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Goal 4: Housing  
Initiatives Discussion



## Activities to date

- **January 2024:** Housing Needs Assessment (HNA) completed.
- **Spring/Summer 2024:** Comparative analysis of Affordable Housing (AH)/Workforce Housing (WFH) in top 10 counties and top 10 cities in Florida, by population.
- **Oct. - Dec. 2024:** Research of draft Ordinance ideas and common practices prepared for strategic planning sessions.
- **January 2025:** EDC Housing Summit
- **Spring/Summer 2025:** Thriving Communities Technical Assistance, Strategic Communications Plan developed in collaboration with the Communications Department & in alignment with Comprehensive Plan/Charting PSL 2045 activities.



## GOAL 4

### Diverse Economy & Employment Opportunities

*Expand Job Opportunities and Support Economic Development*



## Objectives:

Consideration – what policies and incentives should be developed further and in what phases. This includes the codification of agreed upon incentives and the modification of existing codes.

- Finalizing the housing initiative Title, Vision, Mission & Policy Guidelines
- Development of Incentivization Toolbox:
  - Part 1 – Existing Programs
  - Part 2 – Reforms of existing Codes
  - Part 3 – Establish policy direction

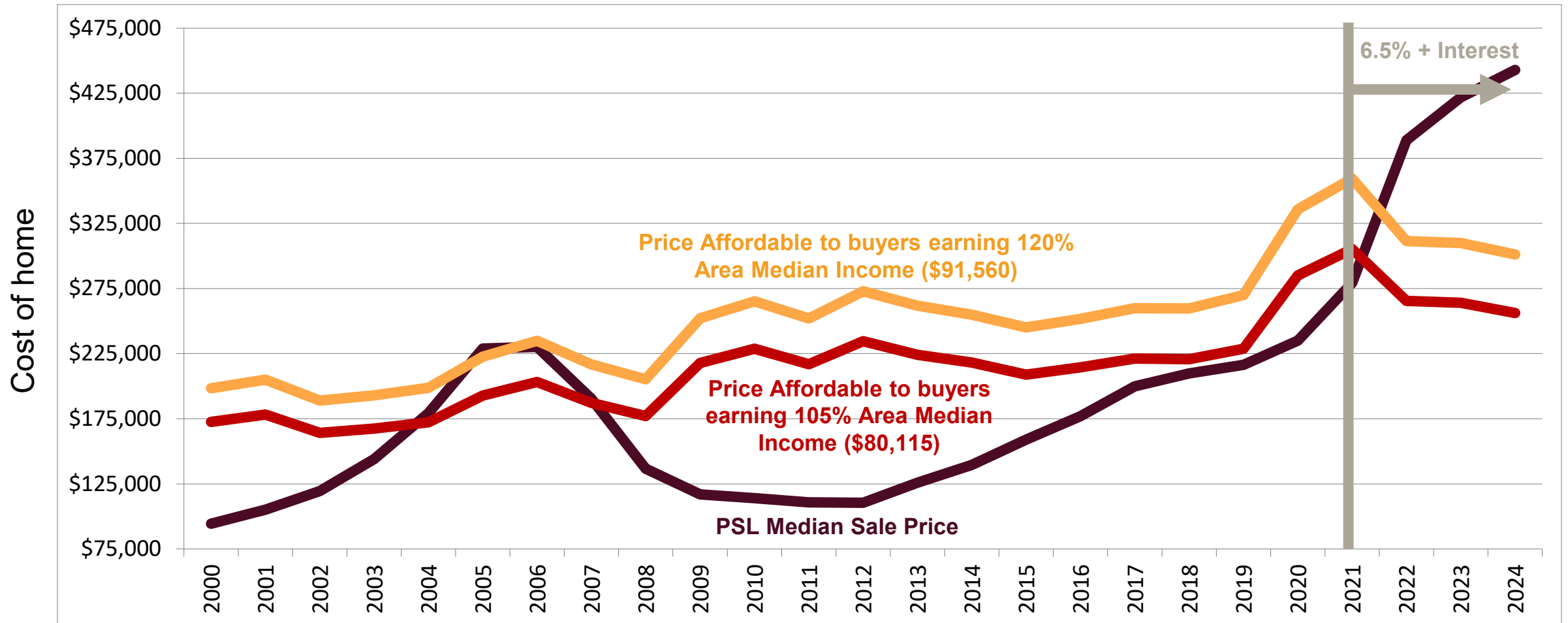
## Overview of Legislation:

- ❑ Housing policy in the US is an important economic development driver (Housing Acts from the 1930s-1970s, National Affordable Housing Act of 1990, American Recovery and Reinvestment Act of 2009, Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020, American Rescue Plan Act of 2021. [January 2025 Executive Order: Delivering Emergency Price Relief for American Families and Defeating the Cost-of-Living Crisis](#) = "...pursuing appropriate actions to: lower the cost of housing and expand housing supply...create employment opportunities for American workers..."
- ❑ Florida's housing policy is centered on ensuring that every resident has access to safe, decent, and affordable housing. This is achieved through a combination of state and local government initiatives, partnerships with the private sector, and financial programs aimed at housing production and rehabilitation. [Chapter 420 of the Florida Statutes](#) focuses on affordable housing initiatives, including the Low-Income Housing Tax Credit (LIHTC) and the State Apartment Incentive Loan (SAIL) program, which help create and maintain housing for low- and moderate-income families.
- ❑ Local governments in Florida are encouraged to collaborate with communities and the private sector to implement housing production and rehabilitation programs (ex. SB106 – Live Local Act). Best practices identified include interlocal cooperation and the use of financial incentives to promote affordable housing development.

# Housing Affordability and Housing Gap Analysis

- ❑ Households are considered cost burdened **when they spend more than 30% of their income** on rent, mortgage and other housing needs (HUD); the burden was especially high in some of the nation's largest counties where housing is more expensive or in areas where incomes are low.
- ❑ Most legislation and initiatives work to reduce a community's number of households that are **"housing cost burdened"** to promote more economic development and stability.
- ❑ In 2023 in Port St. Lucie, approximately 36.6% of renters spend more than half their income on rent, indicating a severe cost burden.
  - Similar trends are observed in other Florida cities like Cape Coral and Palm Bay.
- ❑ Addressing housing cost burdens is crucial for promoting economic stability and well-being among residents.
  - US homeownership rate is currently 65.6%
  - Florida homeownership rate is currently 68.4%
  - City of PSL homeownership rate is currently 83.2%

# PSL's 2024 Affordability Gap with interest



# PSL's 2025 Area Median Income

**PSL MSA Median Income (100% AMI), Family of Four = \$94,695  
(up approx. 12% since 2023 at \$84,800)**

## Example average salaries:

- ✓ Single parent healthcare worker earning \$68,000 with 3 dependents  
**Max monthly payment = \$1,890**
- ✓ Essential worker earning \$55,000 & part-time retail worker earning \$25,000 for a combined household income of \$80,000 with 2 dependents  
**Max monthly payment = \$2,200**

(Monthly payment includes mortgage, taxes, insurance, HOA or other fees)

## Florida Housing Income Limits, 2025

Geography	AMI Category	1 Person Limit (\$)	2 Person Limit (\$)	3 Person Limit (\$)	4 Person Limit (\$)	5 Person Limit (\$)	6 Person Limit (\$)	7 Person Limit (\$)	8 Person Limit (\$)
Port Saint Lucie MSA	80%	53,050	60,600	68,200	75,750	81,850	87,900	93,950	100,000
Port Saint Lucie MSA	120%	79,560	90,960	102,360	113,640	122,760	131,880	141,000	150,120



## **Strategic Plan Goal 4: Housing Initiative Policy Development**

**DRAFT Title:** Essential Attainable Housing Incentivization Program (EAHIP)

### **DRAFT Policy Mission**

Provide incentives for property owners and developers to expand housing options across Port St. Lucie, ensuring essential workers have access to attainable housing while supporting the city's economic growth and workforce stability.

### **DRAFT Policy Vision**

Port St. Lucie will be a community where working professionals have access to attainable housing that integrates seamlessly into the city's neighborhoods, fostering a thriving, inclusive, and economically resilient city.



# DRAFT Detailed Policy Guidelines

The city can offer a variety of programs and/or incentives to increase the supply and availability of attainable housing for working professionals. The city can provide such incentives and develop specific regulatory changes that align with the following strategic values drawn from leadership interviews, past housing plans and programs, and other sources:

1. Attainable housing for essential workers is a crucial element of the city's ability and effort to attract employment and business investment.
2. For homeownership opportunities: such housing meets the attainable housing needs of households earning between 80% and 120% of the area median income (AMI). For rental opportunities: such housing meets the attainable housing needs of households earning at or below 80% of AMI.
3. This housing will be a feature of future private or non-profit development rather than being built by city government.
4. Both housing for sale and housing for rent, at prices attainable to essential city workers (costing approximately 30% of income), are needed.

## DRAFT Detailed Policy Guidelines cont.

5. A greater variety of housing types is needed in Port St. Lucie, including town homes, duplexes, multi-family buildings, and homes with smaller square footage.
6. Higher-density housing will be acceptable in appropriate locations in both new development areas and redevelopment areas but should not negatively impact the character of existing residential neighborhoods.
7. Existing commercial zones can be redeveloped with a mix of commercial and residential use, but commercial growth remains critical to the success of the city's economy.
8. City-owned land can be used as a catalyst for creating affordable essential worker housing, where possible.
9. The city should work with existing and potential developers in the creation of housing incentives to ensure that they are realistic and implementable.
10. The city should continue to communicate its housing needs and values to the public and solicit public input on proposed regulatory changes and development incentives.

# EAHIP Toolbox Part 1

## Items, currently in use, and open for continued development:

- State Housing Initiatives Partnership (SHIP)
- Community Development Block Grant (CDBG)
- Neighborhood Stabilization Program (NSP)
- HOME Tenant Based Rental Assistance (TBRA)
- Homebuyer Assistance Program (HPA)/Down Payment Assistance (DPA)
- Homeowner/Owner-occupied Repair and Rehabilitation Program
- Community Land Trust (CLT)
- Staffing/interdepartmental working groups, management partnerships
- Collaborative learning networks

## EAHIP Toolbox Part 2

### Potential near-term reforms for existing Codes:

- Occupancy of single-family zoning / amending the definition limiting unrelated persons residing in a housing dwelling
- Residential zone requirement of minimum square foot living area for residences
- Development of minimum design standards for projects that capitalize on any of the housing program incentives

# EAHIP Toolbox Part 3

## Potential Programs for Incentivization:

### Bonus Density

- Min. 20% for approved EAHIP housing developments/units with permanent or long-term affordability controls.

### Developer Fee Reductions

- Application and approval for the use of available funding to reduce/subsidize or defer fees with permanent or long-term affordability controls.

### Developer Contributions

- Minimum contribution of units as part of housing mitigation for future developments, voluntary or mandatory, also referred to as inclusionary zoning with permanent or long-term affordability controls.

### Zoning Reform

- Facilitating EAHIP project requests in targeted areas included transit hubs, CRAs, or economic corridors.

### City-owned Land

- Policy utilizing City-owned land for EAHIP projects, when available.
- Policy facilitating land donation for EAHIP projects, when available.

### Commercial Linkage Fees

- Commercial fees as housing mitigation to support EAHIP projects.

# EAHIP Toolbox Part 3 – Examples of Bonus Density



## Naranja Grand Apartments Homestead, FL (Miami-Dade County)

200 apartments reserved for income-qualifying residents aged 55 and older at or below 30, 60, and 70 percent of the area median income (AMI)

Financing used a mix of tax credits, loans, and local government incentives, using bonus density awarded by the local government

## Civitas (Cape Coral, FL)

96 units on 4.65 acres (higher than would normally be permitted)

Contingent on reserving 100% of its units for households earning 80% or less of the area median income (AMI)

Civitas of Cape Coral



# EAHIP Toolbox Part 3 – Examples of Developer Fee Reductions



## **The Preserve at Sabal Park (Tampa, FL/Hillsborough County)**

Received \$2 million in impact fee reductions from County's Impact Fee Mitigation Program

Includes 200 units, with 40% designated for workforce housing

## **Ocean Breeze (Boynton Beach, FL)**

CRA workforce housing infill projects providing a \$3 million land write down for Ocean Breeze

Mixed-income development of 84 rental units for low- and moderate-income household and 56 town home units





# EAHIP Toolbox Part 3 – Examples of Developer Contributions



## **The Villages at Valencia (St. Augustine, FL)**

Public-private partnership (P3) involved \$2.5 million in developer contributions

Funds supported affordable housing infrastructure, including water/sewer expansion and pedestrian-friendly streets

Features 150 workforce housing units, with rents starting at \$900 per month

## **Madison Oaks – West (Ocala, FL)**

Received \$10k per unit dedicated for affordable housing from developer contribution fund





# EAHIP Toolbox Part 3 – Examples of Zoning Reform



## St. Pete Catalyst

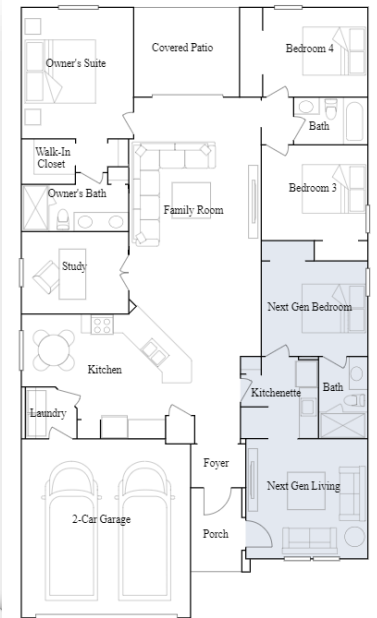
Innovative duplex structures that maintain neighborhood characteristics.



**Orlando** introduced inclusionary zoning policies requiring developers to set aside 15% of units in new residential projects for workforce housing.

The city also relaxed height restrictions and reduced minimum lot sizes to encourage higher-density developments.

## Mixing Housing Types While Maintaining Neighborhood Character



## EAHIP Toolbox Part 3 – Examples of City-owned land/donations

**Daytona Beach** donated seven city-owned lots to Mid-Florida Housing Partnership to develop affordable homes for low- and moderate-income families. The city has also provided land to Habitat for Humanity and Homes Bring Hope, supporting workforce housing initiatives.

**Clearwater** offers city-owned properties for workforce housing development. Developers can access expedited permitting, density bonuses, and fee reductions to encourage affordable housing construction.

# Public/Private Partnership Example: Port St. Lucie, FL Homeownership Program

- Government-owned lots
- NSP funds for construction
- Homes to be sold by community land trust
- CLT takes title to the land
- Resale restrictions in ground lease keep homes permanently affordable
- Local government investment retained forever in the homes



**Six New Homes, With One  
Open House (all the same  
layout), Prices Ranging  
From \$74,000 to \$130,500**



Source: CLT of PBC and TC <https://cltofpbc.org/wp-content/uploads/2021/12/cltpbc-Open-House-flyer.pdf>

# Public/Private Partnership Example: Carver Square, Delray Beach, FL

- Land owned by the CRA
- Target partners: Developers needing to satisfy County workforce housing requirements
- Partnered with developer to construct homes
- Long-term affordability requirements
  - 40-year deed restriction



Photo Source: Delray Beach CRA



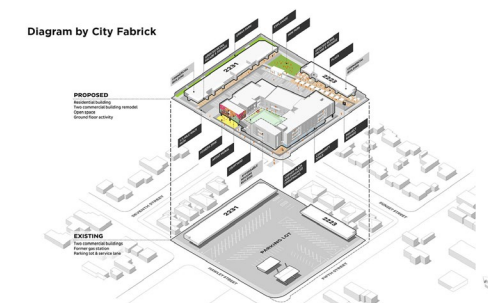
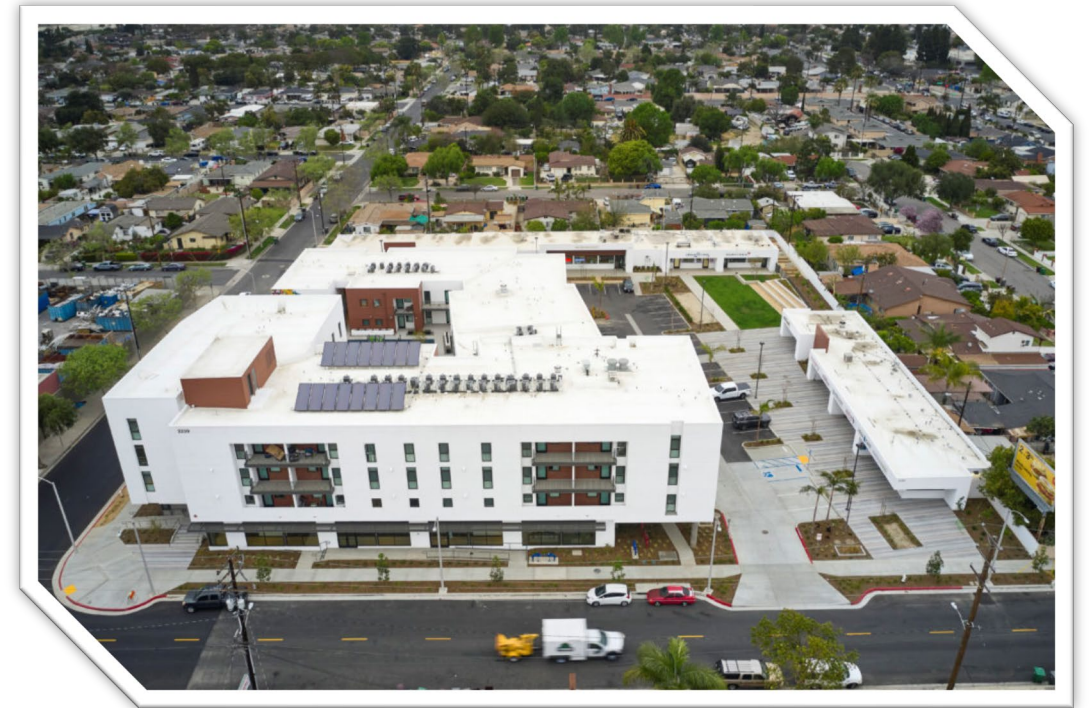
# Public/Private Partnership Example: The Housing Alliance – Collier County, FL

- First Major Development: Ekos Allegro and Cadenza
  - Phase 1 (Allegro) recently completed
    - **Senior Housing** with feeding program and healthcare services (provided by HCN) onsite
  - Funding
    - Housing Impact Fund
    - Collier County (Infrastructure Surtax)
    - State Funding – SAIL, CDBG-DR, LIHTC



Photo Source: The Housing Alliance

# Public/Private Partnership Example: Strip Mall/Plaza Redevelopment for Mixed-use



Sources: <https://www.bdcnetwork.com/california-strip-mall-goes-multifamily-residential> and <https://www.integrityhousing.org/portfolio/tiny-tim/>



# EAHIP Toolbox Part 3 – Examples of Mixed-use Development

**University Station (Hollywood, FL)**  
\$100 Million Mixed-Use Affordable  
Housing Development



**Sawyer's Walk in Miami's  
Overtown neighborhood**

# EAHIP Toolbox Part 3 – Examples of Commercial Linkage Fees

## Beacon Hill at Princeton (Miami-Dade County)

A portion of the 112-unit development is funded with commercial linkage fees.



## The Spruce Apartments (West Palm Beach, FL)

An eight-story workforce housing development with 270 units was awarded commercial linkage fees.



## Jupiter, FL – Workforce Housing Linkage Fee

Commercial and industrial linkage fee was increased from \$1 to \$2 per square foot for developments exceeding 10,000 sq. ft. The fee is collected upon building permit issuance and deposited into the town's housing trust fund to support workforce housing. Funds are used to offset housing costs for workers in education, healthcare, retail, and government sectors.



# Action Item 1:

**Approve the draft title, vision, mission, & policy guidelines for further development, or provide comments and direction for the amendment of the proposal.**

# Action Item 2:

**Approve the tools included in Parts 2 & 3 of the toolbox proposal for further development or provide comments and direction for the amendment of the proposal.**