

# Partnering with Private and Government Funders

Florida Alliance for Community Solutions  
Partnering for an Equitable Future 20<sup>th</sup> Anniversary Summit

---





NEIGHBORHOOD SERVICES

## The Evolution of PSL's Homeownership Assistance Program

# Background & Analysis



~ 120 sq. miles, incorporated in 1961 with a few hundred residents, to today's est. pop. of 245,000 (~ fully built out +/-400,000)



6<sup>th</sup> largest City in Florida, surpassing Tallahassee and Ft. Lauderdale, 92<sup>nd</sup> largest City in the US, by population



Centrally located along Florida's east coast, the largest city between Orlando and Miami, serving as the economic heartbeat of the Treasure Coast



Exponential increase in population and single-family home (SFH) construction (in 2021 averaging over 400 new SFH permits per month, 2022 and 2023 down to a little over 300)



Growing community, growing business and economic development, estimated 35,000-40,000 population increase in the last 3 years; in 22-23 deemed one of the fastest growing cities by the US Census Bureau



75% homeownership rate prior to COVID to 82% today! (National Average is about 65%, St. Lucie County is about 80%), 23.1% of the population is over 65 years old



# Existing Programs



SHIP = strong focus on owner occupied repair and rehabilitation



CDBG entitlement community = strong focus on infrastructure projects



Neighborhood Stabilization Program (NSP 1 & 3 from 2008 & 2011) included foreclosure assistance and most recently SFH construction



Strong support for Water and Sewer connections & stormwater management



Strong support for Economic Development



What is next?





# Challenges with the old model







## Long-term impacts of the Community Land Trust (CLT) model adoption and implementation:

- Subsidy retention for the municipality and the community
- Long-term stewardship
- Dual ownership
- Protections in place



# The Deal

PSL builds the house and sets the criteria, donates the land

CLT of PBC and the TC owns and stewards the land permanently for the common good

CLT of PBC and the TC finds, screens and educates eligible buyers – then, brings them to the closing table (legal splitting of title, land lease, lender security, etc.)





# PSL's National Community survey

THE NCS™  
THE NATIONAL COMMUNITY SURVEY™

Port St. Lucie, FL  
The National Community Survey

Report of Results  
2022

One out of four of the top highlights from 2022

## Employment opportunities are on the rise, but affordability may be a growing concern.

Most aspects of Port St. Lucie's economy remained stable since the previous survey iteration, with a few notable fluctuations.

About 6 in 10 survey participants reported that their business and service environment gave high marks to the city's economic activity and development in 2021.

However, this, residents' concerns about the city's economic activity and development were similar to the previous survey iteration. Housing affordability was a top focus on in the next year.

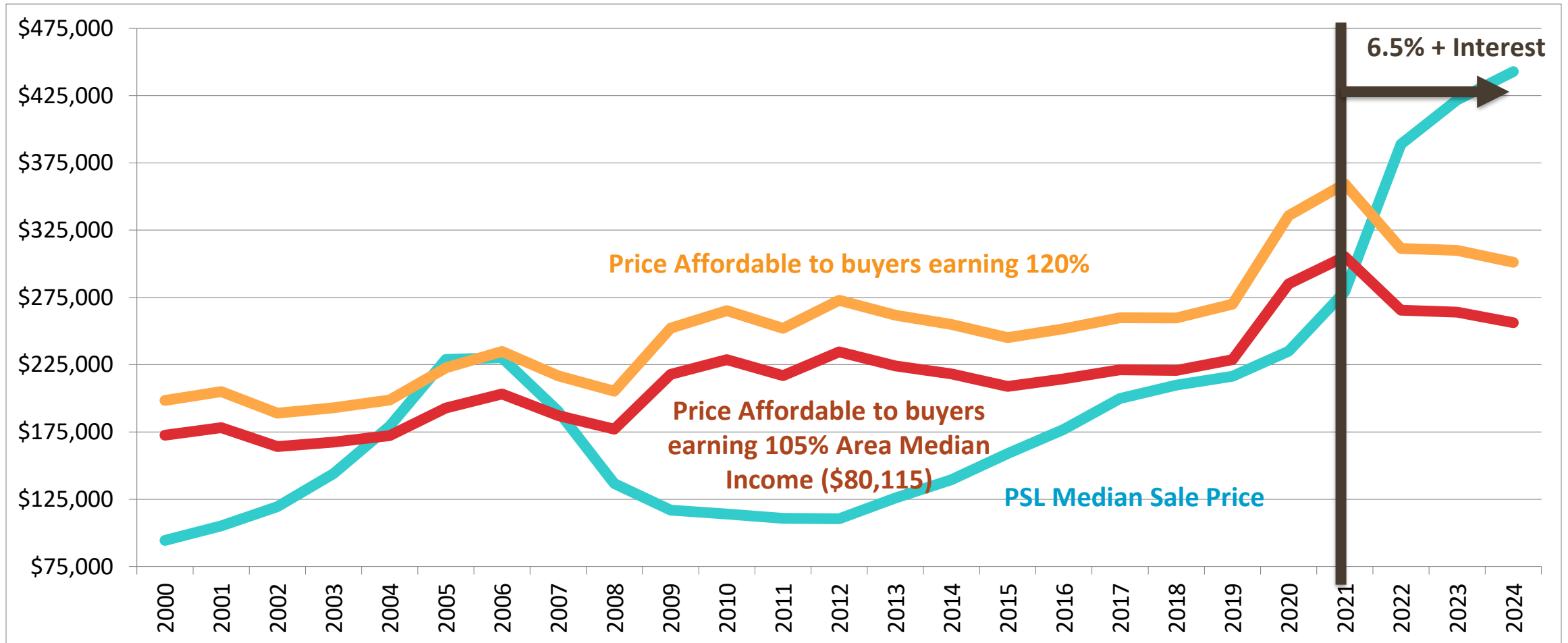
**“When asked to write the top three priorities they would like the City to focus on in the next year, 13% of residents cited concerns regarding the affordability of living in Port St. Lucie, and another 9% requested improvements to various aspects of the City's economic activity and development.”**

requested improvements to various aspects of the City's economic activity and development. However, a bright spot emerged in one specific area of affordability on the survey: favorable ratings for the availability of affordable quality childcare/preschool increased by over 10% in this year's results (from 33% to 47%), showing positive strides toward recovery after a few years of steady decline.





# PSL's 2024 Affordability Gap with interest



# What's next?

- ARPA down payment and closing cost assistance
- MUST be input into the CLT model
- NEW! Buyer-driven Homeownership Assistance Program

## Important Take Aways

- ✓ Education and Outreach
- ✓ Resident Feedback & the National Community Survey
- ✓ The City's Strategic Plan
- ✓ Grant Rules & Regulations



# AMERICAN RESCUE PLAN





# Thank you,



**Alessandra “Alex” Tasca, MEcon**

***Deputy Director***

**Neighborhood Services  
Department**

Tel. 772-344-4084

Email. [atasca@cityofpsl.com](mailto:atasca@cityofpsl.com)

**City of Port St. Lucie | *Heart of the Treasure Coast***

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

