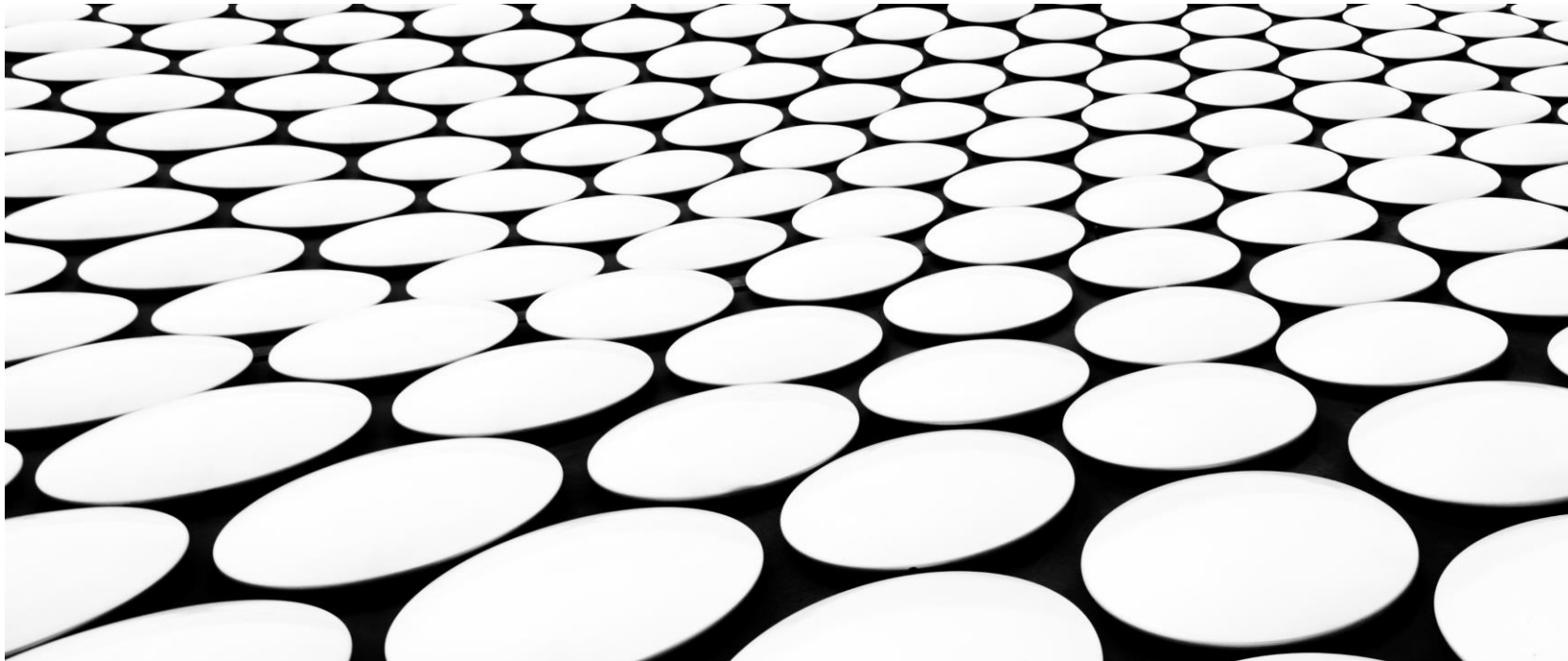

THE CITY OF PORT ST. LUCIE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

DRAFT 2021 AHAC REPORT



"A City for All Ages"



OVERVIEW

- State Housing Initiatives Partnership (SHIP) & Local Housing Assistance Plan (LHAP)
- The Affordable Housing Advisory Committee (AHAC) Requirements
- Review of 11 Incentive Strategies (per State Legislation and Compliance Requirements)
- Primary Recommendations

SHIP

- Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low-, low- and moderate-income families.
- The City of Port St Lucie City Council approved the SHIP program on May 10, 1993 through Ordinance #93-22.

LHAP

- Prepared by the Neighborhood Services Housing Division and approved by Council prior to submitting to Florida Housing Corporation on a Triennial basis. The LHAP outlines each of the separate housing strategies that the City might implement that align with Florida Housing guidelines and the City of Port St Lucie's guidelines.
- Next one is due the first quarter of 2022.

THE CONVENING OF THE AHAC IS A REQUIREMENT FOR COMPLIANCE WITH THE STATE'S "SHIP" PROGRAM

- 8-11 members (currently 9 including 1 elected official)
- 6 out 11 categories must be represented
- All 11 incentives should be reviewed but only 2 are required to be implemented by the City

AHAC RECOMMENDS REGULATORY INCENTIVES

PREVIOUSLY DONE EVERY 3 YEARS, BEGINNING 2021 TO BE CONDUCTED YEARLY.

The AHAC's only statutory role is to produce the incentive report.

Information available on www.cityofpsl.com/housing

INCENTIVE STRATEGIES

- The AHAC Report includes recommendations by the Committee, as well as comments, on the implementation of incentives for at least the eleven distinct strategies. These Incentive Strategies are mandated by the State. Only two (Expedited Permitting and Ongoing Review Process) of the eleven are required to be adopted.

The required incentives that must be adopted and implemented by a municipality or county are as follows:

- Expedited permitting **(adopted in 1994 and implemented in LHAP)**
- Ongoing review process **(adopted in 2009 and implemented in LHAP)**

The City of Port St. Lucie has adopted the 2 mandatory incentives plus, an additional 3 incentives, listed here below:

- Impact fee modifications **(adopted 2009 and implemented in LHAP)**
- Printed inventory of public owned lands **(adopted 2009 and implemented in the LHAP)**
- Support of development near transportation/employment hubs **(adopted 2009 and implemented in the LHAP)**

The AHAC reviewed all of the incentives in detail and consulted with subject matter experts from the Building Department, Planning & Zoning, and the Neighborhood Services Department. The Committee also reviewed all of the City's comprehensive plan updates since the last Committee met, three years ago. The report of outcomes are included in the report.

PRIMARY RECOMMENDATIONS FOR THE UPCOMING YEAR

The Committee will continue to meet until the next Committee is called to the mandatory task. Next meeting in January 2022.

- Staff should work on conducting a Comprehensive Housing Study after which additional tasks that could follow include:
 - Increased guidelines for development review procedures for entities interested in affordable or workforce housing projects
 - Comprehensive Plan for the use of the Affordable Housing Trust Fund
- Additionally, another evaluation of the Housing Element of the Comprehensive Plan should be conducted considering changes in legislation and updates from the AHAC Report and new LHAP.

TECHNICAL ASSISTANCE WAS PROVIDED BY AND WILL CONTINUE TO BE PROVIDED BY:

- By Florida Housing Coalition

ADDITIONAL POSSIBLE AHAC RESPONSIBILITIES

AHAC may assist staff in many ways:

- Review new strategies
- Enhance existing strategies
- Community Outreach and Feedback
- Help create SHIP Procedures