

Committee 1

Heritage, Community Stability & Civic Infrastructure - Formal Theory of Change

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.

Committee purpose

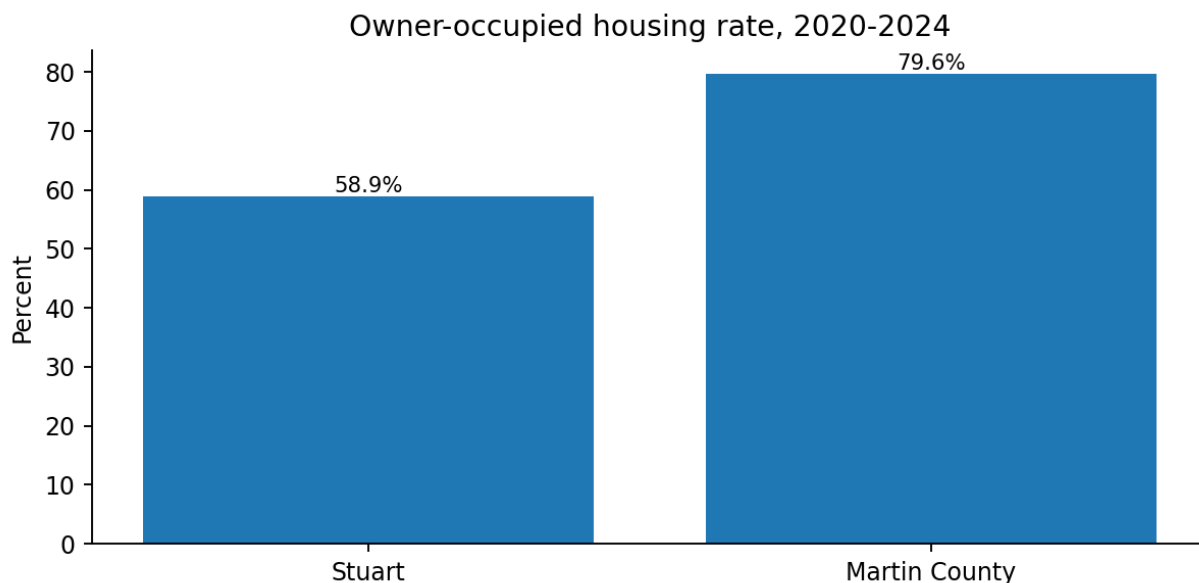
Committee 1 protects the physical, cultural and civic foundation on which every other HOA strategy depends. It treats preservation as living community development: document history, strengthen trusted institutions, stabilize generational property, increase resident knowledge of development systems, expand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

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](#)