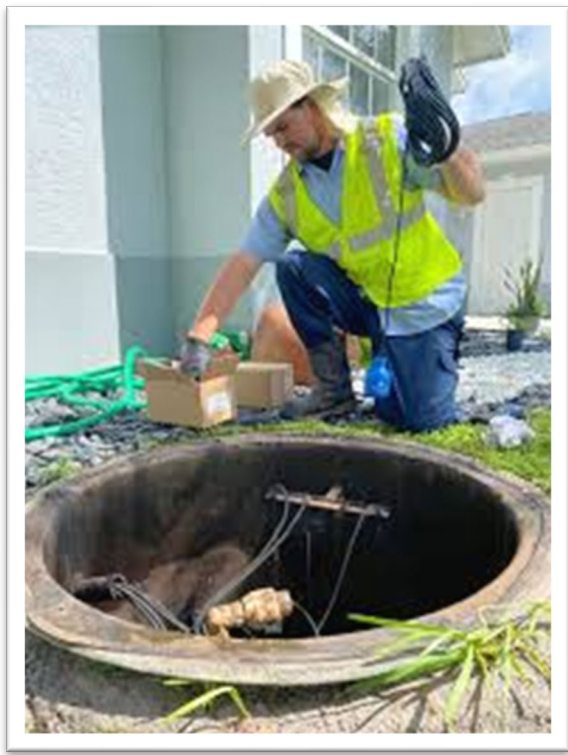
Improvements covered	CRA	Total Project Cost	Approved Match
Washing and painting of building, ADA signage, landscaping, asphalt fixes	No	\$10,000	\$5,000
Painting of building, door & window fixes	No	\$9,000	\$4,500
Landscaping	Yes	\$21,500	\$10,000
Landscaping	Yes	\$20,000	\$10,000
Painting of building	Yes	\$19,800	\$9,900
Tree planting & landscaping	No	\$9,885	\$4,943
Totals	3/6	\$90,185	\$44,343

*2 applications were denied for: not being in an approved area and not proposing an allowable project. Surplus funding was allocated to septic and sewer because of increased demand.

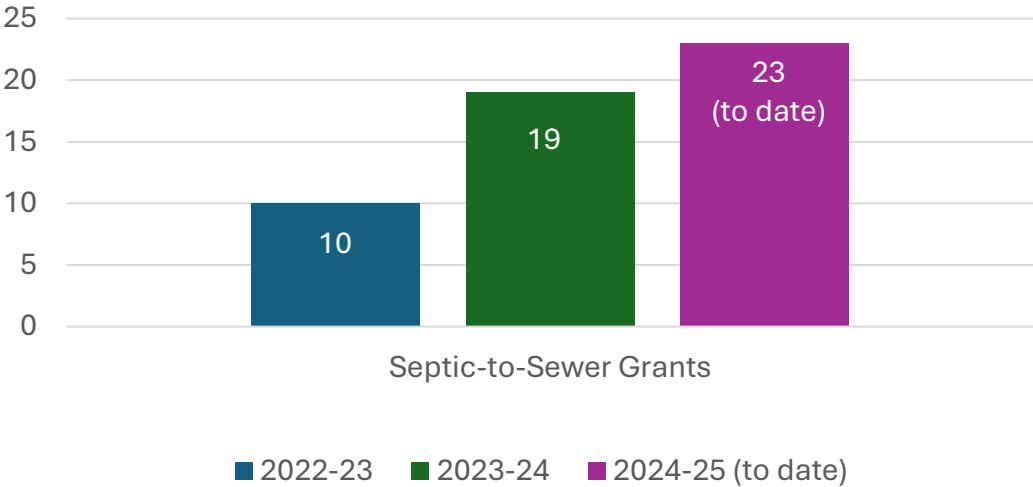


Current Program Update

Activity	Outcomes & Informational Data
Additional funding for septic-to-sewer conversions \$50k-\$100k	<ul style="list-style-type: none">Funding has consistently been expended to support the Utility Systems' loan program by providing grants to approved low-income households <u>located anywhere in the City</u>.In the last 3 years, 52 household grants have been awarded.Total amount expended over these last 3 years is approximately \$330,000.Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, and 5: High-Quality Infrastructure and Facilities.



of Grants Awarded with CDBG Funding





Current Program Update

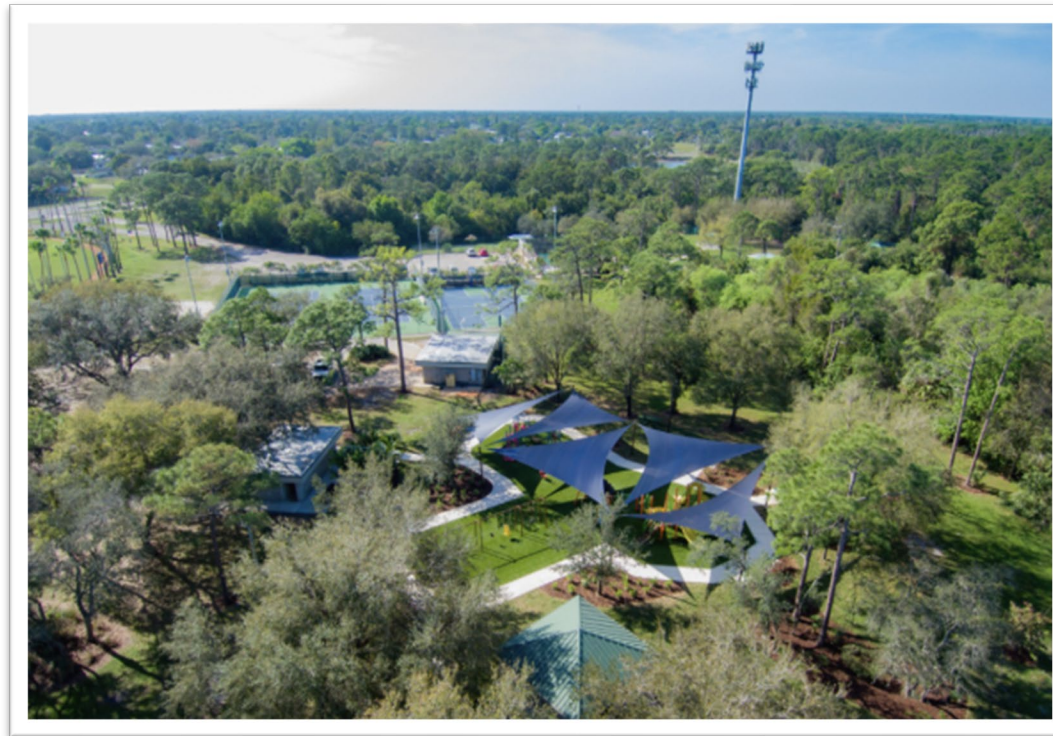
Activity	Outcomes & Informational Data
Additional funding for culvert assistance \$50k-\$100k	<ul style="list-style-type: none">• In collaboration with Public Works (PW) this program is currently being finalized, anticipated to launch in early fall.• Grants for low-income households with failed culverts <u>located anywhere in the City.</u>• Demand is anticipated to be high based on culvert Code case data.• \$80k carryover from previous year, with an additional allocation of anywhere between \$50k-\$100k.• Assistance for up to 20 low-income households with an estimated cost of \$8-\$10k per culvert.• Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, and 5: High-Quality Infrastructure and Facilities.





New Project Proposal

Activity	Draft Proposals
Lyngate Park Security Lighting Project: Up to \$150,000 (Total project cost \$325,00)	<ul style="list-style-type: none">• Interior sidewalk lighting materials• Currently this project is proposed to be funded in the 2025-26 CIP.• Allocating up to \$150,000 from CDBG funds, will create a potential savings in CIP .• Project to serve a low- and moderate-income <u>CDBG area</u>.• Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, 5: High-Quality Infrastructure and Facilities and 6: Culture, Nature & Fun Activities.





New Project Proposal

Activity	Draft Proposals
Phase 5 of the Whispering Pines Neighborhood Culvert Replacement \$251,000	<ul style="list-style-type: none">Construction to replace failed City-owned culvert pipes in 19 new locations:<ul style="list-style-type: none">Kimball Cir. at Kentwood Rd. and at Hillsboro Cir. and at College Park Rd. and at Varsity Ln. and at Skyline St. & Sandbar St.; 3 locations at Hillsboro Cir. & College Park Rd.; Kentwood Rd. & Winter Ln.; Cross St.; Stillman Ave. & Pierson Rd.; Suffolk Ln. at Varsity Rd. and at Hillsboro Cir.; Cherry Hill Rd. at Souris Ave and at Ukana Ct. and at Saturn Ct.; 2 additional locations on Cherry Hill Rd.Project to serve a low- and moderate-income <u>CDBG area</u>.Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, and 5: High-Quality Infrastructure and Facilities.

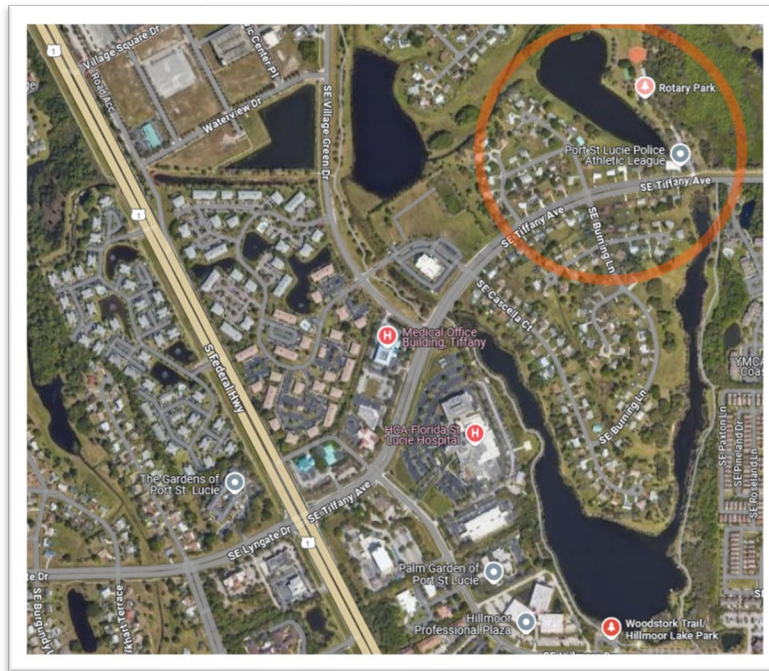
Fiscal Year	CDBG Funding	# of culverts replaced
2019-20	\$62,300	4
2020-21	\$171,000	5
2021-22	\$154,000	7
2023-24	\$345,500	10
Current Ask 2025-26	\$251,000	19





New Project Proposal

Activity	Draft Proposals
Rotary Park Lighting and Security Camera Improvements \$325,000	<ul style="list-style-type: none">• Install energy efficient LED parking lot lighting to improve visibility and security cameras to monitor high traffic and vulnerable areas at Rotary Park.• Addresses lack of adequate lighting and surveillance infrastructure which has contributed to elevated concerns regarding safety.• Project to serve a low- and moderate-income <u>CDBG area</u>.• Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, 5: High-Quality Infrastructure and Facilities and 6: Culture, Nature & Fun Activities.

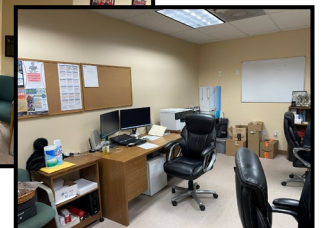
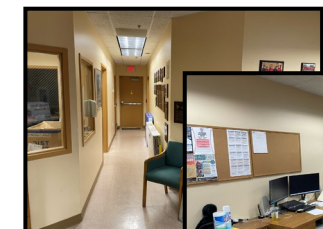
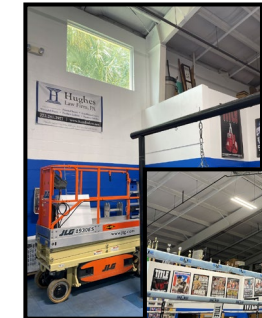
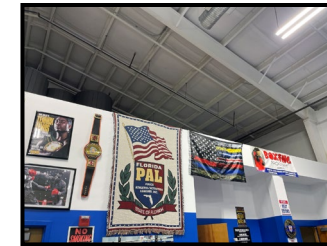


New Project Proposal

Activity	Draft Proposals
Police Athletic League (PAL) gym building renovations at Rotary Park \$350k - \$850k	<ul style="list-style-type: none"> • Renovations can include (projects components will vary based on funding): <ul style="list-style-type: none"> ○ Reconfiguring first-floor office space to create more areas for program use like educational center for Explorers, camps, etc. ○ Relocate first floor offices to upper level to create more usable gym space, adding stairs or elevator, and redoing the flooring. • Project to serve a low- and moderate-income <u>CDBG area</u>. • Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, 5: High-Quality Infrastructure and Facilities, and 6: Culture, Nature & Fun Activities.

CDBG has supported previous PAL building improvements:

Fiscal Year	Project Description	Final Cost
2012-13	Flooring	\$17,700
2015-16	Roof Replacement & Building Improvements (including doors and bathrooms)	\$177,000
2018-19	Shed	\$4,900





New Project Proposal

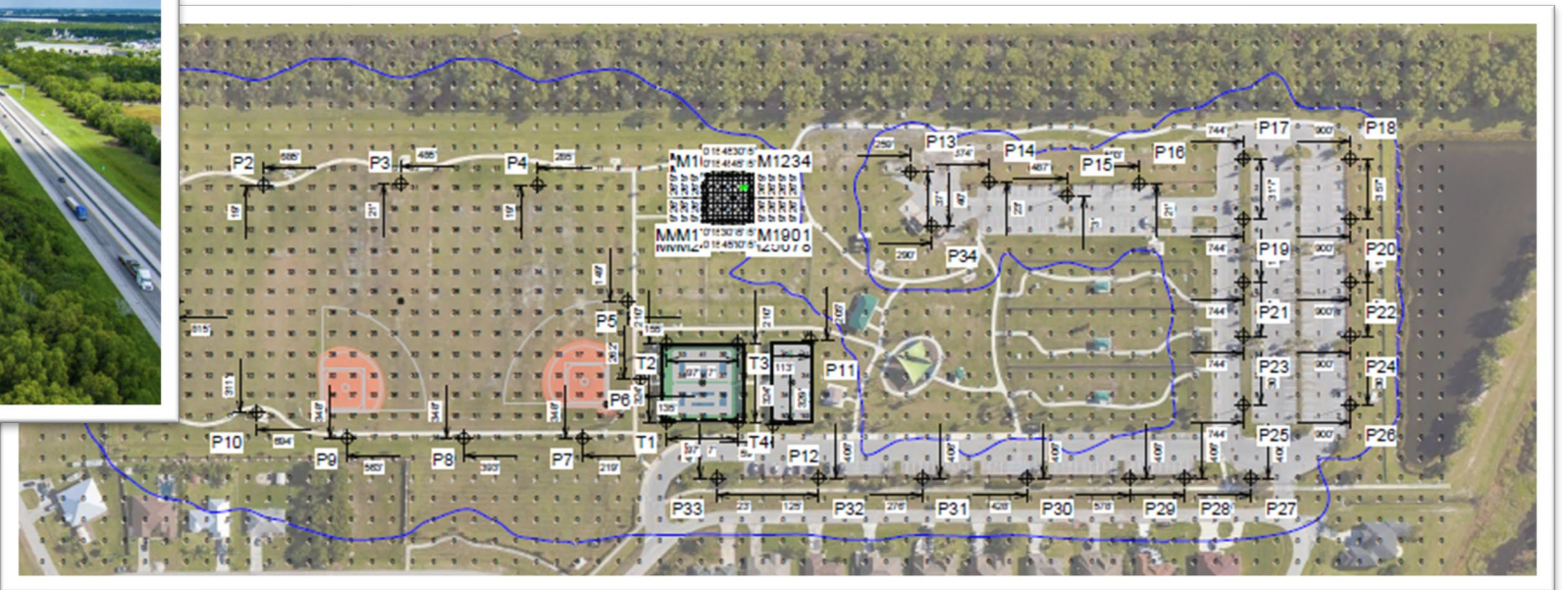
Activity

Winterlakes Park Facility and Sports Lighting materials

**Up to \$500,000
(Total project cost \$1.9M)**

Draft Proposals

- New **sports LED lighting, parking lot lights, and interior walkway lights** will extend the usable hours of the park.
- Currently this project is proposed to be funded in the 2025-26 CIP.
- Allocating up to \$500,000 from CDBG funds, will create a potential savings in CIP .
- Project to serve a low- and moderate-income CDBG area.
- **Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, 5: High-Quality Infrastructure and Facilities, and 6: Culture, Nature & Fun Activities.**



Draft 2025-26 CDBG Allocation Recommendation

Remaining project requests can be included in the Annual Action Plan as Alternates

Activity	Proposed Budget
CRA Rivergate Parkway sharrows (Bike Route)	\$4,000
Minority Business Development Assistance program funding reallocation to WeVenture (reallocation of surplus funding from previous program)	\$17,000
Continuation of Business Accelerator Program funding	\$25,000
Continuation of Boys & Girls "Mobile" Club program funding	\$75,000
Continuation of homeowner septic-to-sewer conversion funding	\$75,000
Continuation of homeowner culvert assistance funding	\$75,000
Continuation of Commercial Façade Improvement Grant funding	\$50,000
OPTION #1 Police Athletic League (PAL) gym building renovations at Rotary Park OR OPTION #2 Phase 5 Whispering Pines Neighborhood Culverts & Lyngate Park sidewalk lighting OPTION #3 Any other combination of activities i.e., reduction of some above proposed projects/programs to potentially fund the Winterlakes Park project.	\$385,000
Total	\$706,000
Tentative Alternates: Options not selected from above and...	
SE Veteran's Memorial Parkway Sidewalk connection at Post Office	\$60,000
Rotary Park lighting and security cameras	\$325,000

Action Items

- Direction on prioritization of final and alternate projects for the 2025-26 funding allocation to be assigned in the 2025-26 CDBG Annual Action Plan (AAP).
- The draft AAP with the recommendations discussed 6/9/2025 & 6/16/2025 will be presented for formal approval on 6/23/2025. the Public Hearing and a 30-day public comment period will be launched 6/23/2025.
- The plan with any comments received during the planning period will be submitted to Department of Housing and Urban Development (HUD) for approval by 8/15/2025.