



ANNUAL
REPORT | **2022**
2023



HOME TOGETHER

St. Lucie County's
Homelessness
Strategic Plan

T A B L E O F C O N T E N T S

2021 Identified Key Recommendations of Homeless Plan	2
Letter From Chair	3
Chapter 1: Background Information	4
Chapter 2: Homelessness in St. Lucie County	5
Chapter 3: Areas of Focus	6
Chapter 4: Developing the New Plan	9
Chapter 5: Goals and Action Steps	12
Attachment 1: (Landlord Surveys)	13
Attachment 2: (Out of Reach Report SLC)	18
Attachment 3: (Fair Market Rates SLC)	22

2021 IDENTIFIED KEY RECOMMENDATIONS OF HOMELESS PLAN

By Name List: Employ street outreach workers to develop an active, by-name list to identify and connect personally with as many street people as possible and document their names and other relevant information.

SSI/SSDI Outreach, Access and Recovery (SOAR) trainer: Provide at least one SOAR-trained individual at the Housing HUB to work with the street homeless to generate benefits and income for this population.

Landlord Engagement: Employ a landlord engagement ambassador equipped to offer financial and other supportive incentives to landlords for “providing a second chance” in housing options.

Job Development: Expand the Housing Hub to incorporate a full component of job development, including job creation, seeking out employers who are willing to make concessions, small businesses who are “willing to take a chance” and brainstorming work opportunities that are good for the community.

Legal Assistance: Develop a program of ongoing cooperation with the legal and judicial system in Circuit 19 based on the success of the eviction diversion program as a model to improve the housing stability of low- and moderate-income households.

Rental Assistance: Expand the local resource center component of the Housing HUB to provide a full range of information and referral assistance from prevention through permanent housing including housing payments directly to landlords.

Housing Starts on a Smaller Scale: Pursue housing starts on any county properties or on any other properties that can be acquired at fair market appraisal from existing municipalities or private ownership for use as multi-family affordable housing options, with an emphasis on smaller lots for quadplexes, triplexes or duplexes.

Implement AHAC Recommendations: Revisit the latest recommendations made to the St. Lucie County Board of County Commissioners by the St. Lucie County Affordable Housing Advisory Committee to consider which AHAC recommendations could be implemented in the immediate future, either on a pilot or long-term basis, to facilitate the development of new affordable housing in the community.

Partner with Funders: Continue to partner with developers using tax credits and financing through the Florida Housing Finance Corporation and St. Lucie County Housing Finance

Authority to underwrite bonds for the financing of multi-family unit rentals to assist in adding affordable units to the county.

Activate Homeless Advisory Committee: Work with the St. Lucie County Homeless Advisory Committee, Treasure Coast Homeless Services Council Continuum of Care (CoC), Ft. Pierce Public Housing Authority and other contributing entities in every municipality of the county to further the goals of increasing affordable housing, tailored to local neighborhood conditions, which connects people to stable housing.

Adopt a Landlord Incentive Program: Work with the local Saint Lucie Landlord Association, the Chambers of Commerce and other economic development department initiatives to foster a landlord incentive program to increase landlord willingness to provide access to existing affordable housing units. (See Housing Survey Adapted for St. Lucie County below.)

A LETTER FROM HOMELESS ADVISORY COMMITTEE CHAIR



In the first year of the Homeless Advisory Committee's efforts, we've already had many successful accomplishments. The strides we have taken in the direction of positive change have allowed us the opportunity to identify more that still needs our focus.

This annual report demonstrates the work that this committee has completed and is a testament to the providers in St. Lucie County that are actively engaged in providing services to the homeless. This report highlights their accomplishments in the county and also identifies further action steps needed and helps to highlight the current state of homelessness in our county. Even with our successes, there is still much work to be done.

We have highlighted some extremely important initiatives moving forward, such as a women's shelter and addressing previously under-identified needs of mental and physical health. We have additionally highlighted recommendations to the board to allow us to complete our work more effectively.

I'm excited to continue this journey with the committee and I'm proud of the work that we are accomplishing to help end homelessness on Florida's Treasure Coast.



In Collaboration,

Rayme L. Nuckles, MSH



◀ *The Faces of Success: (top to bottom): Woodstock, Harry, and the Anderson family.*

CHAPTER 1: BACKGROUND INFORMATION

St. Lucie County identified a need to implement a systemic response with actionable strategies to prevent, reduce and end chronic individual homelessness. Thus, the Homeless Advisory Committee (HAC) was established to develop a 10-Year Plan to End Homelessness as conceived by the U.S. Department of Housing and Urban Development.

Brief Overview of St. Lucie County's Home Together Strategic Plan (HTSP)

Target Areas/Groups:

- Veterans
- Street Homeless
- Street Outreach
- Homeless Prevention

Identified Focus Areas Across All Groups:

- Increase Affordable Housing
- Create Solutions for Unsheltered Homeless
- Helping Clients That Exit Find Successful Employment
- Learning from Those Who Have Lived Experience

Continued Goals:

1. Ensure Homelessness is a Rare Experience
2. Ensure Homelessness is a Brief Experience
3. Ensure Homelessness is a One-Time Experience
4. Sustain an End to Homelessness

The HAC is comprised of 9 at-large, appointed members:

Commissioner Cathy Townsend
St. Lucie County Commissioner (Term expires 10/2026)

Councilman Anthony Bonna
City of Port St. Lucie Council Member (Term expires 10/2026)

Commissioner Arnold S. Gaines
City of Fort Pierce Commissioner (Term expires 10/2026)

Kylee Fuhr
At-Large Social Worker/Case Manager (Term expires 8/2026)

Rayme Nuckles
At Large TC Homeless Services Council Rep. (Term expires 02/2027)

Jennifer Harris
At-Large Mental Health Professional (Term expires 10/2026)

[Vacant]
At-Large Banker/Financer w/ AH experience

Debbie Hawley
St. Lucie County School Board (Term expires 01/2024)

Jamie Hannan
At-Large County Business Owner/Stakeholder (Term expires 10/2026)

Troy Ingersoll, Alternate
St. Lucie County School Board (Term expires 01/2024)

Former Members:

Felicity Palma
At-Large Social Worker/Case Manager

Michael Roberts
At-Large Banker/Financer w/AH experience

CHAPTER 2: HOMELESSNESS IN ST. LUCIE COUNTY

1. **PIT NUMBERS:** These numbers represent the number of sheltered, unsheltered and literally homeless individuals in St. Lucie County. An additional 1,792 households were residing in the housing of others (doubled up) and were not counted in these totals.

	January 31, 2022	January 26, 2023	Difference	
Adults	254	286	+32	+13%
Children	54	52	-2	-3%
Total	308	338	+30	+10%

Agencies Providing Data

Unsheltered - New Horizons, St. Lucie County School District, Angels of Hope Outreach, Treasure Coast Homeless Services Council, UP Center, Mustard Seed, SLC Salvation Army, CareerSource, RiteLife, REACH Church

Sheltered - Housing Hub Residential, Children's Home Society

2. 2022 St. Lucie County Homeless Spending Summary via TCHSC Annual Report:

St Lucie County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$4,372,278	938	2,142
Utilities	\$183,022	446	1,178
Case Management/Health	\$114,061	3,652	9,042
Food	\$41,076	2,883	7,389

3. Contributors to Homelessness in this County.

We understand that one of the contributing factors in St. Lucie County is the extreme rise in housing costs and inflation. This paired with the extremely limited availability of empty units has made placing individuals in safe, long-term, affordable housing an ongoing challenge.

According to data pulled from the Out of Reach assessments, in Port St. Lucie, an individual must be making between \$25 and \$35 an hour to afford a modest 2-bedroom apartment. This is simply out of reach for many individuals living in the county. All it takes is one financial crisis for a family to suddenly find themselves facing homelessness. *Please see Attachment 2: Out of Reach Report for St. Lucie County.*

CHAPTER 3: AREAS OF FOCUS

1. *Ensure Homelessness is a Rare Experience*

a) The Housing HUB Pilot Program was finalized in February 2021 and continues, with the help of partner agencies, to serve a dual purpose as a co-located local resource center and a residential program. The HUB provides 24 beds for single homeless males who show a commitment to working on transforming their lives. The program provides employment preparation, career exploration, sober support groups, mental health assessment/referrals, opportunities for community volunteerism, legal assistance and assistance in finding permanent housing. Since its inception on February 1, 2021, 213 formerly homeless individuals have successfully exited the program.

Two full-time staff members have been hired to operate out of the Housing Hub in alignment with needs outlined by the HTSP, including a psychologist trained in SOAR who is involved in street outreach and aids the residents and clients at the Housing Hub.

b) A family coordinator was added to provide services to families with children and/or single women. These are individuals and families experiencing homelessness who cannot receive traditional services through the Housing Hub and typically arrive at the TCHSC via walk-ins or referrals from community partners, where they may access housing assistance.

c) TCHSC continues to utilize state funding to house men at the Housing Hub and assist in securing safe housing upon exiting the shelter. Funds have been requested from

the United Ways of both St. Lucie and Okeechobee for added program support for the family coordinator, case management and street outreach. TCHSC additionally secured a five-year grant commitment from the Bernard A. Egan Foundation in 2021. The TCHSC, with guidance from the HAC, will continually conduct grant research and seek varied means of funding to support the program activities outlined in the HTSP.

d) The TCHSC continues to take the lead as the CoC in the region regarding tracking and defining the current state of homelessness in St. Lucie County and has made note of an upsurge in homeless individuals in the county, according to the most recent Point in Time (PIT) report. The TCHSC's annual report findings also highlighted the difficulty of the current rental market in St. Lucie County, highlighting that, to afford fair market rent in 2023, individuals would need to make an hourly rate of at least \$22.31 to afford a simple 1-bedroom dwelling. Thus, providing access to affordable rentals is an ongoing endeavor.

e) The HAC continues to build momentum on a common vision of addressing homelessness in St. Lucie County, by prioritizing needs laid out by the HAC, the city, the county and partners in the CoC. Focus includes specific veteran assistance, ending chronic homelessness and addressing the homelessness of unaccompanied youth.

f) The HAC continues to provide guidance to all partners of the CoC who participate in the implementation of the HTSP by enacting best practices and

enhancing service delivery to ensure cost-effective solutions. By utilizing the Housing Hub as a central point of all services, the TCHSC is able to reduce duplication of services at each location and streamline appropriate care for each individual's needs.

St. Lucie County recently entered into a contract with an engineering firm to provide engineering, design and permit readiness services for a veteran's village project. This project will see the repurposing of a local depot building to transform into a veterans village with affordable housing made available specifically for veterans and a veterans assistant center co-located, which will provide supportive services to veterans. The veteran's village project is a two-year program that assists individuals to move on to other permanent supportive housing options.

Additionally, the St. Lucie County Community Services Department spearheaded a public/private initiative where the county formed a partnership with Blue Sky Communities, LLC. to establish Blue Sky Landings, a development that will provide 164 units focused on extremely low-, low- and medium-income households in the county. The first phase of 82 units is anticipated to open in August 2023, while the second phase will open the remaining 82 units by January 2024. Blue Sky Landings will be made up of two buildings, each hosting 16 one-bedroom units, 48 two-bedroom units and 18 three-bedroom units.

2. Ensure Homelessness is a Brief Experience

- a) The HAC continues to press for affordable housing recommendations to be adopted by appropriate local boards.
- b) The HAC continues to work with the Affordable Housing Finance Board to promote the tax credit multi-family project.

3. Ensure Homelessness is a One-Time Experience

- a) The CoC, under the guidance of the HAC, continues to increase services in St. Lucie County for all individuals experiencing homelessness, with a focus on veterans, through the Housing Hub. TCHSC currently has 12 full-time staff members in the Housing Hub to provide services through both the rapid re-housing and SSVH programs.
- b) Through the aid of a legal advisor and healthcare navigation through the Housing Hub, the TCHSC is able to utilize social determinants of health models to more accurately and swiftly meet the needs of those experiencing homelessness in the county. This allows the TCHSC and its partners to ensure better housing-first assistance.

4. Sustain an End to Homelessness

- a) The county passed a discount for road impact fees for affordable housing last year.
- b) Members and collaborators of the HAC continue to work with the Economic Development Board to increase the options for low-income housing in the county. The aforementioned Blue Sky Landings project is a direct example of the great

accomplishments that can come from this continued collaboration.

c) The HAC will continue to identify opportunities to purchase and/or rehabilitate dilapidated housing in the community to rehouse people living in substandard housing. This includes pursuing and securing both partners and funders through the CoC, which focuses on capital improvement and housing initiatives for low-income and underserved regions.

d) The TCHSC is the designated grantee of Supportive Services for Veteran Families (SSVF) funding and utilizes the SSVF program to continue providing outreach while collaborating with local partners to receive active referrals through the Housing Hub. This program is accomplished in collaboration with the U.S. Department of Veteran Affairs, the St. Lucie County Veteran Services Office and other veteran-facing organizations in the county. To further serve the county's veteran population, the TCHSC has applied for funding from the following sources:

- United States Department of Labor Homeless Veterans Reintegration Program (HVRP)
- United States Department of Veteran Affairs
 - » Supportive Services for Veteran Families (SSVF)
 - » Staff Sergeant Gordon Fox Suicide Prevention Grant Program (SSG Fox SPGP)

If/when awarded, these grants will provide an accumulative \$1.75 million added to the CoC specifically for veteran-related care. The SSVF funding has been approved and the others expect to report in June and August.

CHAPTER 4: DEVELOPING THE NEW PLAN

Identified Challenges and Needs:

▶ After 5 p.m., there is no resource in the county to provide information outside of 911 and 211. TCHSC is researching the possibility of new website software that would include an online, interactive information hub. Additional funding may be needed to support website development and online support activities.

▶ The TCHS specifically requested financial support from the City of Fort Pierce and the City of Port St. Lucie to fund the Housing Hub, as requested by the HAC. The City of Port St. Lucie has delayed its decision. The City of Fort Pierce has plans to provide funding in fiscal year 23/24.

▶ The efficiency of this committee is limited due to a lack of staffing budget to collaborate and implement the recommendations put forth by the HAC and the county. Therefore, the HAC will study the funding needs of the committee and prepare a budget accordingly for the St. Lucie County Board of County Commissioners to consider for fiscal year 24/25.

▶ The committee recommends creating a Landlord Engagement Specialist role in order to accomplish goals in a timely manner.

Moving forward: The committee recommends that all new strategies align with the new federal 'All In' plan to end homelessness. Which can be found here: https://www.usich.gov/All_In.pdf

All In: The Federal Strategic Plan to Prevent and End Homelessness highlights key strategies. The committee plans to follow these six core components when developing the new plan:

1. Spearhead an all-of-government effort to end unsheltered homelessness.

▶ St. Lucie does not have enough shelter resources. The addition of a women's shelter and, eventually, a family shelter would help attain this goal.

2. Evaluate coordinated entry and provide tools and guidance on effective assessment processes that center equity, remove barriers, streamline access and divert people from homelessness.

▶ TCHSC, as the lead of the CoC and the lead HMIS agency, is proactively working towards training the community on coordinated entry processes.

3. Increase availability of and access to emergency shelters, especially non-congregate shelters and other temporary accommodations.

▶ St. Lucie County does not currently have an emergency shelter for women and families. The men's emergency shelter at the Housing Hub has limited capacity and is often at capacity.

4. Solidify the relationship between CoC, public health agencies and emergency management agencies to improve coordination when future public health emergencies and natural disasters arise.

▶ The Community Services Department often receives requests for emergency housing after storms. Processes to address this would be important to develop.

5. Expand the use of "housing problem solving" approaches for diversion and rapid exit.

▶ This includes exploring options that the household may not have felt comfortable exploring on their own; Such as mediating a conflict with a family member or connecting to community resources like health, social services, and employment.

6. Remove and reduce programmatic, regulatory and other barriers that systematically delay or deny access to housing for households with the highest needs.

▶ The Live Local Act is a comprehensive, statewide workforce housing strategy designed to increase the availability of affordable housing opportunities for Florida's workforce who desire to live within the communities they serve. This Act, also known as SB 102, provides historic funding for workforce housing.

Health & Mental Health: The committee further recommends that new strategies include prioritizing the healthcare and mental health needs of those experiencing homelessness, as this is an extremely important factor in well-being and sustained housing success.

Healthcare: Ensuring that those experiencing homelessness have access to the same healthcare resources as everyone else should be a key priority for the county when facing the issue of homelessness.

This is further worsened by the fact that most individuals experiencing homelessness are more at risk of health ailments than most (reference chart on next page). Addressing literal healthcare needs through a housing-first lens helps agencies understand that for most of the individuals they serve, housing is health.

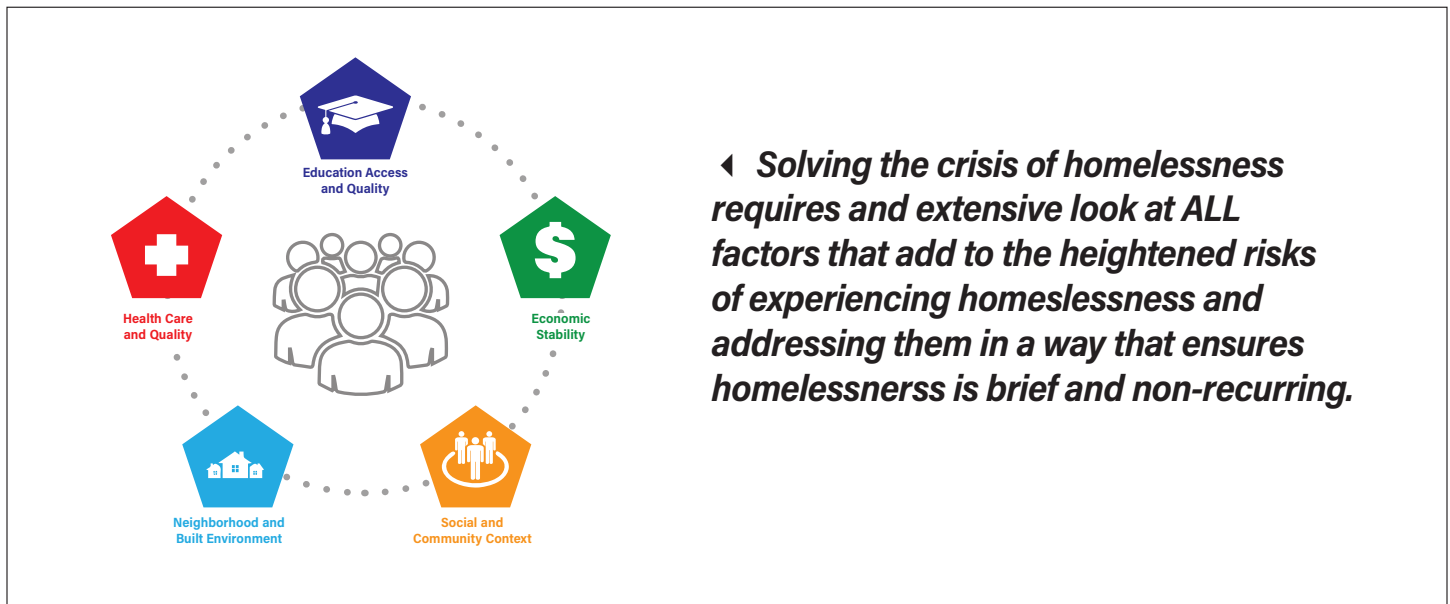
Mental Health: The most common types of mental illness among people experiencing homelessness are affective disorders such as depression, bipolar disorder, schizophrenia, anxiety disorders and substance abuse disorders¹

Mental illnesses often lead to cognitive and behavioral problems that can make it difficult to earn a stable income or to carry out daily activities in ways that encourage stable housing. Although, several studies agree that individuals with mental illnesses often find themselves homeless, primarily as the result of poverty and a lack of low-income housing. The combination of mental illness and homelessness can lead to other factors, such as increased levels of alcohol and drug abuse and violent victimization, highlighting the connection between health and homelessness²

Studies also show that homelessness can be a traumatic event that influences a person's symptoms of mental illness. Experiencing homelessness can be related to higher levels of psychiatric distress, increased alcohol use and lower levels of perceived recovery in people with previous mental illness.³

Citations:

1. Substance Abuse and Mental Health Services Administration, Key Substance Use and Mental Health Indicators in the United States: Results from the 2016 National Survey on Drug Use and Health <https://www.samhsa.gov/data/sites/default/files/NSDUH-FFR1-2016/NSDUH-FFR1-2016.htm>.
2. S. Fazel et al. The prevalence of mental disorders among the homeless in western countries: Systematic review and meta-regression analysis. PLoS Medicine, Volume 5, Pages e225, December 2008.
3. National Coalition for the Homeless, "Mental Illness and Homelessness," http://www.nationalhomeless.org/factsheets/Mental_Illness.pdf.



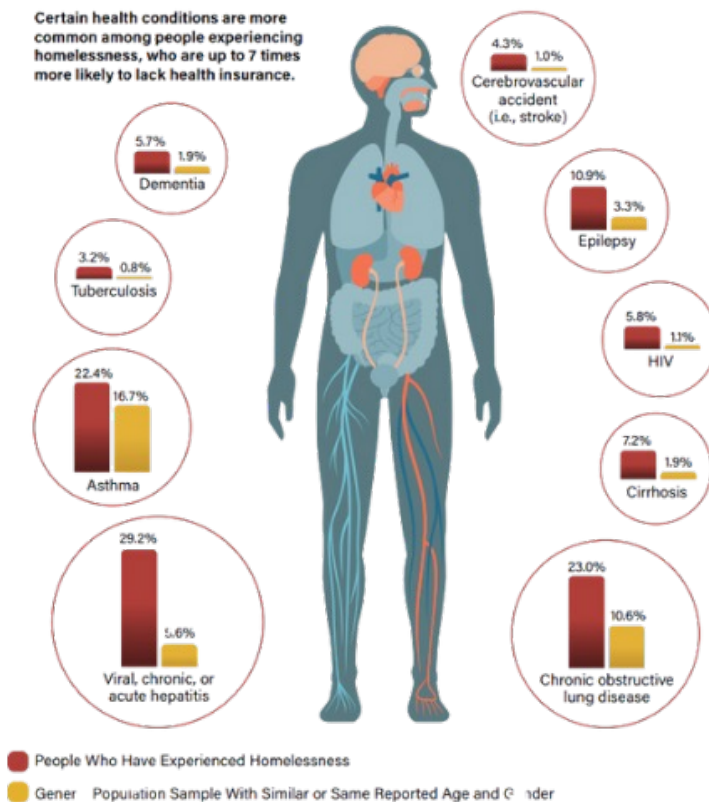
To better serve individuals experiencing homelessness and ensure that they have access to addressing their physical and mental health needs, the committee strongly supports the creation and continuation of community-based services that make health services accessible to those individuals where they currently reside. An example of this would be the collaboration seen at the Housing Hub:

- ▶ The HANDS Clinic brings its mobile unit to the Housing Hub every Thursday to provide healthcare navigation and access to primary care services to residents of the shelter and homeless individuals in the community. After being seen on the mobile unit, individuals receive additional services at their physical location. These services include dental, dermatology, women's health services, cardiology, allergists and managed referrals to an extensive specialist network.

- ▶ The HANDS Clinic is additionally aiding in providing nutrition guidance for residents, especially those with pre-existing health concerns that are related to diets, such as diabetes and obesity.

- ▶ New Horizons comes twice a week to provide substance abuse and mental health services to residents of Housing Hub.

Examples like The HANDS Mobile are a cost-effective way to provide healthcare in underserved communities. The St. Lucie County Board of County Commissioners purchased the mobile unit with CARES funds. Providing care one day per week at the Housing Hub, 50 weeks per year, costs \$29,500. The price includes a paid provider, driver, supplies, gas and insurance. One year of service on the mobile unit provides \$545,750 in care to community residents.



CHAPTER 5: GOALS AND ACTION STEPS

Accomplished Goals

- ✓ Established a homeless advisory committee.
- ✓ Have one SOAR trained individual at the Housing Hub to work with street homeless.
- ✓ Created an annual presentation to the St. Lucie County Board of County Commissioners, including outcomes, challenges and progresses to be used to review and make future revisions to the plan.
- ✓ Conducted a landlord survey.

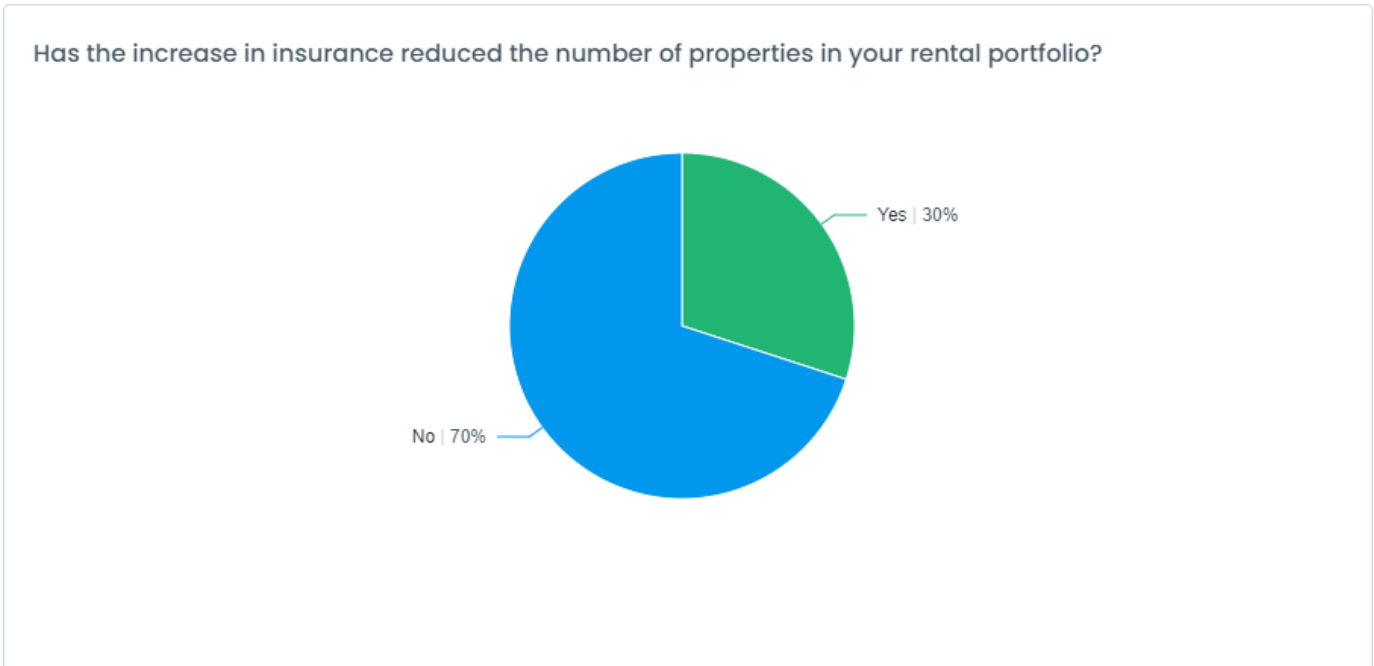
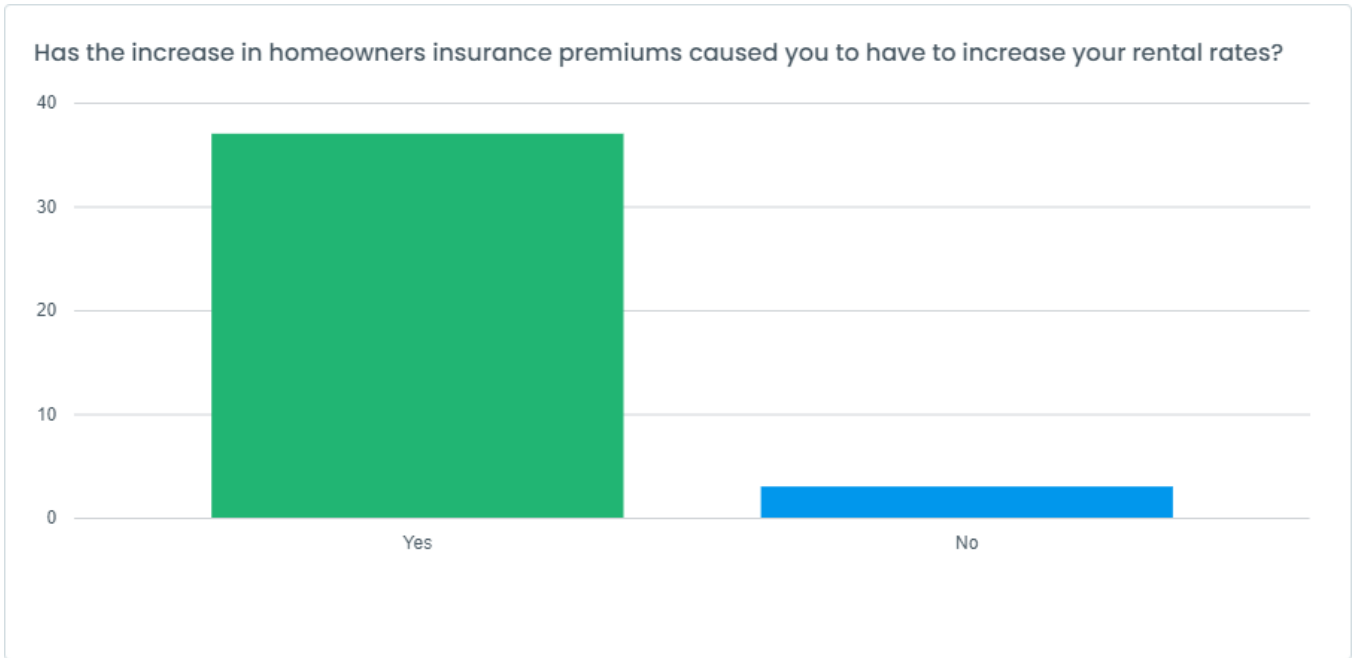
In Progress Goals

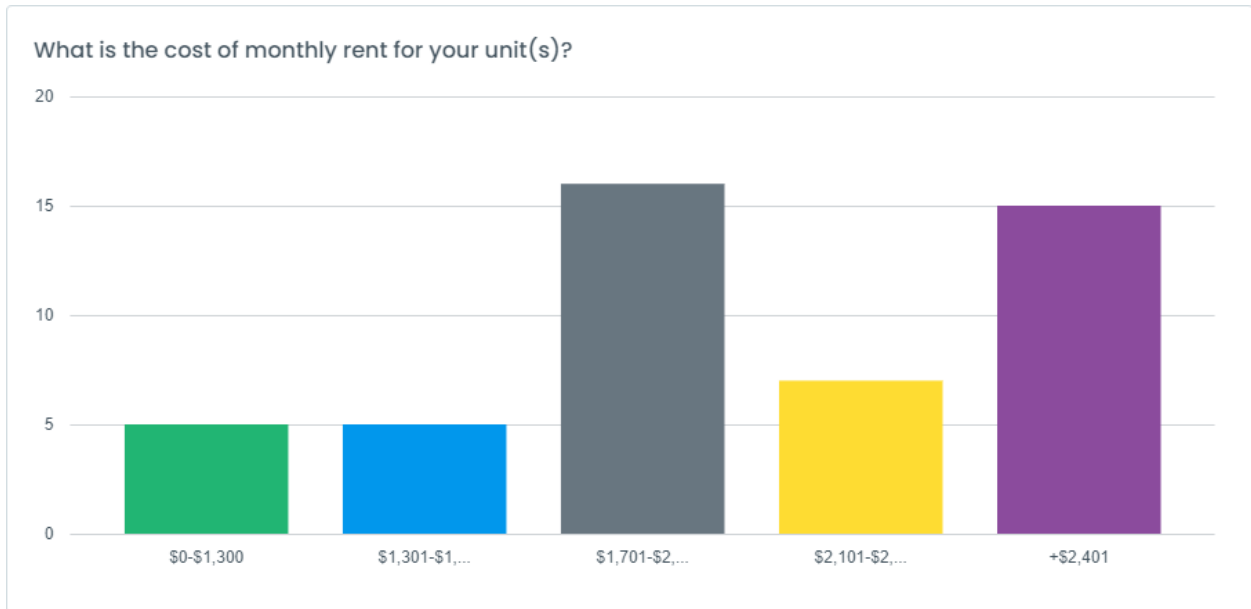
- ▶ Requested budget funding from St. Lucie County, City of Fort Pierce and City of Port St. Lucie for the creation of an adult women's homeless shelter.
- ▶ Meetings with each city annually, developing an agenda that outlines the intended parties. .
- ▶ Hire a Landlord Engagement Specialist.

Action Steps

- ▶ The HAC will study the funding needs of the committee and prepare a budget accordingly for the St. Lucie County Board of County Commissioners to consider for fiscal year 24/25.
- ▶ Requested budget funding from St. Lucie County, City of Fort Pierce and City of Port St. Lucie for the creation of an adult women's homeless shelter.
- ▶ Meetings with each city annually, developing an agenda that outlines the intended parties.
- ▶ Develop a workshop on homelessness for the collaboration with both cities.
- ▶ Hire a Landlord Engagement Specialist, currently seeking funds for this role.
- ▶ Analyze the results from the landlord survey to better understand the challenges faced by landlords and their properties.
- ▶ Increase efforts to secure additional funding from national and local funding sources to support the expansion of key homeless prevention efforts, with a focus on marginalized groups, veterans, women and children.

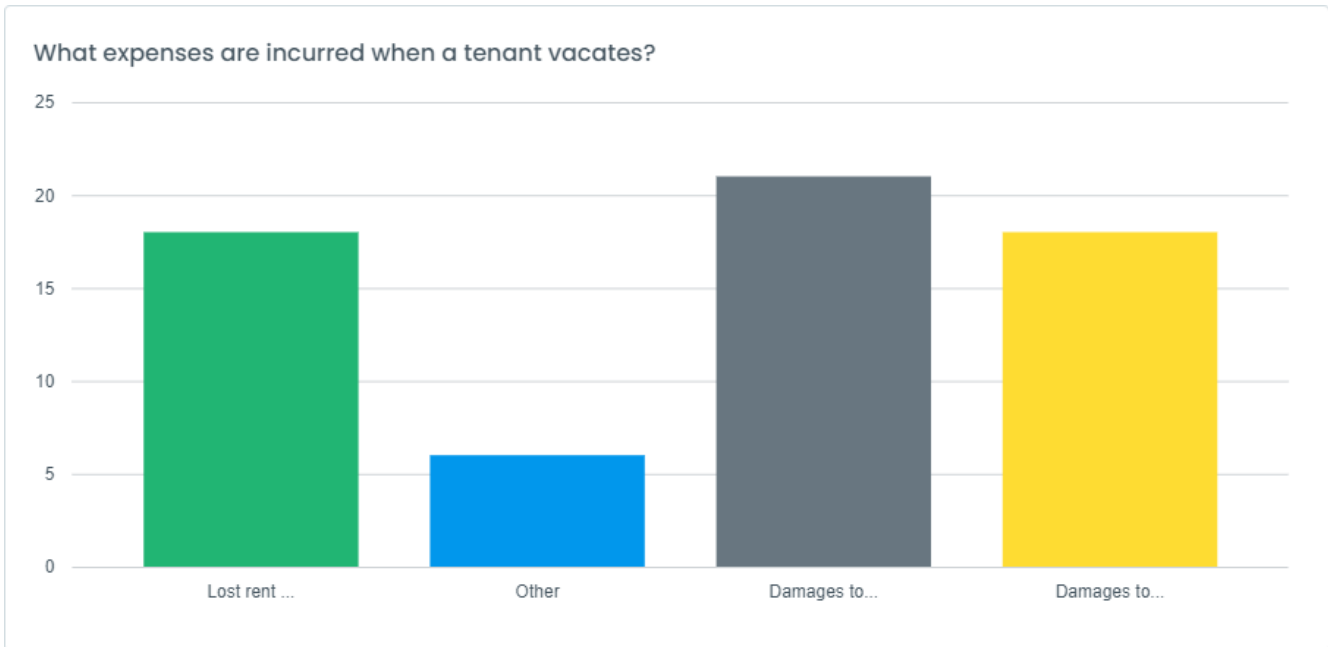
ATTACHMENT 1: KEY FINDINGS FROM THE LANDLORD SURVEY





Monthly Rent

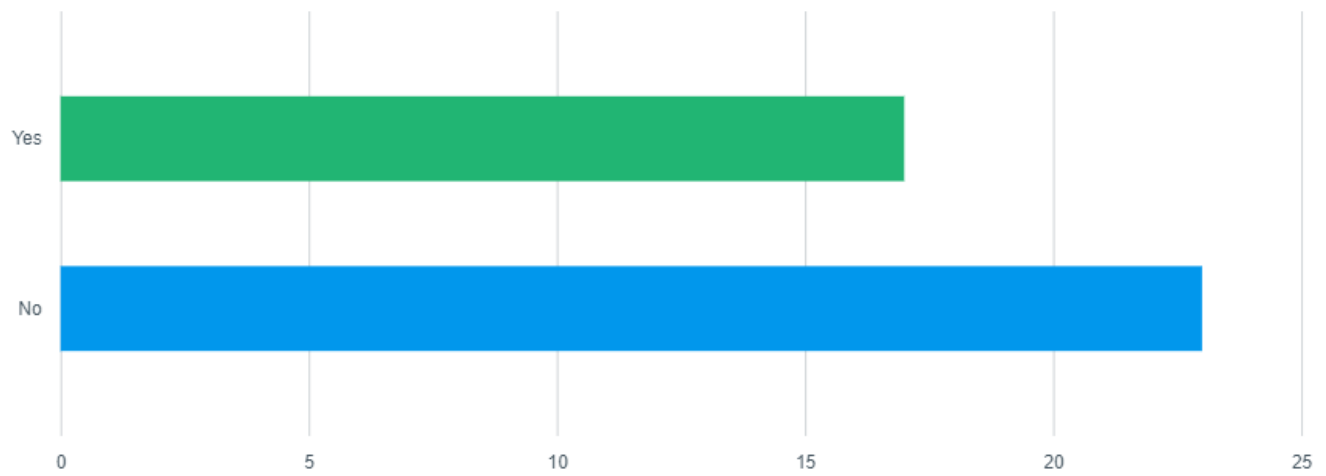
10.42% - \$0-1,300 | 10.42% - \$1,300-1,700 | 33.33% - \$1,701-2,100 | 14.58% - \$2,102-2,401 | 31.25% - \$2,401 +



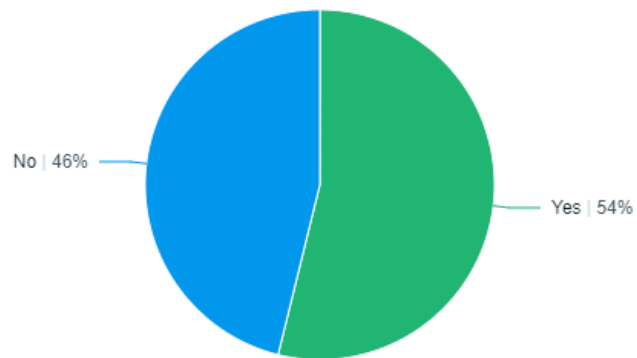
Expense Incurred

34.49% - Damages to Property | 31.03% - Damages to Appliances | 29.31% - Lost Rental Income | 5.17% - Other

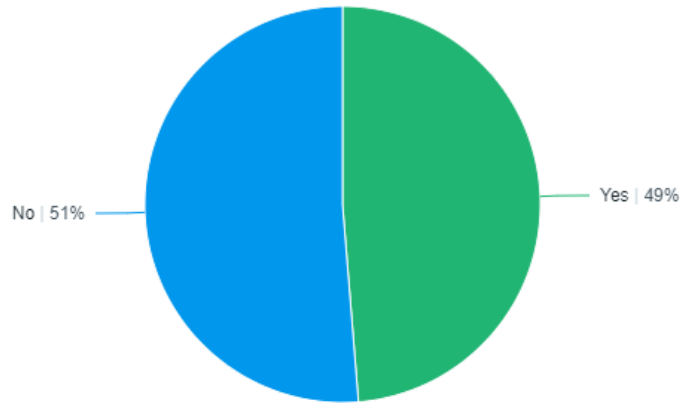
Do security deposits received cover the expenses you incur when a tenant vacates the property?



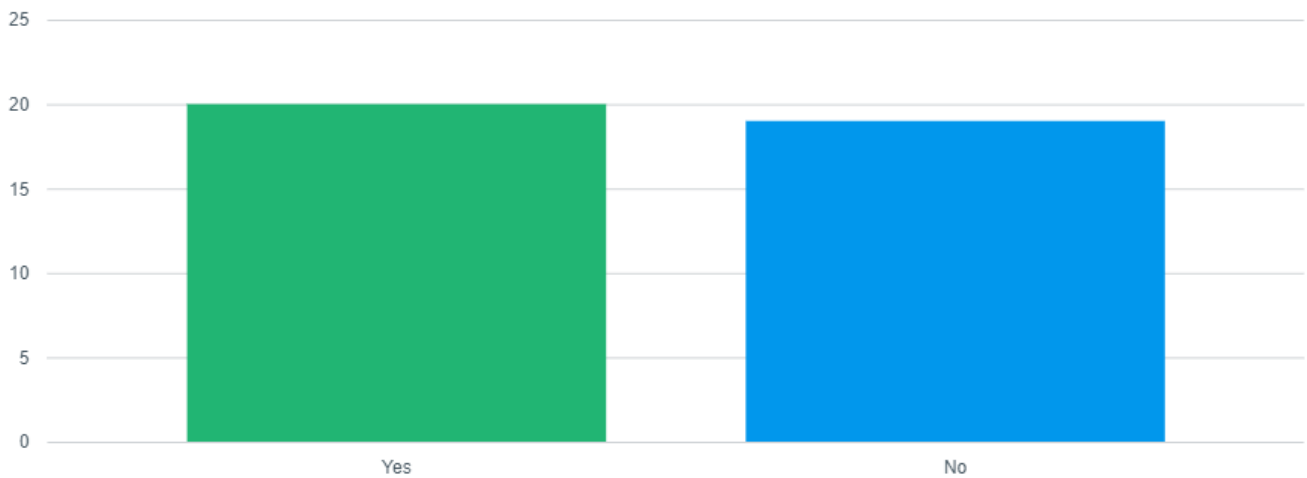
If funding was available to compensate your losses, would this enable you to keep your rent affordable?

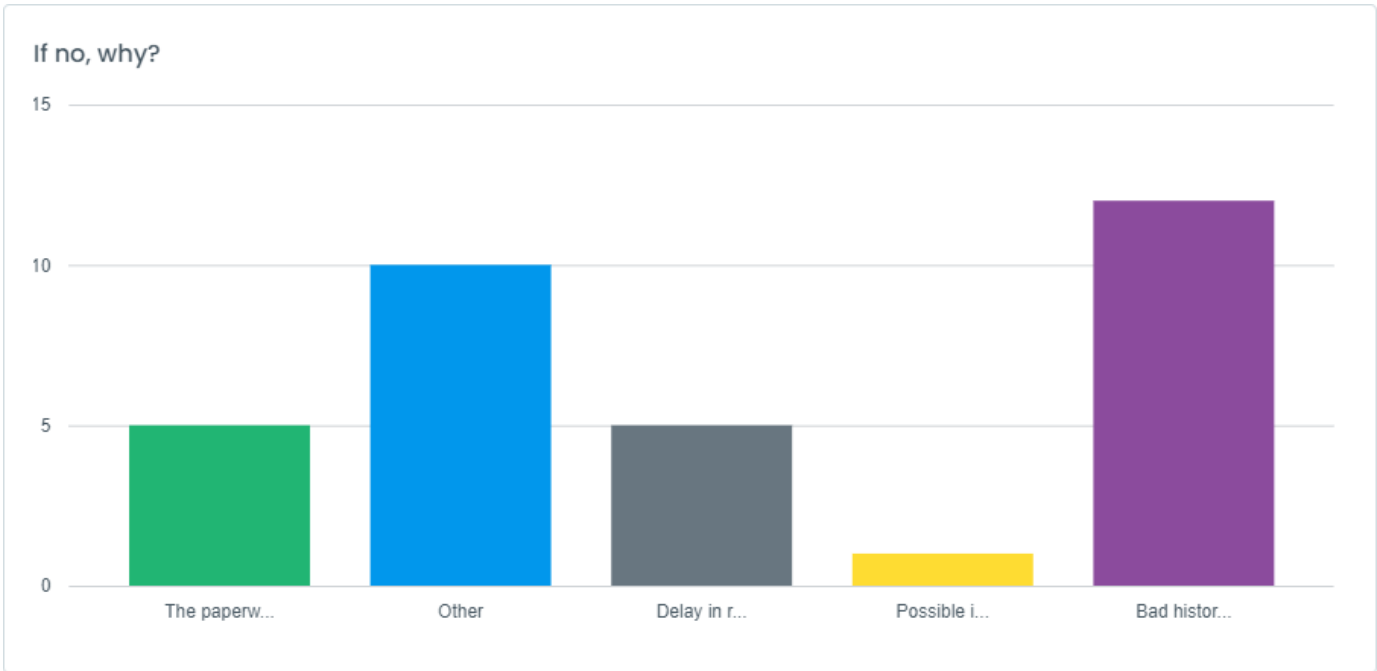


Would you accept move in and/or short term rental assistance?

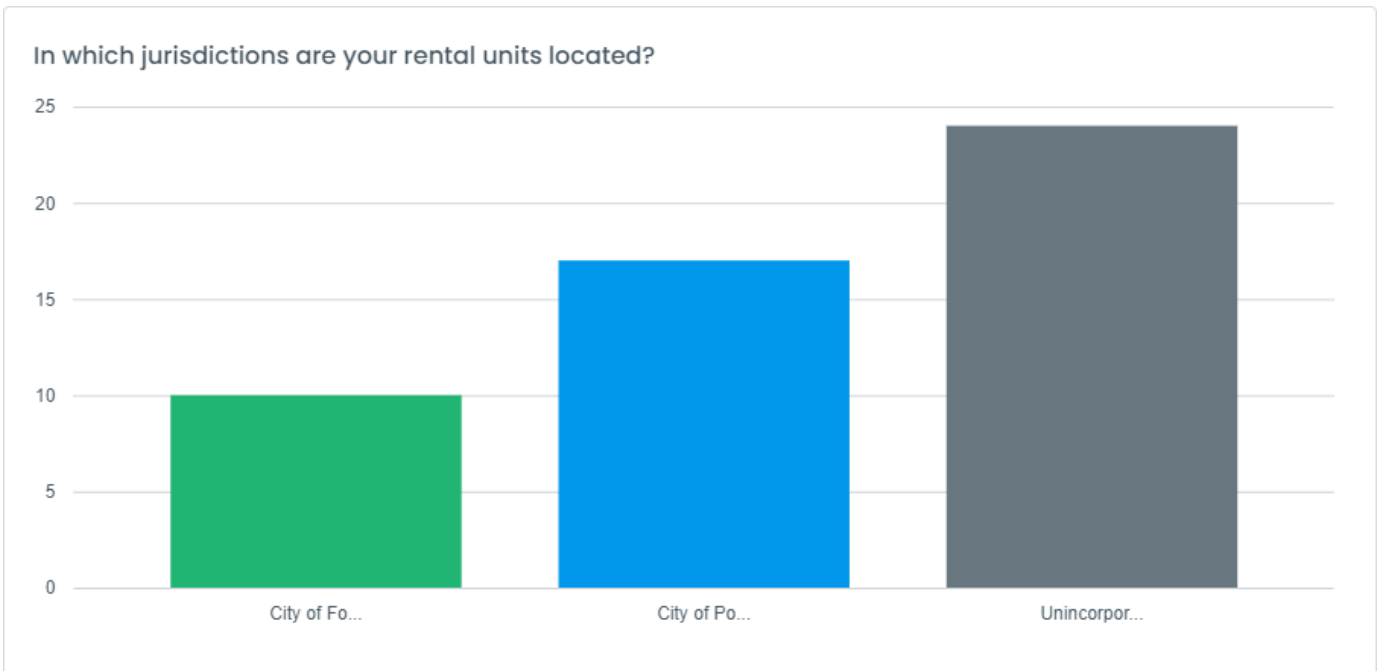


If funding was available to increase the security deposit, would you be willing to rent to tenants with barriers to rental.





35.29% - Bad History with Voucher Tenants | 28.27% - Other | 14.71% - The Paperwork is too Time Consuming | 14.71% - Delay in Receiving Payment | 7.02% - Possible inspection



47.06% - Unincorporated | 33.33% - City of Port Saint Lucie | 19.61% - City of Fort Pierce

ATTACHMENT 2: OUT OF REACH REPORT SLC



Out of Reach (/oor)

Attachment 2: Out Of Reach Report

Florida Vs. St. Lucie County

Florida

[Out of Reach \(/oor\)](#) [About Out of Reach \(/oor/about\)](#) [View State Data \(/oor/state/al\)](#)

#11 Florida

[View State Map \(/oor\)](#)

SELECT STATE:

Select a state...

State Facts

MINIMUM WAGE	\$11.00
2-BEDROOM HOUSING WAGE	\$30.59
NUMBER OF RENTER HOUSEHOLDS	2,736,789
NUMBER OF RENTER HOUSEHOLDS BELOW 30% AMI	550,124
PERCENT OF RENTER HOUSEHOLDS BELOW 30% AMI	20%
NUMBER OF RENTER HOUSEHOLDS BELOW 50% AMI	936,573
PERCENT OF RENTER HOUSEHOLDS BELOW 50% AMI	34%

Affordable Rent for Low Income Households

Minimum Wage Worker

\$572/mo

Household at 30% of Area Median Income

\$645/mo

Household at 50% of Area Median Income

\$1,076/mo

Fair Market Rent

1-Bedroom Fair Market Rent

\$1,312/mo

2-Bedroom Fair Market Rent

\$1,591/mo

Working at minimum wage

\$11.00/hr

Each week you have to work

92 HOURS

To afford a modest 1 bedroom rental home at Fair Market Rent

DOWNLOAD STATE REPORT

CONNECT TO NETWORK
Florida

da%20modest%20home%20at%20https%3A%2F%2Fnlihc.org%2Foor)

(https://www.facebook.com/sharer/sharer.php? u=https%3A%2F%2Fnlihc.org%2Foor)

(https://twitter.com/intent/tweet text=%23OOR23%20shows%20f

Compare Jurisdictions **SELECT 2 JURISDICTIONS TO COMPARE:** Florida Port St. Lucie MSA

	Florida	Port St. Lucie MSA
Number of Households		
TOTAL	8,157,420	188,294
RENTER	2,736,789	43,257
PERCENT RENTERS	34%	23%
Housing Wage		
ZERO-BEDROOM	\$22.85	\$22.17
ONE-BEDROOM	\$25.23	\$22.31
TWO-BEDROOM	\$30.59	\$28.04
THREE-BEDROOM	\$40.29	\$37.87
FOUR-BEDROOM	\$48.33	\$43.56
Fair Market Rent		
ZERO-BEDROOM	\$1,188	\$1,153
ONE-BEDROOM	\$1,312	\$1,160
TWO-BEDROOM	\$1,591	\$1,458
THREE-BEDROOM	\$2,095	\$1,969
FOUR-BEDROOM	\$2,513	\$2,265
Annual Income Needed to Afford		
ZERO-BEDROOM	\$47,518	\$46,120
ONE-BEDROOM	\$52,485	\$46,400
TWO-BEDROOM	\$63,622	\$58,320
THREE-BEDROOM	\$83,809	\$78,760
FOUR-BEDROOM	\$100,519	\$90,600
Minimum Wage		
MINIMUM WAGE	\$11.00	\$11.00
RENT AFFORDABLE FOR A FULL-TIME WORKER AT MINIMUM WAGE	\$572	\$572
Work Hours/Week at Minimum Wage		
ZERO-BEDROOM	83	81
ONE-BEDROOM	92	81
TWO-BEDROOM	111	102
THREE-BEDROOM	147	138
FOUR-BEDROOM	176	158
Supplemental Security Income (SSI) Payment		
SSI MONTHLY PAYMENT	\$914	\$914
RENT AFFORDABLE TO SSI RECIPIENT	\$274	\$274
Income Levels		

	Florida	Port St. Lucie MSA
30% OF AREA MEDIAN INCOME (AMI)	\$25,819	\$25,440
50% OF AREA MEDIAN INCOME (AMI)	\$43,032	\$42,400
MEDIAN RENTER HOUSEHOLD INCOME	\$49,763	\$50,923

Rent Affordable at Different Income Levels

30% OF AREA MEDIAN INCOME (AMI)	\$645	\$636
50% OF AREA MEDIAN INCOME (AMI)	\$1,076	\$1,060
MEDIAN RENTER HOUSEHOLD INCOME	\$1,244	\$1,273

Median Wages for State's Most Common Occupations

Occupation	Total Employment	Median Hourly Wage
FAST FOOD AND COUNTER WORKERS	183,470	\$12.81
CASHIERS	217,210	\$13.29
HOME HEALTH AND PERSONAL CARE AIDES	69,050	\$13.91
JANITORS AND CLEANERS, EXCEPT MAIDS AND HOUSEKEEPING CLEANERS	124,950	\$13.92
WAITERS AND WAITRESSES	193,290	\$14.39
RETAIL SALESPERSONS	298,000	\$14.64
SECURITY GUARDS	86,890	\$14.69
FOOD PREPARATION WORKERS	72,080	\$15.05
RECEPTIONISTS AND INFORMATION CLERKS	71,810	\$15.51
LABORERS AND FREIGHT, STOCK, AND MATERIAL MOVERS, HAND	123,610	\$16.12
NURSING ASSISTANTS	89,110	\$16.19
LANDSCAPING AND GROUNDSKEEPING WORKERS	86,920	\$16.22
STOCKERS AND ORDER FILLERS	239,510	\$16.56
COOKS, RESTAURANT	119,690	\$16.79
CUSTOMER SERVICE REPRESENTATIVES	250,410	\$18.39
MEDICAL SECRETARIES AND ADMINISTRATIVE ASSISTANTS	69,250	\$18.42
OFFICE CLERKS, GENERAL	193,710	\$18.64
FIRST-LINE SUPERVISORS OF FOOD PREPARATION AND SERVING WORKERS	79,970	\$18.67
MAINTENANCE AND REPAIR WORKERS, GENERAL	98,760	\$19.12
SECRETARIES AND ADMINISTRATIVE ASSISTANTS, EXCEPT LEGAL, MEDICAL, AND EXECUTIVE	105,100	\$19.18
ALL OCCUPATIONS	9,210,870	\$20.47
BOOKKEEPING, ACCOUNTING, AND AUDITING CLERKS	106,700	\$22.21
FIRST-LINE SUPERVISORS OF RETAIL SALES WORKERS	71,040	\$22.93
HEAVY AND TRACTOR-TRAILER TRUCK DRIVERS	99,490	\$23.42
ONE-BEDROOM HOUSING WAGE		\$25.23
SALES REPRESENTATIVES OF SERVICES, EXCEPT ADVERTISING, INSURANCE, FINANCIAL SERVICES, AND TRAVEL	91,690	\$27.06
SALES REPRESENTATIVES, WHOLESALE AND MANUFACTURING, EXCEPT TECHNICAL AND SCIENTIFIC PRODUCTS	81,750	\$29.16
FIRST-LINE SUPERVISORS OF OFFICE AND ADMINISTRATIVE SUPPORT WORKERS	96,520	\$29.87
TWO-BEDROOM HOUSING WAGE		\$30.59
ACCOUNTANTS AND AUDITORS	92,760	\$36.80
REGISTERED NURSES	197,630	\$38.99
Occupation	Total Employment	Median Hourly Wage
GENERAL AND OPERATIONS MANAGERS	180,440	\$44.77
SOFTWARE DEVELOPERS	73,090	\$53.91

Interested in learning more about how these numbers are calculated? Download a guide on how to use the numbers and where the numbers come from. Or Contact Us (mailto:research@nlhrc.org) for more information.

ATTACHMENT 1: KEY FINDINGS FROM THE LANDLORD SURVEY



FY2023 SMALL AREA FMRs FOR ST. LUCIE COUNTY, FL

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

St. Lucie County is part of the **Port St. Lucie, FL MSA**.

St. Lucie County, FL Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
34945	\$1,100	\$1,110	\$1,390	\$1,880	\$2,160
34946	\$890	\$890	\$1,150	\$1,540	\$1,770
34947	\$980	\$990	\$1,240	\$1,670	\$1,930
34948	\$1,170	\$1,180	\$1,480	\$2,000	\$2,300
34949	\$1,230	\$1,230	\$1,550	\$2,090	\$2,410
34950	\$890	\$890	\$1,150	\$1,540	\$1,770
34951	\$960	\$960	\$1,210	\$1,630	\$1,880
34952	\$1,270	\$1,280	\$1,610	\$2,170	\$2,500
34953	\$1,450	\$1,460	\$1,830	\$2,470	\$2,840
34954	\$1,170	\$1,180	\$1,480	\$2,000	\$2,300
34957	\$1,110	\$1,110	\$1,400	\$1,890	\$2,180
34972	\$1,040	\$1,120	\$1,280	\$1,650	\$1,990
34979	\$1,170	\$1,180	\$1,480	\$2,000	\$2,300
34981	\$1,040	\$1,040	\$1,310	\$1,770	\$2,040
34982	\$1,020	\$1,030	\$1,290	\$1,740	\$2,000
34983	\$1,380	\$1,390	\$1,750	\$2,360	\$2,720
34984	\$1,420	\$1,430	\$1,800	\$2,430	\$2,800

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
34985	\$1,170	\$1,180	\$1,480	\$2,000	\$2,300
34986	\$1,460	\$1,470	\$1,850	\$2,500	\$2,870
34987	\$1,710	\$1,720	\$2,160	\$2,920	\$3,360
34988	\$1,170	\$1,180	\$1,480	\$2,000	\$2,300
34990	\$1,550	\$1,560	\$1,960	\$2,650	\$3,050
34994	\$1,130	\$1,140	\$1,430	\$1,930	\$2,220

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[FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#) |

Technical Problems or questions? [Contact Us](#).



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