

Heritage & Opportunity Alliance

Master Theory of Change Binder - HOA + Three Committees

Preserving Heritage. Building Opportunity. Organizing Community Power.

2026-2036 Strategic Theory of Change | East Stuart, Florida

Evidence note: external statistics establish context and support causal mechanisms. HOA planning targets are explicitly labeled as targets and are not presented as forecasts.

Binder guide

This binder contains the complete HOA-wide theory followed by deep-dive theories for Committees 1, 2 and 3. Each section uses the same evidence architecture: factual condition -> formal theory -> programs -> committee linkage -> outcomes -> KPIs -> planning anchors.

PART I - HOA-WIDE THEORY

Executive Positioning

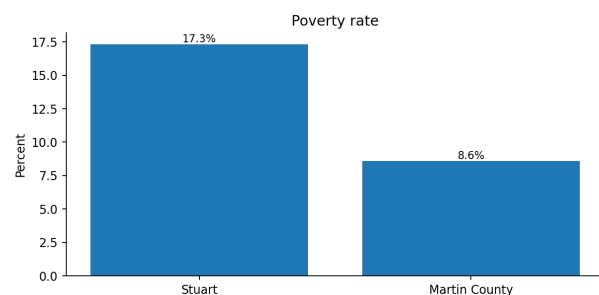
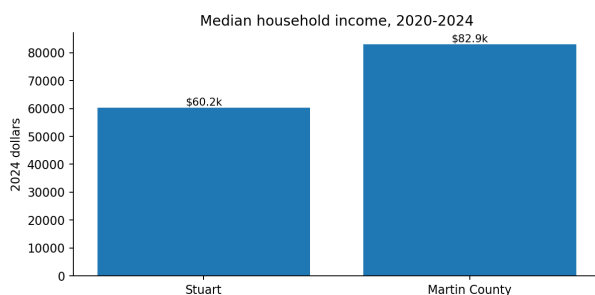
HOA is a place-based community development and community wealth-building institution for East Stuart. It connects preservation, property stability, youth development, workforce preparation, enterprise, productive land, public history and civic participation into one reinforcing system.

HOA succeeds when preservation produces stability, education produces mobility, employment produces advancement, enterprise produces ownership, and regional growth produces measurable benefit for existing East Stuart residents.

Baseline: the prosperity and ownership gap

HOA starts with measurable conditions. Citywide Stuart statistics are not a substitute for an East Stuart-specific baseline, but they establish the broader environment. HOA should build a neighborhood-level baseline in Year 1 using consistent geography.

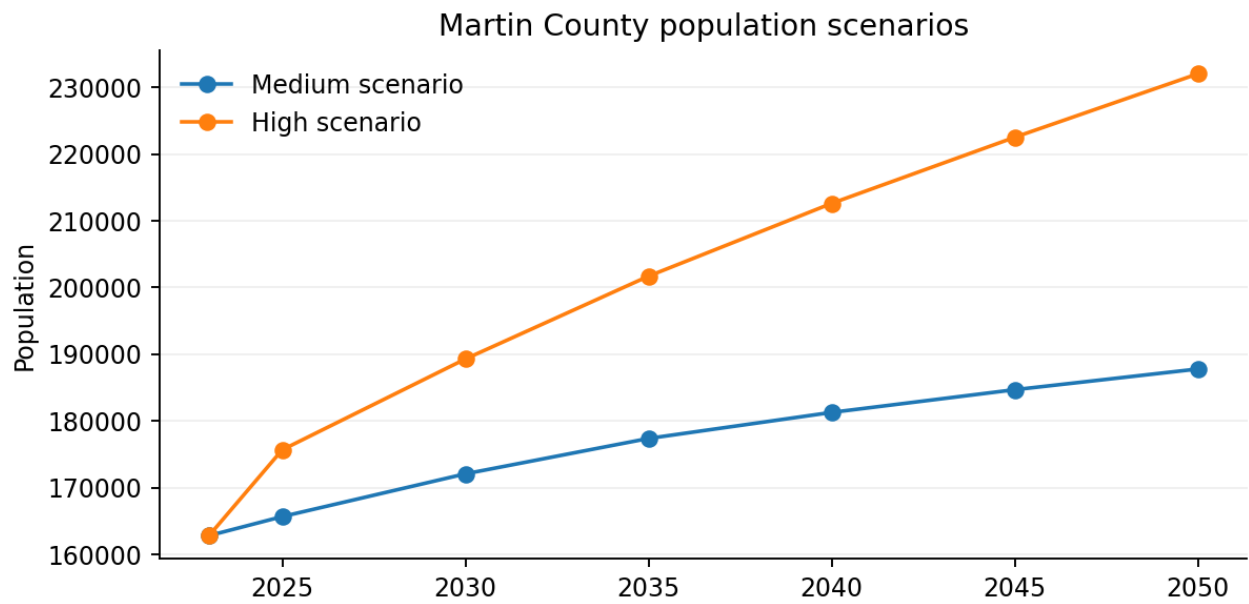
Indicator	Stuart	Martin County	Strategic meaning
Median household income	\$60,225	\$82,943	Stuart is \$22,718 lower, about 27.4% below the county median. [1][2]
Poverty rate	17.3%	8.6%	Stuart is about 2.0x the county rate. [1][2]
Owner-occupied housing	58.9%	79.6%	A 20.7-percentage-point ownership gap. [1][2]
Civilian labor force 16+	56.0%	52.0%	Participation alone does not show job quality, retention, wage progression or wealth; HOA tracks all four. [1][2]



Stuart owner occupancy is 58.9% versus 79.6% countywide. Median Stuart home value is \$329,400 and median gross rent is \$1,586. [1][2]

Why growth raises the stakes

Stuart's V2024 estimate was 19,566, up 12.2% from its 2020 V2024 estimate base. Martin County's 2025 estimate is 166,272. BEBR's 2024 projection series places Martin County at 187,800 residents in 2050 under its medium scenario and 232,000 under its high scenario. These are scenarios, not guarantees; the strategic point is that continued regional growth can increase land values, housing demand, labor demand, consumer demand and redevelopment pressure. [1][2][13]



Stuart is already diverse: 12.0% Black, 21.3% Hispanic/Latino, 13.5% foreign-born and 18.7% of residents age 5+ speak a language other than English at home. HOA treats diversity as an economic participation issue: skills, capital, homeownership, business ownership and civic access determine whether demographic change produces shared prosperity. [1]

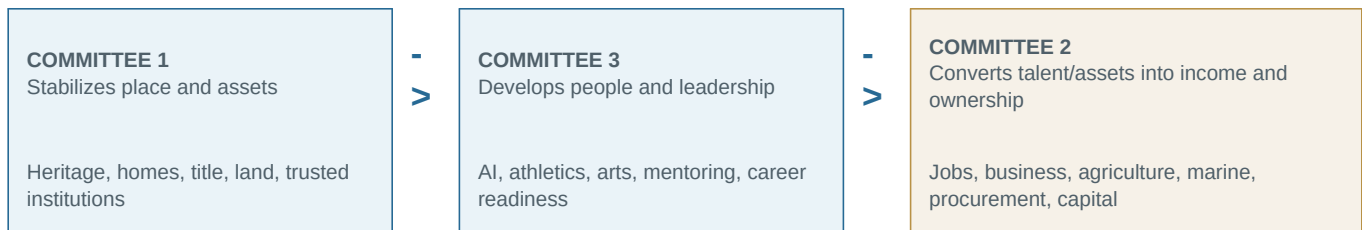
Formal HOA Theory of Change

IF East Stuart residents are connected through trusted institutions; equipped with accurate neighborhood data; able to preserve history and stabilize homes and land; exposed early to education, technology and leadership; trained for regional and heritage-linked industries; supported in entrepreneurship, financial capability and capital access; and given pathways to own homes, land, businesses and productive assets, **THEN** East Stuart can participate in Martin County growth with stronger household resilience, higher-quality employment, greater resident ownership, preserved cultural identity, more locally retained wealth and stronger civic power.

Core causal chain

Community trust -> information -> property stability -> youth development -> skills/credentials -> employment -> wage progression -> enterprise -> ownership -> local reinvestment -> stronger institutions -> next generation.

How the committees feed one another



The feedback loop is essential: workers and entrepreneurs return as homeowners, mentors, employers, coaches, donors, vendors and civic leaders. That reinvestment strengthens Committee 1 institutions and the next Committee 3 cohort.

HOA Strategic Program Portfolio

Strategic program	What HOA does	Expected outcome	Primary KPI
State of East Stuart Data System	Annual baseline using Census/ACS, parcel/property, program and partner data.	One shared fact base guides grants, planning and accountability.	Dashboard completion; data coverage.
Church & Community Communications Network	Coordinate churches, residents, calendars, outreach and trusted referrals.	Higher participation, faster referrals and stronger civic communication.	Active partners; resident reach; referrals.
Property Stability & CLT Platform	Coordinate probate/title referrals, homeowner stabilization, land education and CLT acquisition/development.	More residents retain property and gain access to permanently affordable ownership.	Cases resolved; homes stabilized; CLT assets.
Youth-to-Opportunity Pipeline	Connect AI/digital learning, athletics, heritage, leadership and career exposure to internships and Committee 2.	Youth participation becomes documented next steps in education, training and work.	Retention; internships; transitions.
Workforce & Enterprise Platform	Sector training, employers, marine/ag pathways, procurement and capital readiness.	Employment becomes wage progression, business formation and ownership.	Credentials; retention; wages; business wins.
Heritage Economy & Public History	Oral history, archives, mural, Heritage Village, markers and historic-business interpretation.	Preservation strengthens identity, investment readiness, tourism potential and youth learning.	Assets documented; grants; visitors; vendor outcomes.

Examples of integrated program pathways

Property stabilization -> local economic activity: probate/title screening -> qualified legal referral -> ownership clarified -> repair/CLT pathway -> local rehab contractor opportunity -> resident retains an asset while local labor earns income.

History -> youth skills -> paid work: oral history and archives -> Committee 3 Digital Heritage Lab -> AI/media portfolio -> internship or paid communications/tourism work -> alumnus returns as mentor and storyteller.

Grow West / Market East: land literacy -> agriculture training -> productive western-county land -> aggregation/marketing through East Stuart -> food sales, jobs and enterprise -> profits and skills reinvested locally.

Marine heritage -> modern ownership: fishing history -> youth exposure -> marine/captain/mechanics training -> paid experience -> charter or marine service enterprise -> equipment/business ownership.

What success looks like

Level	What success looks like	How it is verified
Outputs	Programs operate at sufficient scale and quality: households screened, youth retained, credentials earned, histories documented, businesses assisted.	Program records; attendance; referral/case-management records.
Intermediate outcomes	Clearer title, stabilized housing, completed credentials, sustained employment, wage gains, internships, business launches and land/asset control.	Partner verification; wage/employment follow-up; property/business records.
Long-term outcomes	Higher household income, stronger owner retention, more resident-controlled land, more durable businesses, improved youth transitions and more locally retained activity.	Annual East Stuart prosperity dashboard; longitudinal follow-up.
Community impact	The East Stuart/Stuart prosperity gap narrows while historic identity and resident participation remain strong.	Consistent geography; ACS/parcel/business data; resident survey; preservation inventory.

Existing 2036 planning targets for board refinement

These are **planning targets, not forecasts**: 1,500 residents reached; 300 youth trained/mentored; 150 households screened for property stability; 50+ oral histories and 1,000+ heritage assets documented; 12 CLT homes/parcels advanced; 100 combined job-placement/business-start/support/contract outcomes; at least \$2 million in outside capital leveraged; 12+ active church/community partners.

Evidence that supports the mechanisms

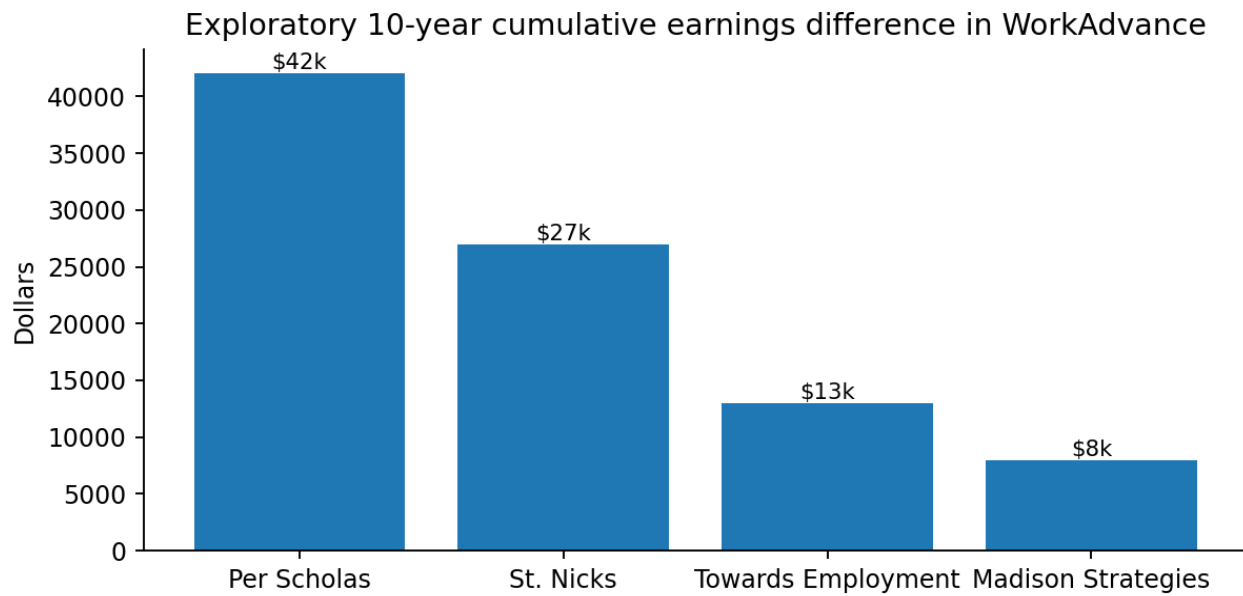
Preservation as economic development: FY2024 federal Historic Tax Credit activity was associated with \$6.8B in rehabilitation investment, \$12.8B in economic output and about 116,000 jobs; 41% of projects were in low/moderate-income census tracts and 74% in economically distressed areas. This is national evidence, not an East Stuart ROI forecast. [10]

Main Street/Sweet Auburn: 1,303 Main Street programs reported \$9.4B in 2025 reinvestment, 36,549 net new jobs, 6,936 net new businesses and 10,623 rehabilitated buildings. Sweet Auburn Works uses this framework in a historic Black district. [11][12]

Overtown: a roughly \$175M redevelopment bond program has been reported for housing, infrastructure, cultural amenities and business support. HOA uses Overtown as a scale-and-caution case: investment should be paired with resident stability and ownership. [14]

CLTs: the Urban Institute-reviewed study found CLT homeowners had 0.88 moves in five years versus 1.46 for market homeowners and a stronger house-as-home score than renters (4.35 vs. 3.09). [9]

Sector training: WorkAdvance exploratory 10-year cumulative earnings differences ranged from about \$8,000 (4%) to \$42,000 (16%) across four providers. The variation is the lesson: quality, employer alignment and advancement matter. [6]



Digital skills: analysis of 43 million postings found 92% required definitely or likely digital skills; jobs requiring at least one definitely digital skill had median wages about 23% higher - more than \$8,000 annually - than jobs requiring none. [7]

Youth systems: Providence AfterZone two-year participants had 25% fewer absences and math grades about one-third of a grade higher than nonparticipants in a study of 763 youth. [8]

HOA KPI Scorecard

Domain	Primary KPIs
Economic mobility	Median household income trend; participant earnings; wage progression; employment retention; poverty trend.
Ownership	Homeownership; title cases resolved; CLT homes/parcels; resident-controlled land; business/asset ownership.
Human capital	Youth retention; credentials; internships; job shadows; Committee 2 transitions.
Enterprise	Businesses launched/surviving; procurement dollars; capital secured; jobs created.
Agriculture/marine	Acres controlled/partnered; production/sales; buyers; marine credentials; placements; businesses.
Heritage/civic	Oral histories; documented resources; preservation investment; church partners; planning participation.
Institutional capacity	Outside capital leveraged; active MOUs; data completeness; annual reporting; recurring partners.

Measurement discipline

HOA reports three levels separately: **outputs** (what HOA delivered), **outcomes** (what changed for participants), and **community impact** (whether neighborhood conditions changed). National evidence supports mechanisms; it does not prove East Stuart-specific causality.

PART II - COMMITTEE 1

Committee purpose

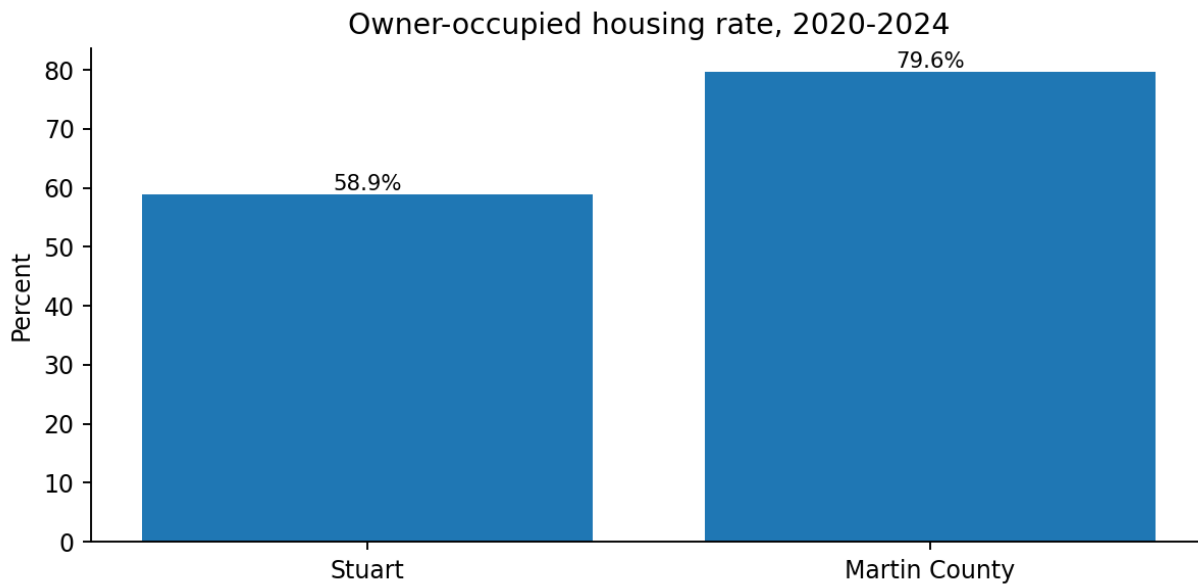
Committee 1 protects the physical, cultural and civic foundation on which every other HOA strategy depends. It treats preservation as living community development: document history, strengthen trusted institutions, stabilize generational property, increase resident knowledge of development systems, expand permanently affordable ownership and build preservation capacity.

Formal IF -> THEN: IF East Stuart builds trusted communication, documents its heritage, resolves property barriers, stabilizes homes, expands community-controlled land and increases resident knowledge of development systems, THEN residents will be better positioned to remain in place, participate in redevelopment and convert neighborhood investment into household and community assets.

The factual case

The City 2023 East Stuart survey documented **166 historic buildings and one historic site across 26 blocks**. East Stuart was officially added to the National Register in 2026. [3][4]

Citywide Stuart owner occupancy is 58.9% versus 79.6% countywide - a 20.7-percentage-point gap. Stuart median owner-occupied home value is \$329,400; median gross rent is \$1,586. [1][2]



Strategic program portfolio

Strategic program	What HOA does	Expected outcome	Primary KPI
Church & Community Council	Trusted communication, recruitment, referrals and civic mobilization.	Residents access services and public decisions through familiar institutions.	Partners; referral completion.
Research & Documentation Center	Oral histories, property research, photo archive and State of East Stuart reporting.	A permanent community-controlled record supports preservation, grants and education.	Histories; assets; properties.
Probate & Property Preservation	Screen households and connect them to qualified legal support.	More families clarify ownership and become eligible for repair, finance or succession planning.	Screened; referrals; resolved.
Homeowner Stabilization	Repair/hardening navigation, homestead/tax education and contractor literacy.	Fewer avoidable housing crises and stronger owner retention.	Homes stabilized; dollars leveraged.
Community Land Trust & Acquisition	Develop acquisition/stewardship capacity for permanent affordability and strategic uses.	Resident-serving land remains affordable and under long-term community control.	Parcels/acres; homes.
Land & Development Academy	Teach zoning, title, financing, pro formas, CRA tools and development review.	Residents participate as informed owners, applicants and decision-makers.	Graduates; projects; participation.
Public History & Preservation	Markers, murals, Heritage Village, documentary and preservation partnerships.	Recognition produces education, physical investment and cultural visibility.	Resources; grants; visitors.

How Committee 1 feeds the system

Into Committee 3: elders, oral histories, archives, historic buildings, churches and neighborhood stories become curriculum, mentorship and identity-building content.

Into Committee 2: clearer title, stable property, land knowledge and strategic parcels create opportunities for rehab contracting, real estate, agriculture, procurement and enterprise.

Feedback: Committee 2 workers/owners and Committee 3 alumni return as homeowners, contractors, preservation workers, donors, mentors and civic leaders.

What success looks like

Level	What success looks like	How it is verified
Near-term	Residents know where to go for title, probate, repair and land-development help; more heritage is documented.	Referral logs; intake; archive inventory.
Intermediate	More title/probate matters are resolved; homes are stabilized; residents complete land education; CLT parcels advance.	Partner confirmation; repair records; academy completion; acquisition milestones.
Long-term	More households remain in stable ownership; strategic land is community-controlled; preservation dollars produce visible rehabilitation and public history.	Parcel/ownership data; CLT records; rehab/grant records.
Impact	Growth occurs with less displacement pressure and stronger resident voice while historic character remains legible and useful.	Owner occupancy; property transfers; preservation inventory; civic participation.

Evidence and comparable models

- CLTs:** 0.88 moves over five years for CLT homeowners versus 1.46 for market homeowners in the Urban Institute-reviewed study; stronger housing outcomes than renters. [9]
- Historic rehab:** NPS FY2024 data linked \$6.8B in rehab investment to \$12.8B in output and about 116,000 jobs, with 41% of projects in low/moderate-income tracts. [10]
- Sweet Auburn:** combines preservation, promotion, design and economic restructuring in a historic Black district. [12]
- Overtown:** demonstrates why large capital should be paired with resident ownership and affordability protections. [14]

Committee 1 KPI Scorecard

Domain	Primary KPIs
Property stability	Households screened; legal referrals; title/probate cases resolved; homes stabilized.
Ownership/land	CLT parcels/homes advanced; acres/parcels under community control; owner retention.
Resident capacity	Land & Development Academy completion; residents participating in planning.
Heritage	Oral histories; assets digitized; resources documented; preservation grants.
Institutional network	Church/community partners; referrals completed; preservation partners/MOUs.

Current 2036 planning anchors

150 households screened for property stability; 50+ oral histories; 1,000+ heritage assets documented; 12 CLT homes/parcels advanced. These are planning targets for board refinement, not forecasts.

PART III - COMMITTEE 2

Committee purpose

Committee 2 is HOA economic conversion engine. It builds a ladder from exposure to skills, credentials, paid experience, employment, wage progression, enterprise and ownership. It combines major regional sectors with East Stuart historical ties to agriculture, fishing and maritime work.

Formal IF -> THEN: IF residents receive industry intelligence, skills, credentials, paid experience, financial capability, capital access and pathways to productive land, equipment and markets, THEN employment can become wage progression, enterprise and ownership rather than a one-time placement.

The factual economic opportunity

Indicator	Stuart	Martin County	Strategic meaning
Employer establishments	-	6,400	A broad employer base creates potential training, internship and procurement partners. [2]
Total employment	-	67,697	HOA should target sectors with real regional demand and advancement. [2]
Annual payroll	-	\$3.36B	The question is how much residents can capture through wages and ownership. [2]
Nonemployer establishments	-	19,285	Microenterprise and self-employment are major parts of the county economy. [2]
Minority-owned employer firms	-	738	A benchmark for business participation and partner recruitment. [2]

County 2022 market activity included \$1.84B in health/social-assistance receipts, \$4.25B in retail sales, \$609.0M in accommodation/food sales and \$368.0M in transportation/warehousing receipts. [2]

Agriculture: a local productive-asset economy

Martin County had **588 farms, 179,342 acres and \$121.0M in agricultural products sold** in 2022. It counted 1,043 producers, including 536 new/beginning farmers; 84% of farms were family farms. Only 6% reported direct-to-consumer sales, creating a market hypothesis worth testing. [5]

The profile reports 4 Black or African American producers. Because USDA producer counts have methodological limits, HOA treats this as a participation signal, not a complete equity measure. [5]

Grow West / Market East: productive western-county land -> resident training -> production/aggregation -> East Stuart market/distribution -> household and institutional sales -> jobs, enterprise and productive assets.

Marine and fisheries: heritage to modern industry

The East Stuart Historic Survey states that Bahamian immigrants were particularly skilled in pineapple cultivation and fishing and contributed significantly to both industries; fishing also stimulated related activity such as ice making, boat building and hardware. HOA uses that history as the starting point for marine mechanics, fiberglass/electrical, captain/deckhand work, charter operations, seafood handling, aquaculture and heritage/ecotourism. [3]

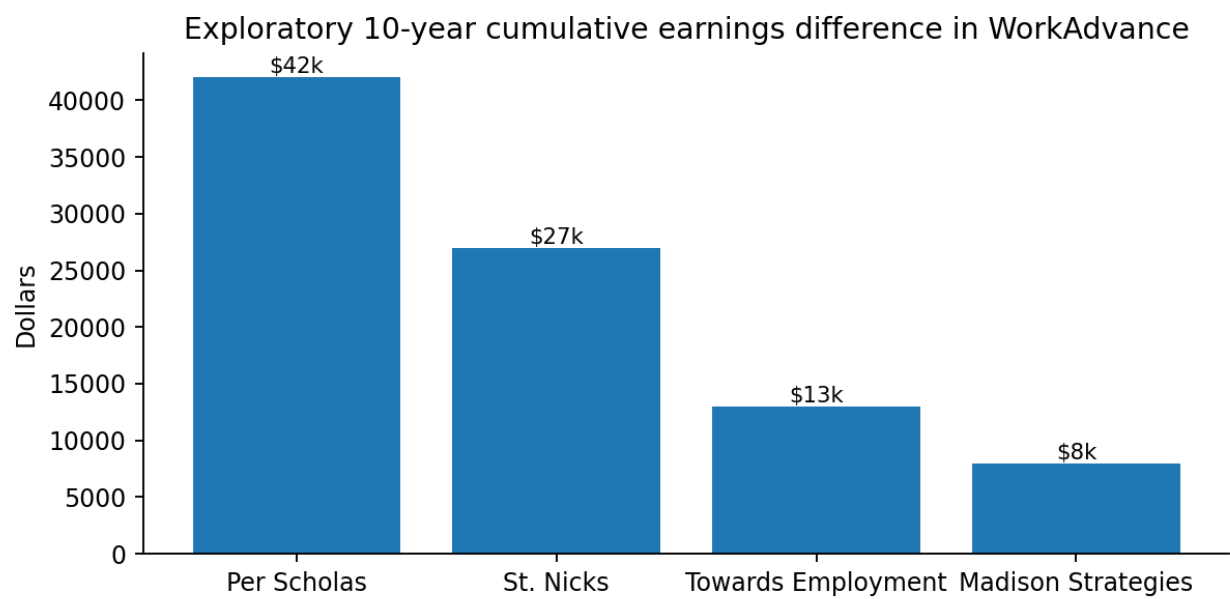
A current Martin County/Treasure Coast marine employment and wage baseline should be established before numeric marine targets are set. This gap is intentionally identified rather than filled with unsupported estimates.

Strategic program portfolio

Strategic program	What HOA does	Expected outcome	Primary KPI
Regional Career Academy	Employer-informed training in health care, construction, aerospace/manufacturing, government, education and technology.	Residents enter sector pathways with advancement potential.	Credentials; retention; wages.
Marine & Fisheries Pathway	Deckhand/captain, charter, marine mechanics, fiberglass/electrical, seafood and tourism.	Historic marine identity becomes modern employment and business.	Trainees; credentials; placements; firms.
Agriculture & Food Enterprise	Farm skills, ag-tech, irrigation, equipment, food safety, logistics and agribusiness.	Residents participate in Martin County productive-land economy.	Trainees; acres; sales; jobs.
Grow West / Market East	Partner on western-county land and build East Stuart aggregation/market channels.	Production and distribution connect rural land to neighborhood economic activity.	Acres; sales; buyers; distribution.
Neighborhood Enterprise	Contracting, historic rehab, food, retail, creative and professional services.	Local demand creates resident-owned firms and jobs.	Firms; survival; revenue; jobs.
Procurement & Capital Readiness	Bookkeeping, credit, bids, certifications, procurement and lender/investor preparation.	Businesses win contracts and gain capital.	Contract dollars; capital; certifications.
Ownership Ladder	Progress from worker to skilled worker to manager to entrepreneur to asset owner.	Employment becomes a wealth pathway rather than the endpoint.	Stage advancement; assets owned.

Evidence for the economic mechanisms

WorkAdvance: exploratory ten-year cumulative earnings differences were about \$42,000 (16%), \$27,000 (13%), \$13,000 (8%) and \$8,000 (4%) across four providers. Statistical significance was not tested for this cumulative measure, so HOA uses it as directional evidence, not a guaranteed effect size. [6]



Digital skills: 92% of analyzed postings required definitely or likely digital skills; jobs requiring at least one definitely digital skill had median wages about 23% higher - over \$8,000 annually - than jobs requiring none. [7]

Main Street/Sweet Auburn: 2025 Main Street programs collectively reported 36,549 net new jobs, 6,936 net new businesses and \$9.4B in reinvestment. HOA lesson: join business assistance, physical revitalization, promotion and organization. [11][12]

What success looks like

Level	What success looks like	How it is verified
Near-term	Residents complete industry-aligned training; employers participate; businesses become procurement/capital ready.	Training/employer records; TA files.
Intermediate	Credentials, placements, 12/24-month retention, wage gains, contracts, farm/marine placements and business launches rise.	Credential verification; wage follow-up; contract/business records.
Long-term	More residents advance into management, business ownership, productive land, equipment and employer roles.	Business survival; asset ownership; farm/marine enterprise data.
Impact	A larger share of regional economic activity is captured by East Stuart residents through wages, contracts, businesses and productive assets.	Income/poverty trend; procurement analysis; participant earnings/ownership tracking.

Committee 2 KPI Scorecard

Domain	Primary KPIs
Workforce	Completion; credentials; placements; 6/12/24-month retention; wages; promotions.
Enterprise	Businesses launched; 12/24/36-month survival; revenue; employees; procurement dollars; capital.
Agriculture	Trainees; acres controlled/partnered; acres in production; production value; buyers; East Stuart sales.
Marine	Trainees; credentials/licenses; placements; wage progression; businesses; equipment/assets.
Ownership	Participants advancing worker -> manager -> entrepreneur -> land/business/equipment owner.

Current 2036 planning anchor

100 combined job-placement, business-start/support and contract outcomes is the current organization-wide planning target connected most directly to Committee 2. Separate agriculture and marine targets should be set after baseline research, land strategy and partner capacity are confirmed.

PART IV - COMMITTEE 3

Committee purpose

Committee 3 is HOA human-capital and leadership pipeline. It uses multiple entry doors - AI/digital learning, athletics, heritage, arts, financial literacy, service and career exploration - but organizes them as one longitudinal system. Attendance is an output: a verified next step is an outcome.

Formal IF -> THEN: IF East Stuart youth have sustained access to safe, culturally grounded enrichment, mentors, technology, athletics, leadership responsibility and real career exposure, THEN participation can translate into stronger skills, identity, educational/workforce transitions and a recurring pipeline of future community leaders.

The factual case

17.4% of Stuart residents are under age 18. Citywide poverty is 17.3%, so youth opportunity cannot be separated from household economic mobility. [1]

Stuart reports 90.3% household broadband, but access does not equal job-ready digital skill. National analysis found 92% of job postings required digital skills while roughly one-third of workers lacked foundational digital skills. [1][7]

The East Stuart survey describes the Stuart Training School as an educational, social, athletic and cultural center. Committee 3 intentionally restores that integrated logic. [3]

Strategic program portfolio

Strategic program	What HOA does	Expected outcome	Primary KPI
AI & Computer Literacy	Digital fluency, responsible AI use, productivity and project-based learning.	Youth build skills relevant across modern industries.	Completion; skill gains; portfolios.
Digital Heritage Lab	Oral history, scanning, video, documentary and neighborhood storytelling.	Youth preserve history while gaining media and technical skills.	Assets; interviews; portfolios.
Athletics & Wellness	Football, track and recreation with discipline, teamwork and mentoring.	Sports become a retention platform for broader development.	Participation; retention; mentor contact.
Heritage Arts	Mural and public-history arts projects tied to East Stuart stories.	Cultural identity and creative production reinforce belonging.	Projects; youth participation.
Youth Leadership Council	Civic education, service, meeting participation and youth voice.	Young people practice leadership before adulthood.	Roles; service; civic projects.
Financial & Ownership Literacy	Budgeting, banking, credit, entrepreneurship, homeownership and investing concepts.	Youth understand economic systems before entering the workforce.	Completion; knowledge gains.
Career Exploration	Marine, agriculture, aerospace, construction, health care, technology and public service.	Youth connect interests to real local/regional pathways.	Visits; job shadows; mentors.
Internship & Handoff Pipeline	Structured transition to Committee 2 training, employers and paid experiences.	Participation converts into a documented next step.	Internships; handoffs; transitions.

How Committee 3 feeds the system

From Committee 1: history, elders, archives, historic places and churches provide culturally specific content and trusted relationships.

Into Committee 2: digital portfolios, career exploration, financial literacy, leadership and mentor relationships convert into job shadows, internships, training, credentials and paid work.

Feedback: alumni return as coaches, mentors, entrepreneurs, homeowners, donors, oral-history contributors and civic leaders.

Evidence for sustained youth-development systems

Providence AfterZone: a rigorous evaluation of 763 sixth-graders found absences were 25% lower for youth who participated for two school years than for nonparticipants; two-year participants also earned math grades about one-third of a grade higher. Benefits were stronger with longer participation. [8]

AfterZone also used a neighborhood-campus model linking schools with recreation centers, libraries, museums, arts organizations and youth centers. HOA can apply the same systems logic through local recreation, library, churches, athletics, employers and agriculture/marine partners.

Digital skills: the 92% job-demand finding and 23% median wage difference make AI/computer literacy an economic-mobility intervention, not a novelty program. [7]

What success looks like

Level	What success looks like	How it is verified
Near-term	Youth enroll, return, build trusted adult relationships and complete meaningful projects.	Attendance; 90-day retention; semester completion; mentor contact.
Intermediate	Youth demonstrate digital, financial and leadership skills, build portfolios and complete career exposure.	Pre/post assessments; portfolios; service; job shadows.
Transition	Youth move into internships, credentials, technical training, employment, college or entrepreneurship pathways.	Verified next-step records; Committee 2 handoffs.
Long-term	Alumni attain stable work/education, leadership and ownership milestones and return to support younger cohorts.	Alumni follow-up; mentor/coach roles; employment/education/ownership records.

Committee 3 KPI Scorecard

Domain	Primary KPIs
Participation	Enrollment; 90-day retention; semester completion; repeat-year participation; program hours.
Skills	All/digital assessments; projects/portfolios; financial-literacy completion; heritage-media products.
Leadership	Service hours; youth council roles; civic projects; mentor relationships.
Career transition	Job shadows; internships; credentials; Committee 2 referrals; training/employment/college next steps.
Alumni	Employment/education status; return as mentor/coach; business/ownership milestones where appropriate.

Current 2036 planning anchor

300 youth trained/mentored is the current long-range planning target. The stronger measure is the percentage who sustain participation and reach a documented next step such as internship, credential, employment, college/technical training, entrepreneurship or leadership.

Selected Evidence and Sources

[\[1\] U.S. Census Bureau QuickFacts - Stuart city, Florida](#)

[\[2\] U.S. Census Bureau QuickFacts - Martin County, Florida](#)

[\[3\] City of Stuart - East Stuart Historic Survey Update Report](#)

[\[4\] City of Stuart - East Stuart added to the National Register, Aug. 4, 2026](#)

[\[5\] USDA 2022 Census of Agriculture - Martin County Profile](#)

[\[6\] MDRC - Effects of Sector-Focused Training After 10 Years](#)

[\[7\] Federal Reserve Bank of Atlanta / National Skills Coalition - Digital Skills](#)

[\[8\] Wallace Foundation - Providence AfterZone outcomes](#)

[\[9\] Urban Institute - Community Land Trust resident outcomes](#)

[\[10\] National Park Service - FY2024 Historic Tax Credit economic impacts](#)

[\[11\] Main Street America - 2025 Collective Impact](#)

[\[12\] Sweet Auburn Works - Main Street approach](#)

[\[13\] University of Florida BEBR - County Population Projections](#)

[\[14\] Overtown redevelopment bond reporting](#)