

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Thursday, July 17, 2025**

**2:00 PM**

**City Hall, Third Floor, Room 366**

### **Affordable Housing Advisory Committee**

1. **Call to Order**
2. **Roll Call**
3. **Determination of a Quorum**
4. **Approval of Minutes**
  - 4.a Approval of Minutes from the May 15, 2025 Affordable Housing Advisory Committee (AHAC) Meeting [2025-656](#)
  - 4.b Approval of Minutes from the February 20, 2025 Affordable Housing Advisory Committee (AHAC) Meeting [2025-673](#)
5. **New Business**
  - 5.a Discussion of the City Council's Strategic Plan Goal 4 - Housing Initiative [2025-650](#)
6. **Unfinished Business**
7. **Public to be Heard**
8. **Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.



## Agenda Summary

2025-656

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**Agenda Date:** 7/17/2025

**Agenda Item No.:** 4.a

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Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes from the May 15, 2025 Affordable Housing Advisory Committee (AHAC) Meeting

Submitted By: Bolivar Gomez, Acting Housing Programs Manager

Strategic Plan Link: The City's Mission to enhance our community's quality of life.

Executive Summary (General Business): Minutes of the previous meeting have been prepared by the City Clerk's Office and sent to the committee for review.

Presentation Information: N/A

Staff Recommendation: Move that the committee recommend the approval of the meeting minutes from May 15, 2025.

Alternate Recommendations:

1. Move that the committee amend the recommendation and approve the minutes from 5/14/25 with changes.
2. Move that the committee not approve the minutes from 5/14/25 and provide direction.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: City of Port St. Lucie

Attachments: Minutes from 5/14/25

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in packets are available upon request from the City Clerk.*

**City of Port St. Lucie**  
**Affordable Housing Advisory**  
**Committee**  
**Meeting Minutes**

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

**AHAC**

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**Thursday, May 15, 2025**

**2:00 PM**

**City Hall, First Floor, Room 188**

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1. Call to Order

A Regular Meeting of the AFFORDABLE HOUSING ADVISORY COMMITTEE of the City of Port St. Lucie was called to order by Chair Heidt on May 15, 2025, at 2:06 p.m., at Port St. Lucie City Hall, in Room 188, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Stephanie Heidt, Chair

Kylee Fuhr, Vice Chair

Quinesha Adderly-Hawkins

Dawn Burlace

Anthony Bonna, Councilman

Members Not Present:

Stefan Obel

Samiea Hawkins

Cynthia Herrera

3. Determination of a Quorum

4. Approval of Minutes

**4.a** Approval of Minutes from the September 19, 2024

[2025-458](#)

Affordable Housing Advisory Committee (AHAC) Meeting

Ms. Adderly-Hawkins moved to approve the minutes from the September 19, 2024, AHAC Meeting. Ms. Burlace seconded the motion, which passed unanimously by voice vote.

**4.b** Approval of Minutes from the October 17, 2024 Affordable  
Housing Advisory Committee (AHAC) Meeting

[2025-459](#)

Ms. Burlace moved to approve the minutes of the October 17, 2024, AHAC Meeting. Ms. Adderly-Hawkins seconded the motion, which passed unanimously by voice vote.

- 4.c** Approval of Minutes from the March 20, 2025 Affordable Housing Advisory Committee (AHAC) Meeting [2025-460](#)

Ms. Burlace moved to approve the minutes of the March 20, 2025, AHAC Meeting. Ms. Adderly-Hawkins seconded the motion, which passed unanimously by voice vote.

5. New Business

- 5.a** Review of Sunshine Law, Public Records & Robert's Rules of Order as They Apply to City Committee Members [2025-446](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Deputy City Attorney Russell Ward discussed Sunshine Law, Public Records Law, Roberts Rules of Order, and Florida's Code of Ethics.

Attorney Ward stated that he researched the EB-5 Visa that was previously brought up by Mr. Obel, and he is unsure if that would work for the City and it didn't seem like this happens a lot. He stated that he had reached out to the City of Miami for assistance and information and had not received a response.

- 5.b** Overview of House Bills Pertaining to Affordable Housing in Consideration at 2025 Florida Legislative Session [2025-461](#)

Bolivar Gomez, Neighborhood Services Project Manager, stated that the Florida Legislative Session for 2025 is ongoing, and 2 bills pertained to affordable housing. He stated that House Bill 943 was still ongoing, but that House Bill 923 did not pass. Ms. Adderly-Hawkins inquired if they had seen the CRA Bill and where it stood, to which Chair Heidt replied that it was pretty much dead.

Ms. Adderly-Hawkins disclosed that she would like to present options to the Committee on how to bring more affordable housing to the City, and inquired if this was a conflict, to which Attorney Ward responded in the negative, stating that presenting un-generalized developmental strategies would not pose a conflict.

6. Unfinished Business

Mr. Gomez discussed future activities including a Communications Strategy Report brought to the City Council in June, reviewing incentives, finalizing the Incentive Report in October, and a special presentation from the Regional Planning Council in September.

7. Public to be Heard

There was nothing heard under this item.

8. Adjourn

There being no further business, the meeting was adjourned at 3:10 p.m.

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Stephanie Heidt, Chair

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Jasmin De Freese, Deputy City Clerk



## Agenda Summary 2025-673

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**Agenda Date:** 7/17/2025

**Agenda Item No.:** 4.b

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Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes from the February 20, 2025 Affordable Housing Advisory Committee (AHAC) Meeting

Submitted By: Bolivar Gomez, Acting Housing Programs Manager

Strategic Plan Link: The City's Mission to enhance our community's quality of life.

Executive Summary (General Business): Minutes of the previous meeting have been prepared by the City Clerk's Office and sent to the committee for review.

Presentation Information: N/A

Staff Recommendation: Move that the committee recommend the approval of the meeting minutes from February 20, 2025.

Alternate Recommendations:

1. Move that the committee amend the recommendation and approve the minutes from 2/20/25 with changes.
2. Move that the committee not approve the minutes from 2/20/25 and provide direction.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: City of Port St. Lucie

Attachments: Minutes from 2/20/25

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in packets are available upon request from the City Clerk.*

# City of Port St. Lucie

## Affordable Housing Advisory Committee

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

### Meeting Minutes

Stefan Obel  
Stephanie Heidt  
Samiea Hawkins  
Quinesha Adderly-Hawkins  
Kylee Fuhr  
Dawn Burlace  
Cynthia Herrera  
Immacula Carpentier, Alternate At-Large  
Sandy Colon, Alternate At-Large  
Anthony Bonna, Elected Official

### AHAC

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**Thursday, February 20, 2025**

**2:00 PM**

**City Hall, Third Floor, Room 366**

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1. Call to Order

A Regular Meeting of the AFFORDABLE HOUSING ADVISORY COMMITTEE of the City of Port St. Lucie was called to order by Chair Obel on February 20, 2025, at 2:17 p.m., at Port St. Lucie City Hall, in Room 366, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Stefan Obel, Chair

Dawn Burlace

Immacula Carpenter, Alternate

Members Not Present:

Stephanie Heidt, Vice Chair

Samiea Hawkins

Quinesha Adderly-Hawkins

Kylee Fuhr

Cynthia Herrera

Anthony Bonna, Councilman

3. Determination of a Quorum

It was determined that there was not a quorum.

4. Approval of Minutes

**4.a** Approval of Minutes from the November 13, 2024

**[2025-190](#)**



## Affordable Housing Advisory Committee (AHAC) Meeting

(Clerk's Note: This item will be heard at the next meeting due to a lack of quorum.)

## 5. New Business

**5.a** Appointment of Committee Chair and Vice-Chair[2025-171](#)

(Clerk's Note: This item will be heard at the next meeting due to a lack of quorum.)

**5.b** Neighborhood Services Department Update[2025-173](#)

Bolivar Gomez, Neighborhood Services Project Manager, provided an update on various programs that are overseen by Neighborhood Services including the S.H.I.P. Program and holding public information sessions, distribution of American Rescue Plan Act (ARPA) funds, and a pilot program for a Down Payment Assistance Program.

Chair Obel inquired about the timeline for S.H.I.P. money from the State, to which Mr. Gomez replied that the State distributes money in batches, and Carmen Capezzuto added that the funding follows the State's Fiscal Year, which started in July. Chair Obel inquired if the money received now was for 2024 or 2025, to which Mr. Gomez replied that they had money for FY 22/23, 23/24, and 24/25, and the additional funding coming up would be for the Fiscal Year after that. Mr. Capezzuto noted that they were able to work on 3 years at once. Chair Obel then inquired about the amount of S.H.I.P funds the City receives per year, to which Mr. Capezzuto replied that it was between \$2-3 million.

Ms. Burlace inquired about where the \$100,000 came from for the Down Payment Assistance Program, to which Mr. Capezzuto replied that the calculation came from the income, and that they had looked at \$50,000 first, but they changed it due to the limitations of homes available with this range.

Marcia Lathou, St. Lucie Transportation and Planning Organization, inquired about programs for rental assistance, to which Mr. Capezzuto explained the two programs offered by the City. Ms. Carpenter inquired about the 12-month range for the assistance for seniors, to which Mr. Capezzuto replied that they commit to funding for the full 12 months, and if their income qualifies, they will receive funding for the next year. Alessandra Tasca, Neighborhood Services Deputy Director, advised that the funding is never enough, and that where they find difficulty in expending the funding was that the applicant was responsible for finding the affordable housing.

Deputy City Attorney Russell Ward then provided clarification for Committee Elections.

6. Unfinished Business

Mr. Gomez discussed the new Committee term limits and noted that alternate members would be appointed at the February 24, 2025, City Council meeting. He also announced that Rebecca Danise had resigned from the Committee.

7. Public to be Heard

Connor Kennedy, Haley Ward, inquired if the City provided density bonuses, to which Mr. Capezzuto and Mr. Gomez responded in the negative, noting that it was in discussion. Ms. Tasca discussed the County-Wide Needs Assessment and noted that they did not have any formal incentive packages for affordable/workforce housing codified yet, but per State law, they can and do accommodate any Ad Hoc requests.

Marcia Lathou, St. Lucie Transportation and Planning Organization, inquired as to if any developers had asked the City for reduced parking. Francis Forman, Planning & Zoning, replied that they did not have anything codified regarding this, and the developer would require a variance approved by the Planning & Zoning Board.

Lisa, (Clerk's Note: The last name was not announced.), of Fifth Third Bank informed that they supplied lending for affordable housing.

Chair Obel discussed the EB-5 Visa and requested City Staff to investigate utilizing this for affordable housing due to Port St. Lucie having multiple qualifying areas for investment. He noted that he had sent City Staff a presentation that would be added to the next meeting.

8. Adjourn

There being no further business, the meeting was adjourned at 3:03 p.m.

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Stefan Obel, Chair

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Jasmin De Freese, Deputy City Clerk



## Agenda Summary

2025-650

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**Agenda Date:** 7/17/2025

**Agenda Item No.:** 5.a

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Placement: New Business

Action Requested: Discussion

### Discussion of the City Council's Strategic Plan Goal 4 - Housing Initiative

Submitted By: Bolivar Gomez, Acting Housing Programs Manager

Strategic Plan Link: The City's Goal of a diverse local economy and employment opportunities.

Executive Summary (General Business): Staff seeks to engage the Affordable Housing Advisory Committee (AHAC) in a discussion on proven strategies for housing incentive programs that could encourage developers to create additional housing options for working professionals. This initiative builds on continuous research into best practices and policies that could be incorporated into the City's code of ordinances to support economic development and increase attainable housing options. Staff developed a draft policy framework, including a proposed title, mission, vision, and guidelines, as well as a toolbox for review. This discussion will help refine the policy and incentives into a tailored program that aligns with the City's housing goals which staff will bring forward to the City Council at a future meeting.

Presentation Information: Alex Tasca, Deputy Director, Neighborhood Services, will present an overview to guide the discussion followed by a Q&A session with staff.

Staff Recommendation: Move that the Affordable Housing Advisory Committee provide input on the draft title, vision, mission, & policy guidelines for further development, and provide input on the tools included in Parts 2 & 3 of the toolbox proposal for further development.

Background: Based on input regarding the development of the Goal 4 Diverse Economy & Employment Opportunities - Housing Initiative, and the following completed activities, staff is proposing a draft policy framework for an Essential Attainable Housing Incentivization Program (EAHIP). The draft framework is the product of multiple research and workshop activities that include:

- January 2024: Housing Needs Assessment (HNA) completed.
- Spring/Summer 2024: Comparative analysis of Affordable Housing (AH)/Workforce Housing (WFH) incentive programs and policies in the top 10 counties and top 10 cities in Florida, by population.
- Oct. - Dec. 2024: Analysis of draft ordinance ideas and common practices prepared for strategic planning sessions.
- January 2025: Economic Development Council (EDC) Housing Summit presentation by the Florida Housing Coalition.
- Spring/Summer 2025: HUD Thriving Communities Technical Assistance Strategic Communications Plan developed in collaboration with the City's Communications Department & in alignment with

Comprehensive Plan/Charting PSL 2045 activities.

The proposal consists of a draft policy title, mission, vision and guidelines for development. Additionally, a draft toolbox of options will be presented for discussion and further development.

Issues/Analysis: The objective of the discussion is to seek input from the AHAC to develop a custom program for the City of Port St. Lucie that can be presented for review to City Council at a future date. The future items for review shall be aligned with the City's Comprehensive Plan update, Charting 2045. Additionally, a complementary communications and education initiative plan can be presented based on the parts of the proposal that are approved for further development.

Financial Information: Direction on this draft policy and subsequent discussions on any future programs will provide a basis for the development of any incentive programs that can be funded with the City's State Housing and Initiatives Partnership (SHIP) program or Federal Community Development Block Grant (CDBG) program funds or any other special funding that might become available in the future.

Special Consideration: N/A

Location of Project: City of Port St. Lucie

Attachments: Staff PowerPoint Presentation, NCS & Citizen Summit Data, Sample Ordinance Provisions.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in packets are available upon request from the City Clerk.*



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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:

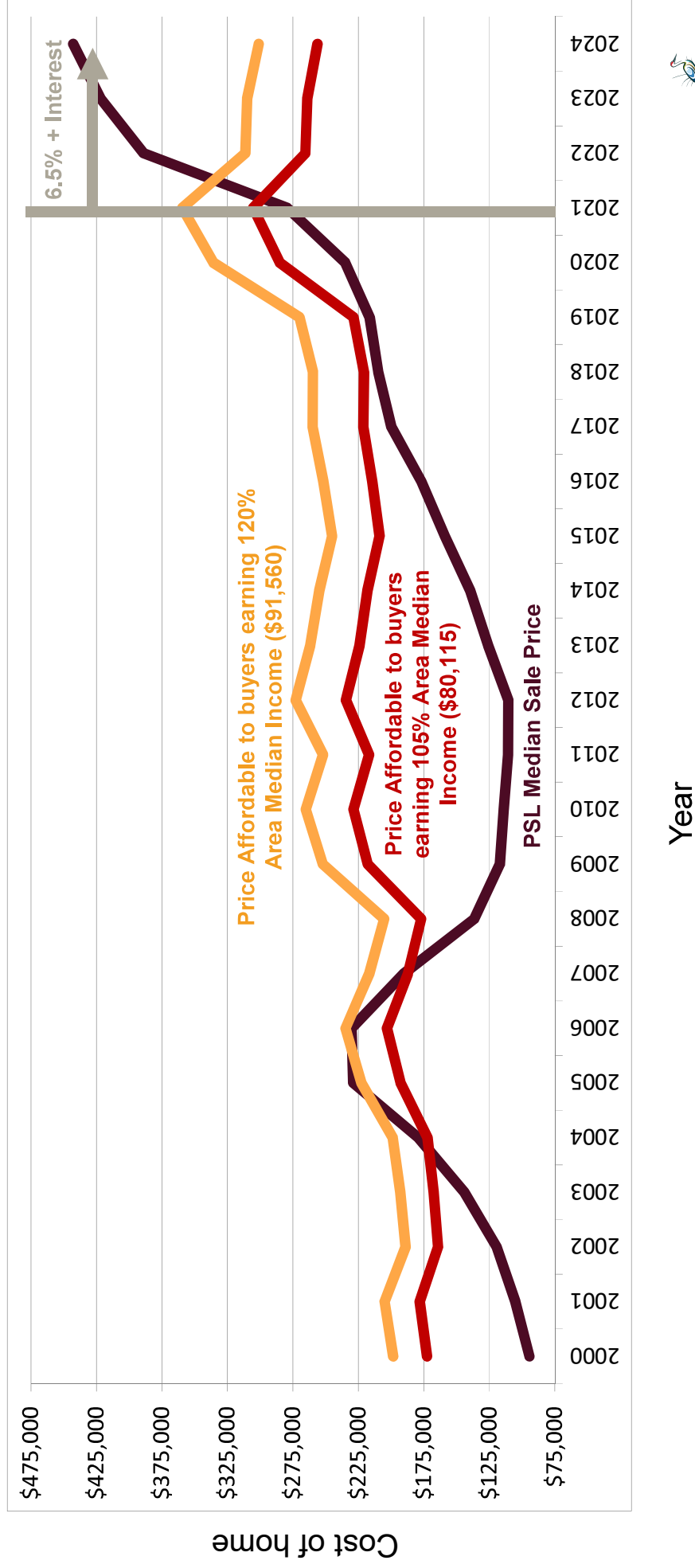
- ❑ Housing policy in the US is an important economic development driver (Housing Acts from the 1930s-1970s, National Affordable Housing Act of 1990, American Recovery and Reinvestment Act of 2009, Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020, American Rescue Plan Act of 2021. [January 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.

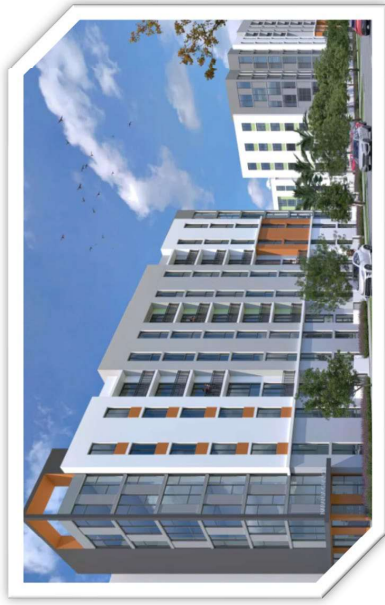
#### ☐ City-owned Land

- 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



### 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)

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

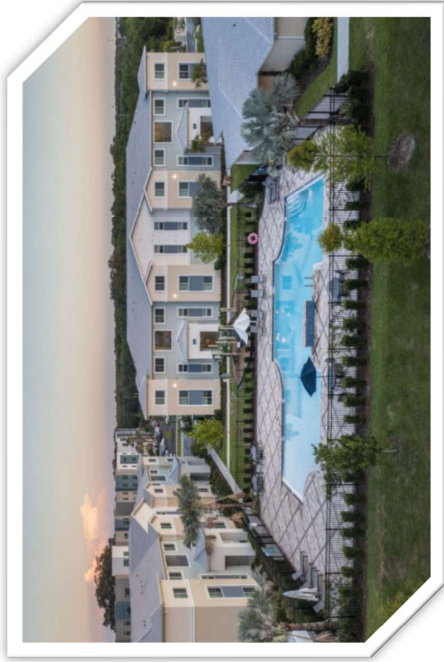
200 apartments reserved for income-qualifying residents aged 55 and older at or below 30, 60, and 70 percent of the area median income (AMI)

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

Civitas of Cape Coral



## EAHIP Toolbox Part 3 – Examples of Developer Fee Reductions



### **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

### **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



# EAHIP Toolbox Part 3 – Examples of Developer Contributions



## Madison Oaks – West (Ocala, FL)

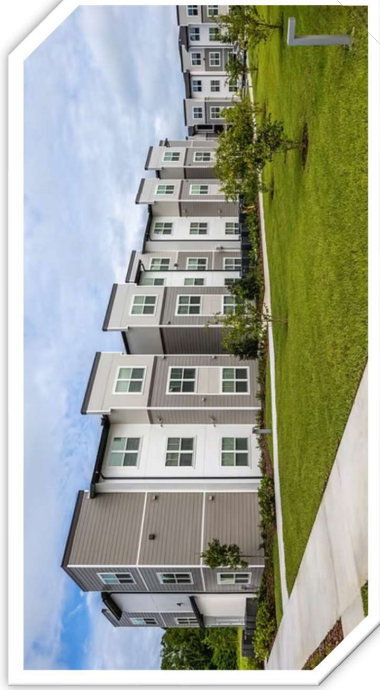
Received \$10k per unit dedicated for affordable housing from developer contribution fund

## 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



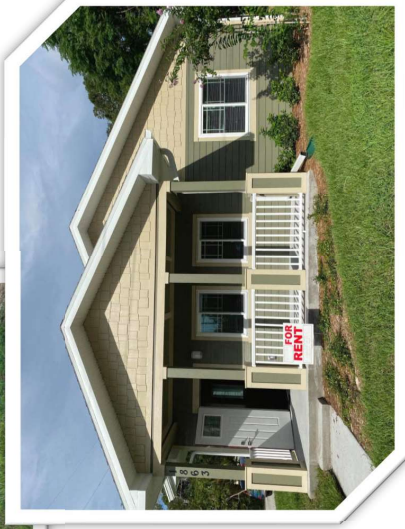


# EAHIP Toolbox Part 3 – Examples of Zoning Reform



## St. Pete Catalyst

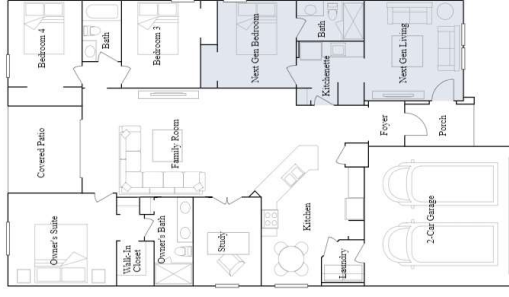
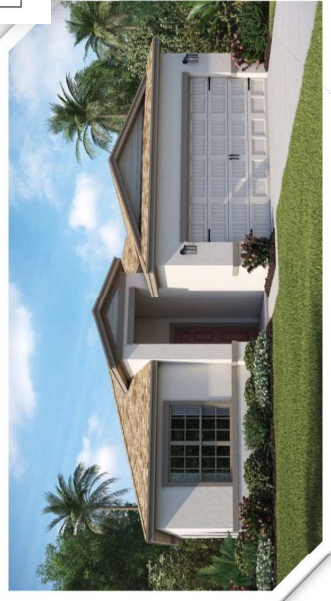
Innovative duplex structures that maintain neighborhood characteristics.



**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://cltcfpbc.org/wp-content/uploads/2021/12/cltcfpbc-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

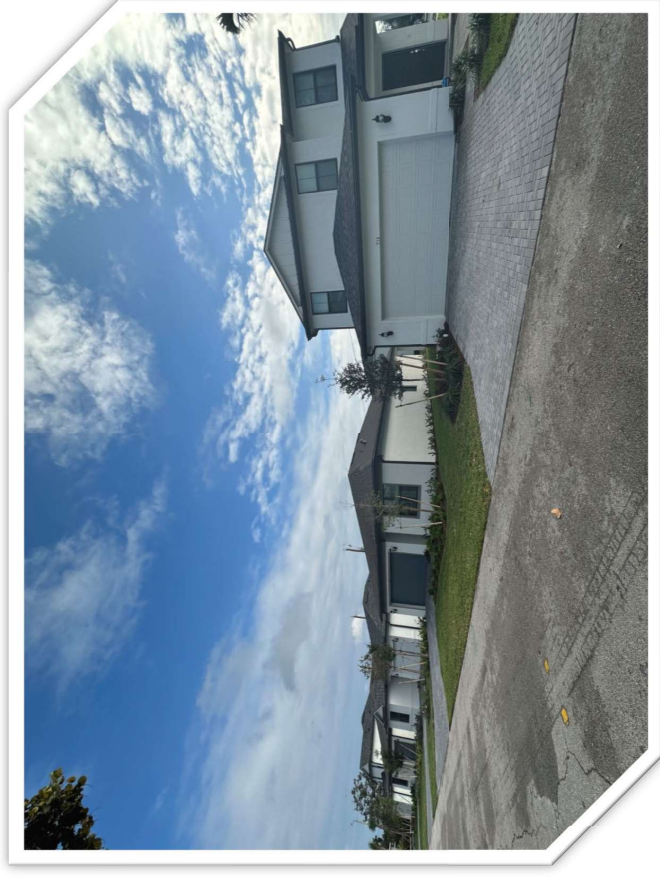


Photo Source: Delray Beach CRA





# 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

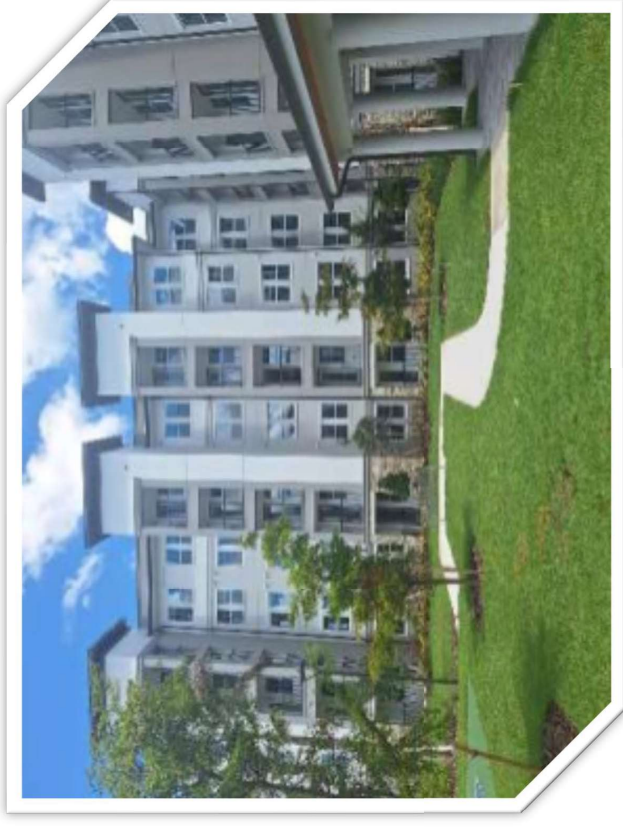
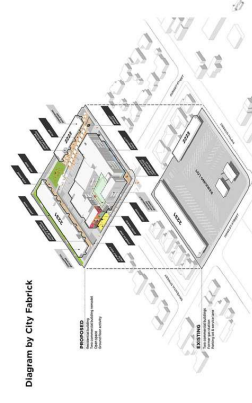
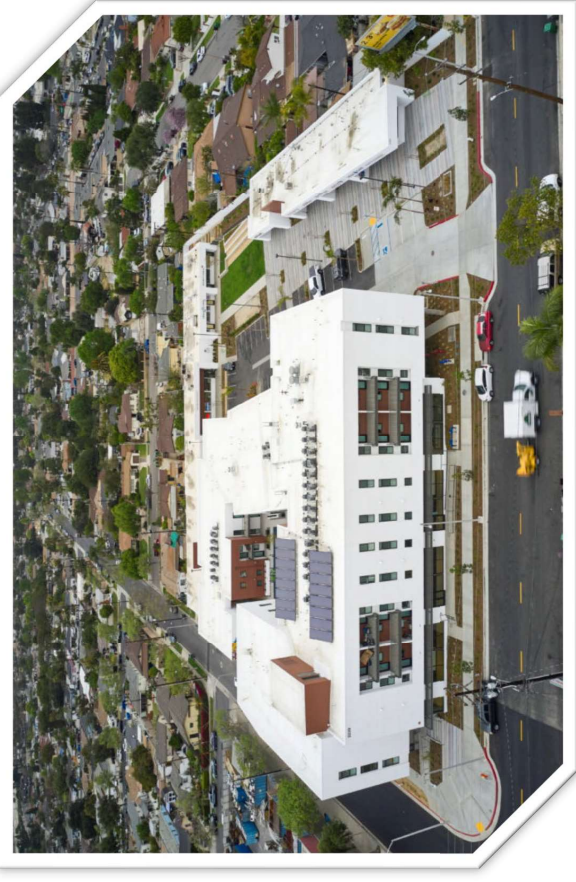


Photo Source: The Housing Alliance



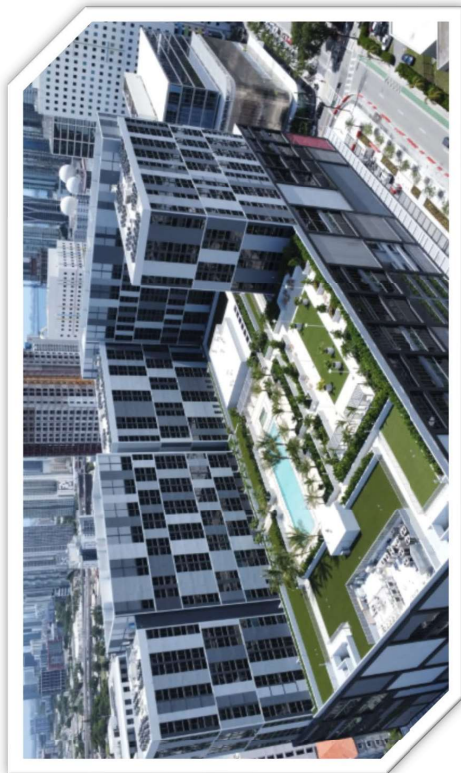
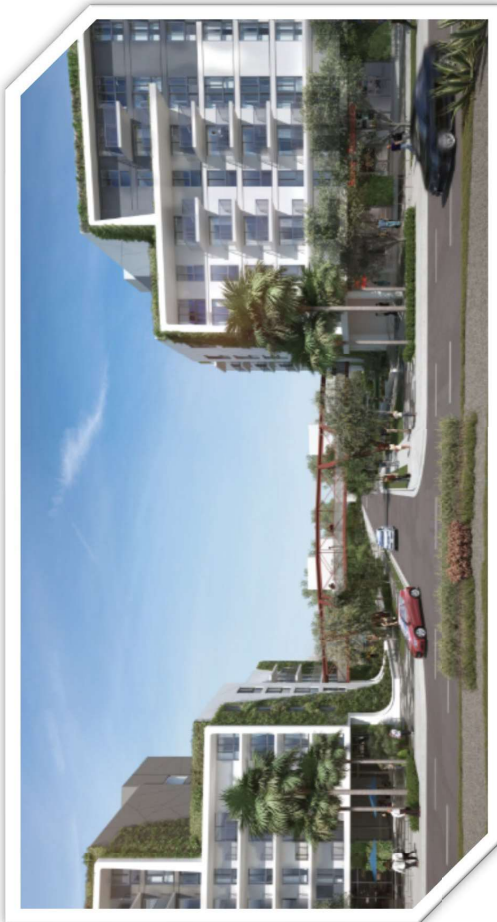
## Public/Private Partnership Example: Strip Mall/Plaza Redevelopment for Mixed-use



Sources: <http://www.hdnetwork.com/california-strip-mall-gets-multifamily-residential> and  
<http://www.stripshaping.org/portfolio.html>

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

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



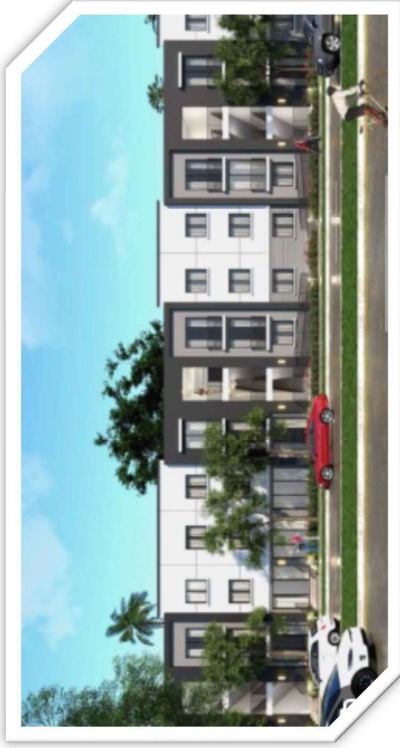
**Sawyer's Walk in Miami's  
Overtown neighborhood**



## EAHIP Toolbox Part 3 – Examples of Commercial Linkage Fees

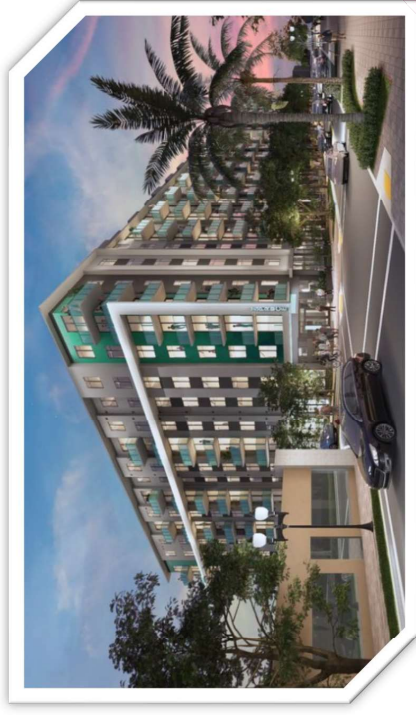
### **Beacon Hill at Princeton (Miami-Dade County)**

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.

# Feedback Data

Exhibit A

# Citizen Summit - February 2025

## Dot Exercise



#iamPSL  
**Goal 4**  
Diverse Economy & Employment Opportunities  
2025 CITIZEN SUMMIT

### We need your feedback!

Do you believe there is a need for more **affordable housing** options for middle-income earners in this community?

YES	NO	MAYBE
-----	----	-------

Do you know anyone who works in the community but struggles to find **affordable housing** nearby?

YES	NO	MAYBE
-----	----	-------

Do you believe more **affordable housing** options would attract more young professionals to the community?

YES	NO	MAYBE
-----	----	-------

If workforce housing units were available do you think you, one of your children, or a family member or would be interested in them?

YES	NO	MAYBE
-----	----	-------

## Prototyping Activity

### Writing / Sketching Activity

What could be some options for housing units that are more affordable for the workforce? (Write or Sketch)

What are some occupations, in our local economy, that you think could benefit from an increased availability of more affordable workforce housing units? (Write or Sketch)

Boards of different housing types were on display for the prototyping activity.



# Citizen Summit - February 2025 Results Dot Exercise





# Citizen Summit - February 2025 Results Dot Activity

## GOAL 4: DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

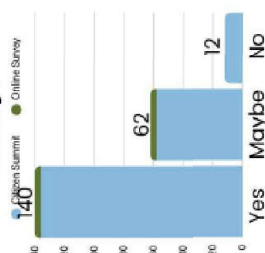
Do you believe there is a need for more affordable housing options for middle-income earners in this community?



Do you believe more affordable housing options would attract more young professionals to the community?



Do you know anyone who works in the community but struggles to find affordable housing nearby?



If workforce housing units were available, do you think you, one of your children or a family member or would be interested in them?



## GOAL 4: DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

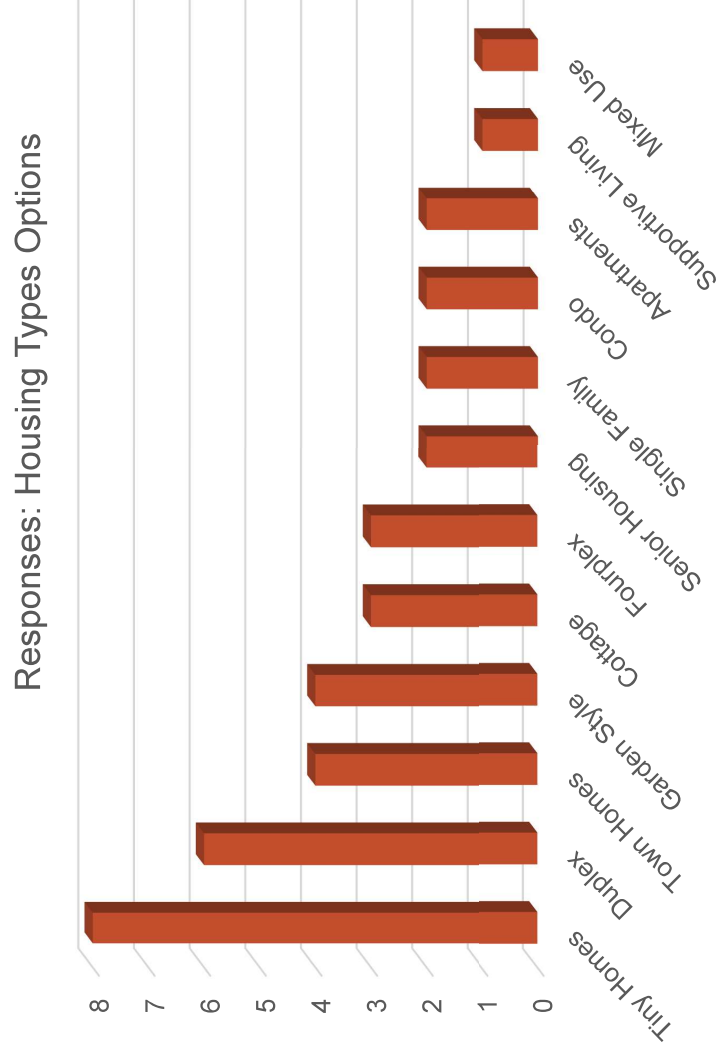
Main Topic	Citizen Summit	Online Survey	NCS Random	NCS Open	Citizen Summit Comments (or other source when no comments were made)
Slow, Control or Stop Growth / Development	37	0	22	576	<ul style="list-style-type: none"> <li>Like our community the way it is. Less growth</li> <li>Stop building, so many houses</li> </ul>
Affordable housing / Cost of living	55	0	6	130	<ul style="list-style-type: none"> <li>Affordable housing is CRUCIAL - my close friend who grew up here had to move away because she could not afford to raise her 2-year-old here. Heartbreaking</li> </ul>
Job / Employment Opportunities	80	0	5	68	<ul style="list-style-type: none"> <li>Let more company expand so that people in PSL have more job opportunities</li> </ul>
Business / Economic Development	25	0	6	96	<ul style="list-style-type: none"> <li>Great job to build more businesses to work in the community you live in</li> </ul>



# Citizen Summit - February 2025 Results Prototyping Activity

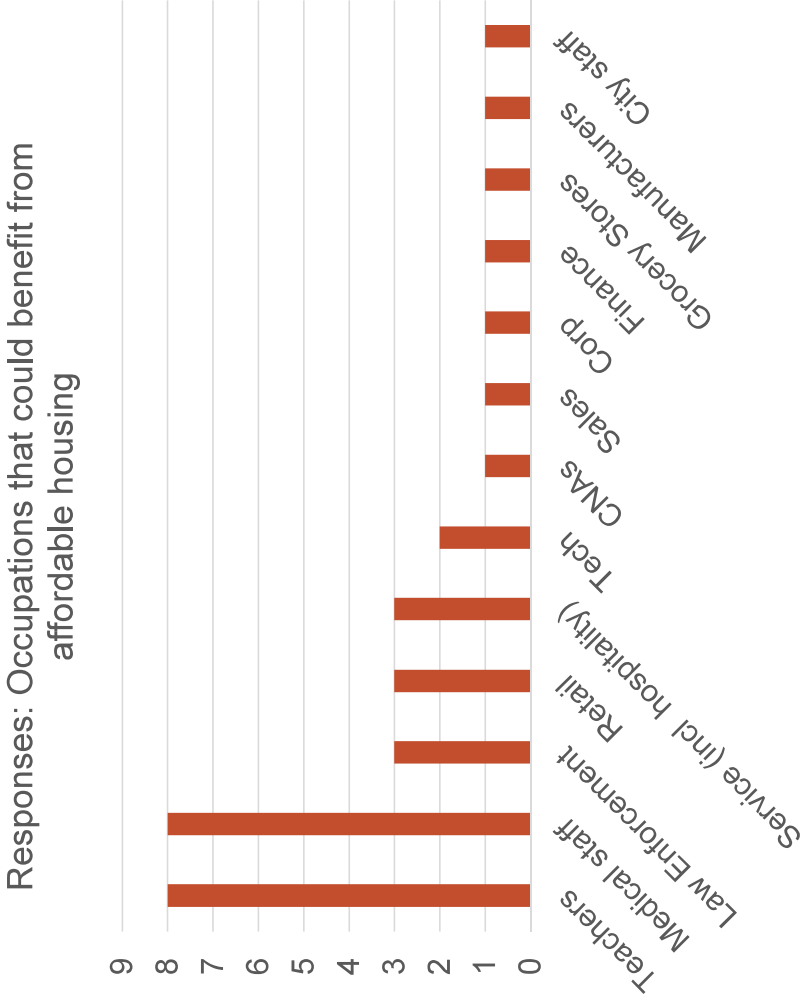
*During the Citizen Summit in February 2025, residents were asked to write or sketch their answers to questions including*

- What could be some options for housing units that are more affordable for the workforce?
  - Suggestions were provided and citizens most frequently selected **tiny homes, duplexes, and town homes.**



Sources: Citizen's Summit 2025 prototyping exercise (N=26)

# Citizen Summit - February 2025 Results Prototyping Activity



*During the Citizen Summit in February 2025, residents were asked to write or sketch their answers to questions including*

- What are some occupations, in our local economy, that you think could benefit from an increased availability of more affordable workforce housing units?
  - Citizens most frequently suggested **teachers and medical staff**.

Sources: Citizen’s Summit 2025 prototyping exercise (N=26)



**Diverse Economy &  
Employment Opportunities**  
Expand Job Opportunities and Support  
Economic Development

## NEW PRIORITY PROJECT:

# Workforce Housing Initiatives

*Partner with housing developers to support the City's workforce*

## UNDERSTANDING THE PROBLEM

THE NCS™



of residents rated  
**employment  
opportunities** in  
the City positively.



of residents rated  
**the vibrancy of  
commercial  
areas** positively.



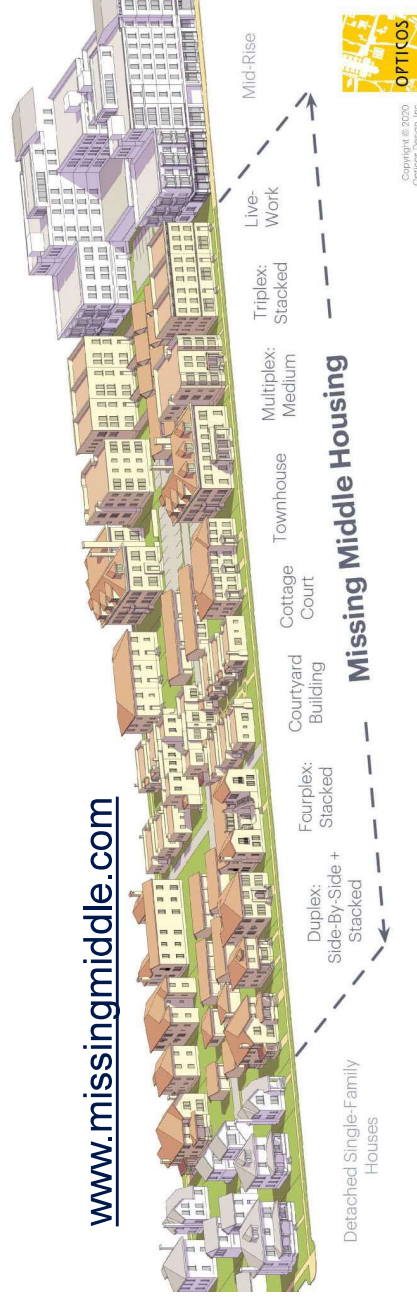
of residents rated  
**the variety of  
housing  
options** positively.



of residents rated  
**the availability of  
affordable  
quality housing**  
positively.

similar to the national  
benchmark

[www.missingmiddle.com](http://www.missingmiddle.com)



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- Internal and External Workshopping of the Housing Needs Assessment (HNA) and Implementation Plan & the League of Cities Housing Supply Accelerator Playbook
- Continue to explore potential future grant opportunities like U.S. Department of Housing and Urban Development (HUD) **announced** the availability of \$100 million in competitive grant funding through the Pathways to Removing Obstacles to Housing (PRO Housing) program; implement HUD Thriving Communities Grant.

# Sample Ordinance Provisions

Exhibit B

## Sample ordinance provisions

### ☐ **Density Bonus**

#### **Section – Housing Density Bonus for approved**

##### **affordable/workforce/essential worker housing developments/units**

- A.** Developers proposing residential or mixed-use projects that include a minimum of 20% affordable units to low- and/or moderate-income households shall be eligible for a density bonus above the base zoning density.
- B.** Eligible and approved projects may also receive concessions or incentives, such as reduced parking requirements or increased building heights, to facilitate the inclusion of affordable units.
- C.** Developers must enter into an Agreement with the City, detailing the number and affordability levels of units, duration of affordability, and compliance monitoring provisions. The agreement must include resale controls to ensure permanent affordability preferably through Community Land Trust (CLT) agreement.

### ☐ **Developer Fee Reductions**

#### **Section – Development Impact Fee Reductions for EAHIP Housing**

- A.** To encourage the construction of affordable housing, the City may reduce, defer, and/or subsidize development impact fees for projects that include a specified percentage of affordable units. Subject to funding availability and application process.
- B.** Eligibility criteria and the extent of fee reductions shall be established by resolution of the City Council and may vary based on project location, affordability levels, and unit types.
- C.** Eligibility for fee reductions requires that the affordable units produced for sale be held in an approved Community Land Trust (CLT), to ensure, maintain, and preserve affordability.
- D.** Developers or property owners must enter into an agreement to repay any reduced fees if the property does not remain affordable.

### ☐ **Developer Contributions**

#### **Section – Inclusionary Housing Requirements**

- A.** Residential developments of 10 or more units shall designate a minimum of 10% of units for the EAHIP housing for households earning up to 80% of the Area Median Income (AMI) for rental units and 120% AMI for homeownership units. Residential developments of 50 or more units shall designate a minimum of 20% of units
- B.** Developers may opt to pay an in-lieu fee to the City's EAHIP Housing Trust Fund, subject to City Council approval.
- C.** Affordable units must be comparable in size, design, and amenities to market-rate units and dispersed throughout the development.
- D.** Affordability restrictions shall be enforced through a recorded agreement ensuring permanent affordability or program income in return for lesser long-term affordability terms.



## Sample ordinance provisions

### ☐ Use of City-Owned Land

#### **Section – Utilization of City-Owned Land for Affordable Housing**

- A.** The City may prioritize the use of publicly owned land for the development of affordable housing projects.
- B.** Such land may be offered through long-term leases, reduced-cost sales, or partnerships with affordable housing developers.
- C.** Projects will be developed under permanent affordability regulations.

### ☐ Density Bonus for Land Donation

#### **Section – Density Bonus Incentives for Land Donation**

- A.** Landowners donating fee simple interest in real property to the City for affordable housing purposes may receive a density bonus applicable to other properties within the City's jurisdiction.
- B.** The donated land must be suitable for residential use and subject to deed restrictions ensuring its use for affordable housing.
- C.** The density bonus shall be formalized through a development agreement and recorded with the county clerk.
- D.** Projects will be developed under permanent affordability regulations. *Florida Statute § 420.615 authorizes local governments to provide density bonuses for land donations intended for affordable housing.*

### ☐ Commercial Linkage Fees

#### **Section – Commercial Linkage Fee for Affordable Housing**

- A.** A commercial linkage fee is imposed on new commercial developments to mitigate the impact on housing demand.
- B.** The fee amount shall be established by the City Council and based on the type and size of the commercial project.
- C.** Fees collected shall be deposited into the EAHIP Housing Trust Fund and used exclusively for the development and preservation of EAHIP housing.
- D.** Developers may be eligible for fee reductions or waivers if the project includes on-site affordable housing units. *Florida Statute § 166.04151 permits municipalities to implement linkage fee ordinances to support affordable housing initiatives.*

### ☐ Zoning Reform

#### **Section – Zoning Modifications to Support EAHIP**

- A.** The City shall implement zoning reforms to facilitate EAHIP housing development, in designated areas:
  1. Near transit areas
  2. Along commercial or economic corridors
  3. Within the Community Redevelopment Areas

