

City of Port St. Lucie

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



Meeting Agenda

Monday, June 16, 2025

9:00 AM

Council Chambers, City Hall

City Council Workshop

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

1. **Meeting Called to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Public to be Heard**
5. **New Business**
 - 5.a Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion [2025-431](#)
 - 5.b Discussion of the City Council's Strategic Plan Goal 4 - Housing Initiative. [2025-476](#)
6. **Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

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.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.



Agenda Summary

2025-431

Agenda Date: 6/16/2025

Agenda Item No.: 5.a

Placement: New Business

Action Requested: Discussion

Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion

Submitted By: Alessandra “Alex” Tasca, Deputy Director, Neighborhood Services Dept. (NSD)

Strategic Plan Link: The City’s Mission to be responsive to our community.

Executive Summary (General Business): The CDBG program provides federal funds for projects and programs that help improve the physical, economic, and social conditions of our community. Eligible projects must benefit low to moderate-income persons, address urgent needs or slum and blight also referred to as community development or redevelopment. Staff are presenting eligible projects to the City Council for discussion. Staff will return to a future City Council meeting to launch a 30-day public comment period and seek final approval of a prioritized project list together with a draft Annual Action Plan, based on this discussion. Tentatively scheduled for 6/23/2025.

Presentation Information: NSD will present proposed projects (10 minutes); additional detailed information about the projects is available upon request. The project managers from associated departments will be available to discuss their specific project proposals, if needed.

Staff Recommendation: Request that the Council review eligible projects for inclusion in the 2025-2026 CDBG Action Plan and provide feedback to staff on the current list of proposals. Staff requests any further City Council input regarding any of the proposed projects. The draft Annual Action Plan will come back to City Council for approval and to open the 30-day public comment period (June 23, 2025) prior to submittal to the Department of Housing and Urban Development (HUD) by the deadline August 15, 2024.

Background: The City is required by HUD to prepare an Annual Action Plan (AAP) report detailing our CDBG and housing activities for the coming year. The AAP report provides a concise summary of the actions, activities, and specific federal resources that will be used each year to address the priority needs and specific goals identified in the 5-Year Consolidated Plan.

Issues/Analysis: Once the proposed projects are discussed, staff will prepare the draft 2025-2026 CDBG AAP based on City Council feedback and make the AAP available for public review and comment. All comments received during the public comment period will be summarized, answered, and forwarded to HUD in Jacksonville, Florida, with the AAP by August 15, 2025.

Public input was also solicited via an online survey available to the public and sent to the local Council of Social Agencies (COSA) membership. A public information session about the program was hosted at 6 pm on June 5,

2025, in City Hall, City Council Chambers. Information from these sources, if any, will be attached to the AAP.

Financial Information: HUD has provided the City next year's funding allocation letter. The City is set to receive approximately \$1,086,000 for the CDBG program for Fiscal Year 2025-26. Historically, twenty percent (20%) of the allocation is set aside for administrative costs and eighty percent (80%) is allocated to project or program funding. During the year additional funding or program income might become available.

Special Consideration: Unless the City Council requests to remove specific projects from the list, all projects will be left on the list as funded or alternate projects. The alternate projects may be funded if additional funding becomes available or if the primary projects finish under budget.

Location of Project: There are 36 official HUD CDBG Low-Moderate Income Census Tracts located within the City as of the 2016-2020 Map from October 2024. Census Tracts are located in all four Council Districts (Qty. 9 in District 1, Qty. 8 in District 2, Qty. 4 in District 3, Qty. 15 in District 4). Projects must be located in one of these Census Tracts in order to be eligible for funding. Alternatively, a program or project can also target the City as a whole (in certain circumstances) or provide assistance to low-moderate income households individually (in certain circumstances). Up to 15% of a municipality's allocation can be used for public services. Up to 20% of a municipality's allocation can be used for administrative expenses. Actual programs or projects coincide with City Council Strategic Plan priorities and are subject to City Council approval.

Attachments:

- CPSL 2025-26 CDBG Proposal Presentation
- CPSL HUD CDBG Low-Moderate Income Census Tract Block Group Map

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 City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:

N/A

City of Port St. Lucie
Community Development Block Grant (CDBG)
Discussion of Prioritization for the 2025-26 Allocation
– Program & Project Update –

Neighborhood Services Department
June 16, 2025, City Council Workshop



CDBG by the Department of Housing and Urban Development (HUD)



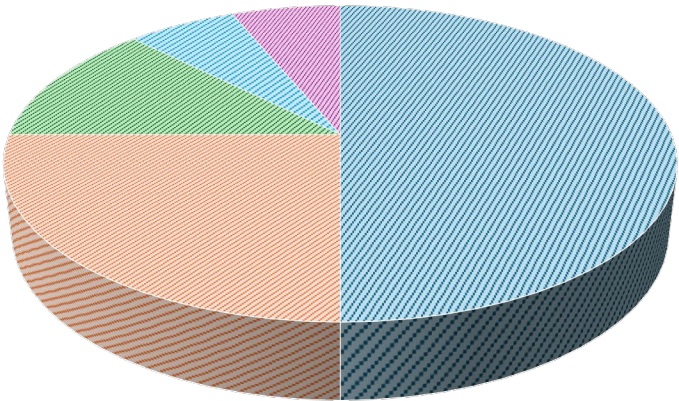
PROGRAM ADMINISTRATION HIGHLIGHTS:

- Enacted by the Housing and Community Development Act in 1974, managed by HUD, celebrated 50 years, entitlement based on population greater than 50,000.
- The City's participation dates to a little less than 50 years.
- Can address infrastructure, economic development, housing, disaster recovery, and other community needs; Flexibility to design based on local needs and priorities. Funds can also address slum and blight or urgent need.
- Low- and moderate-income people are the direct program beneficiaries; 70% of funds must benefit low/moderate income residents. Projects undertaken either in census tracts where 51% are low/moderate residents (46.81% PSL exception criteria) or by qualifying individual households based on income.
- Projects must meet one of **three national objectives: 1) Benefit to low- and moderate- income (LMI) persons, 2) Aid in the prevention or elimination of slums or blight, or 3) Meet a need having a particular urgency (urgent need).**
- Projects undertaken with CDBG must match objectives outlined in the annual action plan and priorities listed in the 5-year consolidated plan, formal amendments can be made, 20% of funds reserved for administration.
- All CDBG projects must be approved by the City Council and HUD.

Forecasted CDBG 5-Year Goals from the Consolidated Plan 2021-2025

CPSL CDBG 5-YR GOALS 2021-25

■ Infrastructure ■ Housing ■ Public Facilities ■ Economic Development ■ Public Services

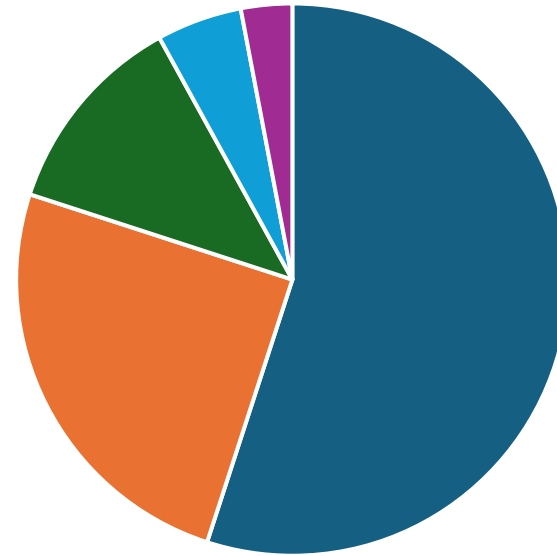


- Infrastructure Improvements (Utilities and Public Works) \$2M (~50%)
- Increase Access to Affordable Quality Housing (Code Compliance, Repair & Rehabilitation, Septic-to-Sewer Connections, and Culvert Assistance Program) \$1,000,000 (~25%)
- Public Facilities Improvements (Parks and Recreation) \$500,000 (~12.5%)
- Economic Development Initiatives (Code Compliance, Business Accelerator Program, Minority Business Development Assistance, and Commercial Façade Improvement Grant) \$250,000 (~6.25%)
- Public Services (Boys & Girls "Mobile" Club) \$250,000 (~6.25%)

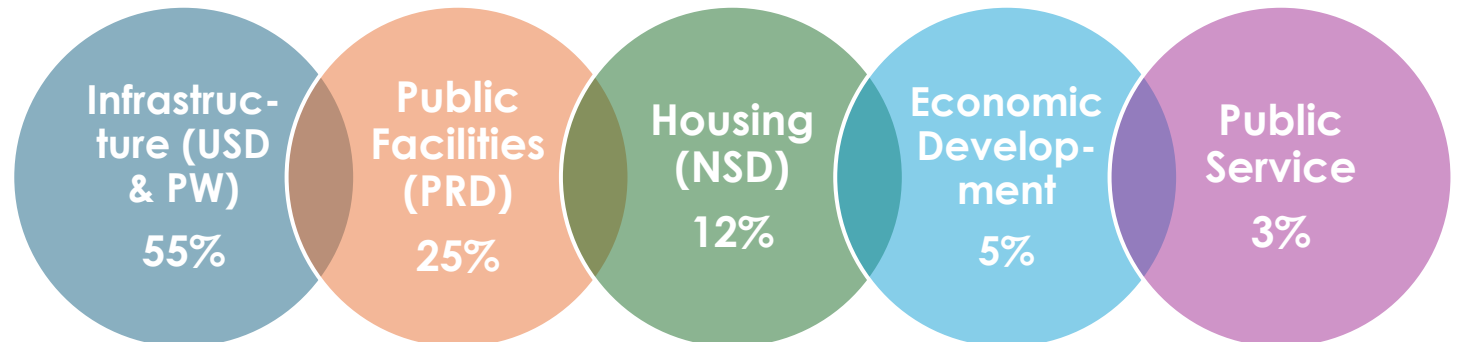
Actual Expenditures (to date) during this 5-Year Consolidated Plan CDBG Period 2021-2024

(FY21/22 – FY23/24)

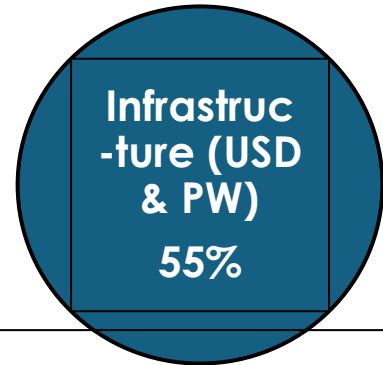
CPSL CDBG 2021-2024



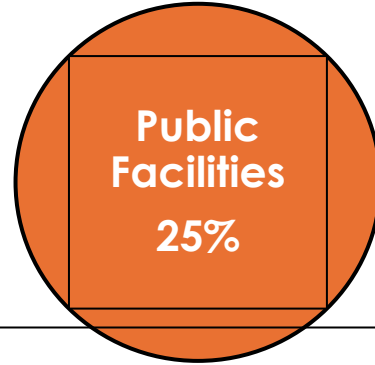
- Infrastructure
- Public Facilities
- Housing
- Economic Development
- Public Services



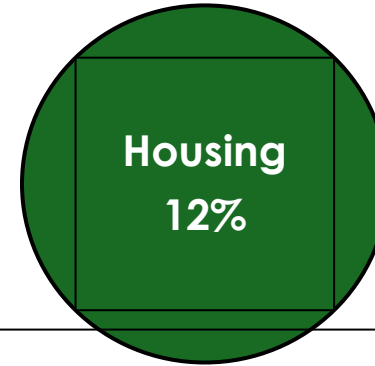
Breakdown of Actual 5-Year Consolidated Plan CDBG Expenditures 2021-2024 (to date by program year or FY21/22 – FY23/24)



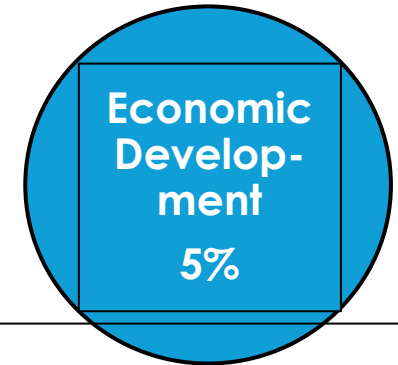
21-22 Sidewalks \$550k
21-22 Culverts \$155k
21-22 Air Release Valves \$130k
22-23 Sidewalks \$175k
23-24 Windmill Point Culverts \$350k
23-24 Sidewalks \$130k
Total = \$1,490,000/\$2.7M (55.2%)



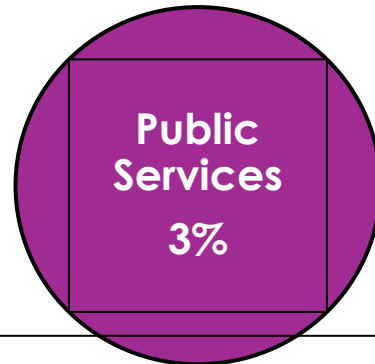
22-23 Whispering Pines Park \$650k
23-24 Lyngate Shade Structure \$30k
Total = \$680,000/\$2.7M (25.2%)



20-21 Homeowner Repair & Rehab \$165k
21-22 Homeowner Repair & Rehab \$75k
22-23 Septic-to-sewer connection \$15k
23-24 Code \$65k
Total = \$320,000/\$2.7M (11.9%)



20-21 Eco Dev Small Business Grant \$20k
21-22 Eco Dev Small Business Grant \$10k
22-23 Minority Business Dev. Agency \$20k
23-24 Eco Dev Small Business Grant \$25k
23-24 Code \$65k
Total = \$140,000/\$2.7M (5.2%)



23-24 Boys & Girls "Mobile" Club \$75k
Total = \$75,000/\$2.7M (2.8%)

Other Notes

Administration:

21-22 Admin \$180k
22-23 Admin \$150k
23-24 Admin \$100k
Total = \$430,000/\$3.13M (13.7%)

Program Income:

21-22 Program Income: Homeowner Repair & Rehab \$36k

22-23 NSP Program Income: Boys & Girls "Mobile" Club \$150k
22-23 Program Income: Eco Dev Small Business Grant \$13k
22-23 Program Income: Homeowner Repair & Rehab \$29k
22-23 Program Income: Homeowner Repair & Rehab \$18k
23-24 Program Income: Septic-to-sewer connection \$23k
Total = \$269,000/\$3.4M (7.9%)

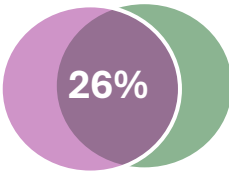
Current 2024-2025 CDBG Program Year project allocations - in progress:



Public Facilities:
24-25 River Place Playground \$250k



Public Service:
24-25 Boys & Girls "Mobile" Club \$75k



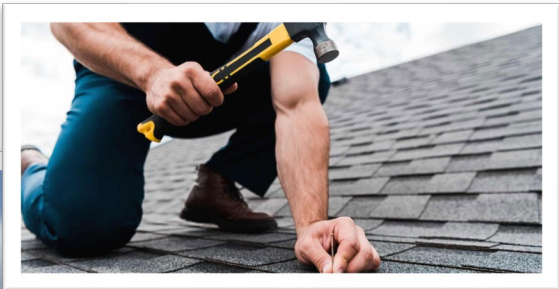
Economic Development & Housing:
24-25 Commercial Code Compliance \$225k



Economic Development:
24-25 Commercial Façade Improvement Grant \$80k
24-25 Small Business Grant \$25k



Housing:
24-25 Septic-to-sewer connection \$100k
24-25 Culvert Assistance Program \$100k



2025-26 CDBG Proposed Budget

2025-26 Allocation	\$1,086,000
Program Administration	(-\$200,000)
Code Compliance	(-\$200,000)
Minority Business Development Agency (MBDA) closure surplus funding from business assistance program	\$20,000
<i>Remainder for 2025-26 allocation prioritization</i>	\$706,000

All Department Proposals Submitted for Prioritization

Activity	Approximate Budget Request (smallest to largest)
CRA Rivergate Parkway sharrows (Bike Route)	\$4,000
Minority Business Development Assistance program funding with WeVenture	\$20,000 (reallocation of surplus funding from previous program)
Continuation of Business Accelerator Program Funding	\$25,000
SE Veteran's Memorial Parkway Sidewalk connection at Post Office	\$60,000
Continuation of Boys & Girls "Mobile" Club program funding	\$75,000
Additional round of Commercial Façade Improvement Grants	Up to \$100,000
Additional funding for septic-to-sewer conversions	Up to \$100,000
Additional funding for culvert assistance	Up to \$100,000
Lyngate Park interior sidewalk lighting materials	\$150,000 (or any part of \$150k, currently in draft 25-26 CIP with labor for a total of \$325k)
Phase 5 of the Whispering Pines Neighborhood Culvert Replacement	\$251,000
Rotary Park lighting and security cameras	\$325,000
Police Athletic League (PAL) gym building renovations at Rotary Park	\$400,000 (up to \$850k depending on final plans/budget)
Winterlakes Park facility & sports lighting materials	\$500,000 (or any part of \$500k, currently in draft 25-26 CIP with labor for a total of \$1.9M)

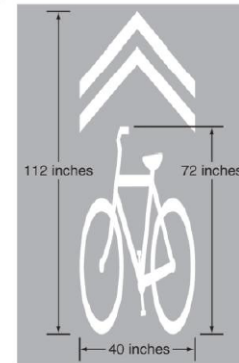
\$2,110,000

New Project Proposal

Activity	Draft Proposals
CRA Rivergate Parkway Sharrows (Bike Route) \$4,000	<ul style="list-style-type: none"> One-time cost to create a southbound bike lane / shoulder on Veterans Memorial Parkway ends north of the right turn lane approaching Rivergate Parkway. Utilizing Rivergate Parkway provides an alternate route for bicyclists to avoid the intersection at Port St. Lucie Boulevard. Connect the existing sidewalks on either side of the post office on Veteran's Memorial Pkwy. Project to serve a low- and moderate-income <u>CDBG areas</u>. Project improves safety – Traffic, Bicycle & Pedestrian Safety & Advance Mobility – Target Zero. Serves the City's Strategic Plan Goal 1: Safe, Clean & Beautiful.



Figure 9C-9. Shared Lane Marking



Marking Locations →



Sign A



Sign B

Thermoplastic Shred Lane Marking - 6 @ \$400 = \$2,400
 May Use Full Lane Sign - 2 @ \$400 = \$ 800
 Shoulder Ends Sign - 1 @ \$400 = \$ 800
TOTAL \$4,000



Current Program Update

Activity	Draft Proposals
weVenture \$20,000	<ul style="list-style-type: none">• Reallocation (rollover of surplus funding) from previous program with Minority Business Development Assistance (MBDA)• Previous program was for a part-time consultant for one year at \$40k (only \$20k utilized).• Goals of partnership: Increase dedicated activities in PSL, free business coaching and low or no-cost business education, business coaches help vet clients from PSL who may benefit from more intensive support to our IGNITE 360 Business Mentorship Programs.• Serve businesses either in the <u>CDBG areas or anywhere else in the City if they are a low-income household.</u>• Serves the City's Strategic Plan Goal 4: Diverse Economy & Employment Opportunities.

DESCRIPTION of weVenture:

- Est. 2007 To help support and grow local small businesses
- Funded in part by a cooperative agreement with the U.S. Small Business Administration to provide technical assistance to local entrepreneurs.
- FREE business coaching, low and no-cost education and mentorship services are open to all individuals regardless of gender, special programming can cater to the unique needs of female entrepreneurs.

Previous MBDA Program Update

Activity	Outcomes & Informational Data
MBDA	<ul style="list-style-type: none">• Expending \$20k in funding, MBDA between Oct. 2022 and June 2023 assisted 87 business owners.• As a result of MBDA going out of business WeVenture has provided a proposal to continue the same small and minority business consulting service (via EDC)



Current Program Update

Activity	Outcomes & Informational Data
Continuation of Business Accelerator Program (BAP) \$25,000 for one fiscal year	<ul style="list-style-type: none">• Program offered by the City for 7 years through the Office of Economic Development• The purpose of the program is to enhance entrepreneurial skills and activities, create jobs and assist in the expansion and growth of our existing business community.• 39 businesses served with grants, capped at \$5k each grant (reimbursement)• 34 out of 39 (87%) remain in business• 20 out of 39 grants provided with CDBG funding• CDBG funding is used when a qualifying <u>business is either in a CDBG area or anywhere else in the City, if they are a low-income household.</u>• Serves the City's Strategic Plan Goal 4: Diverse Economy & Employment Opportunities.



Fiscal Year	Participants	Graduates	Total grant funding awarded	Total # of grants awarded	# of grants awarded with CDBG funding
2019-2020	25	16	\$25,000	5	3
2020-2021	20	10	\$25,000	5	3
2021-2022	30	25	\$25,000	5	5
2022-2023	47	30	\$30,000	6	2
2023-2024	48	21	\$35,000	7	5
2024-2025	58	35	\$55,000	11	2 (to date)
Total	228	137	\$195,000	39	20

New Project Proposal

Activity	Draft Proposals
SE Veteran's Memorial Parkway Sidewalk connection at Post Office \$60,000	<ul style="list-style-type: none">• One-time cost to provide additional connectivity to Rivergate Park, Veteran's Park, the Post Office, and the commercial areas.• Connecting the existing sidewalks on either side of the post office on Veteran's Memorial Pkwy.• Project to serve a low- and moderate-income <u>CDBG</u> areas.• Project improves safety – Traffic, Bicycle & Pedestrian Safety & Advance Mobility – Target Zero.• Serves the City's Strategic Plan Goal 1: Safe, Clean & Beautiful.

Post Office





Current Program Update

Activity	Outcomes & Informational Data
<p>Continuation of Boys & Girls “Mobile” Club</p> <p>\$75,000 for one fiscal year</p>	<ul style="list-style-type: none">• Launched during the COVID pandemic's virtual school mandate and continued due to popularity and strategic planning need to support educational initiatives in the City.• Total of \$300,000 funded to date (\$75k per year).• Events are held <u>only in parks within the CDBG areas</u>.• In the last 4 years served over 10,000 students and families, at over 150 CDBG City events.• Serves the City’s Strategic Plan Goals 3: Smart & Connected City 4: Diverse Economy & Employment Opportunities and 6: Culture, Nature & Fun Activities.

**“Making Life-Enriching
Proarams Accessible to**



The Boys & Girls Mobile Club gives children in Port St. Lucie FREE access to:

- Life-Enriching Programs
- Unique Experiences
- Tutoring & Homework Help with Certified Teachers
- Free Food & Snacks to Students who Participate

**2023 Roxanne Spillet
Award Winner for Best
New Program**

HONOR AWARDS
FOR PROGRAM QUALITY





Current Program Update

Activity	Outcomes & Informational Data
2nd round of Commercial Façade Improvement Grants \$80k (\$50k-\$100k)	<ul style="list-style-type: none">• This grant program assists property owners or business owners in the restoration, renovation or improvement of their commercial building façade <u>in CDBG areas</u>.• Code violations and CRA areas are part of the criteria.• The program is structured as a matching grant for up to \$10,000 per business. Business must contribute at least 50% of the project cost.• This year 6 out of 8 applicants were awarded funding (anticipated total expenditure \$44k slated to be completed by 9/30/25).• Serves the City's Strategic Plan Goal 4: Diverse Economy & Employment Opportunities.

NOW ACCEPTING APPLICATIONS.

Commercial Façade Improvement Grant Program

\$ UP TO 10,000 IN MATCHING GRANTS

 **PORT ST. LUCIE**
Funded by a federal Community Development Block Grant (CDBG), provides financial support to improve, stimulate economic activity, and attract more customers.



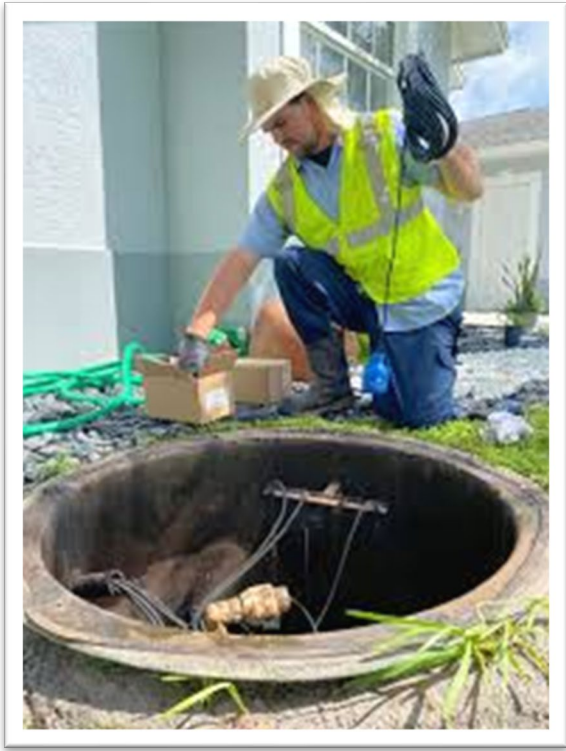
Improvements covered	CRA	Total Project Cost	Approved Match
Washing and painting of building, ADA signage, landscaping, asphalt fixes	No	\$10,000	\$5,000
Painting of building, door & window fixes	No	\$9,000	\$4,500
Landscaping	Yes	\$21,500	\$10,000
Landscaping	Yes	\$20,000	\$10,000
Painting of building	Yes	\$19,800	\$9,900
Tree planting & landscaping	No	\$9,885	\$4,943
Totals	3/6	\$90,185	\$44,343

*2 applications were denied for: not being in an approved area and not proposing an allowable project. Surplus funding was allocated to septic and sewer because of increased demand.

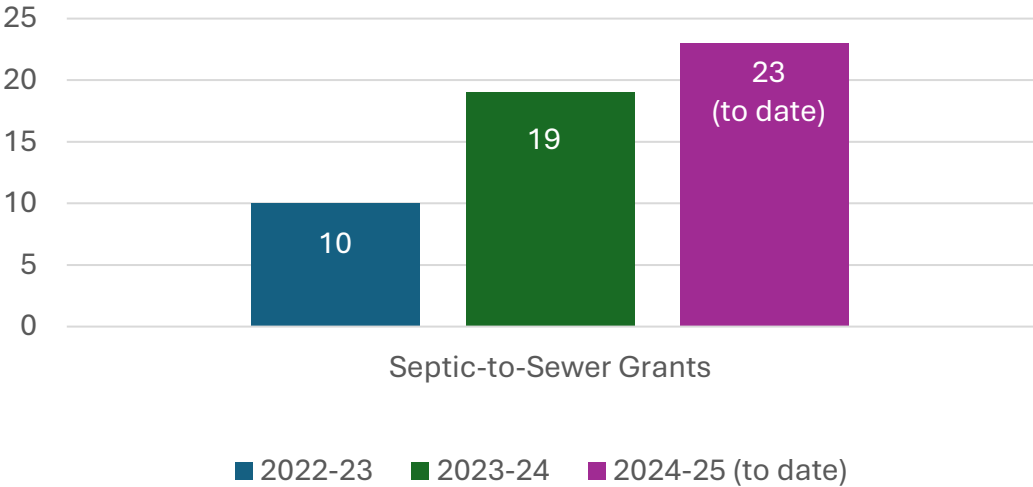


Current Program Update

Activity	Outcomes & Informational Data
Additional funding for septic-to-sewer conversions \$50k-\$100k	<ul style="list-style-type: none">• Funding has consistently been expended to support the Utility Systems' loan program by providing grants to approved low-income households <u>located anywhere in the City</u>.• In the last 3 years, 52 household grants have been awarded.• Total amount expended over these last 3 years is approximately \$330,000.• Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, and 5: High-Quality Infrastructure and Facilities.



of Grants Awarded with CDBG Funding





Current Program Update

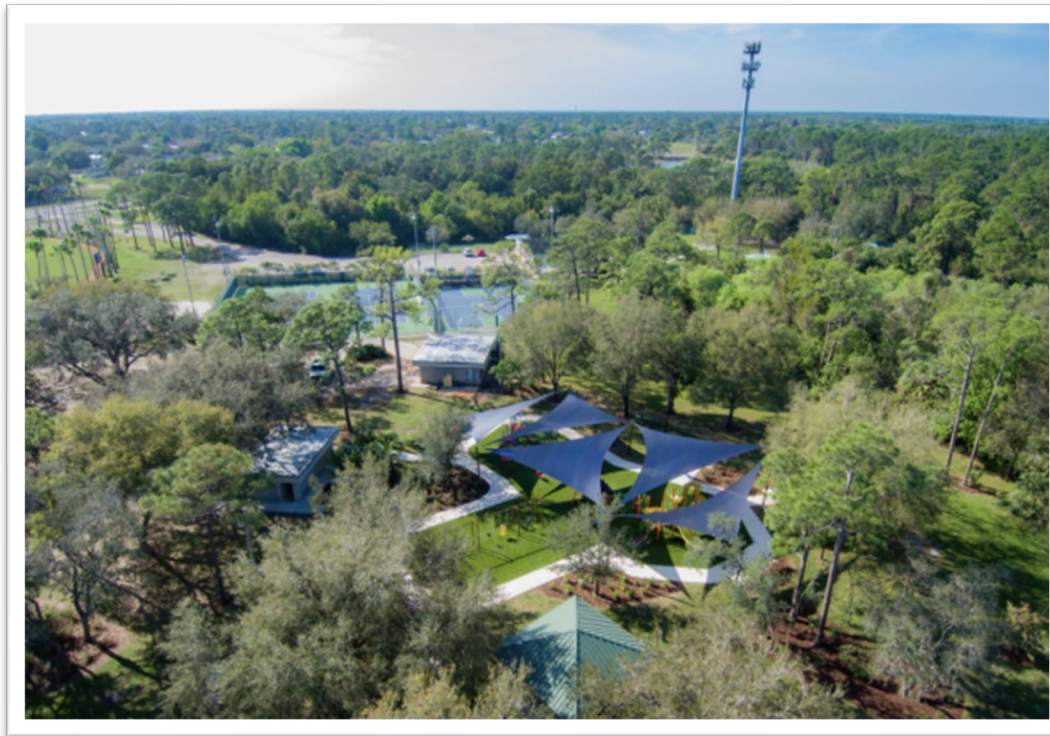
Activity	Outcomes & Informational Data
<p>Additional funding for culvert assistance</p> <p>\$50k-\$100k</p>	<ul style="list-style-type: none">• In collaboration with Public Works (PW) this program is currently being finalized, anticipated to launch in early fall.• Grants for low-income households with failed culverts <u>located anywhere in the City.</u>• Demand is anticipated to be high based on culvert Code case data.• \$80k carryover from previous year, with an additional allocation of anywhere between \$50k-\$100k.• Assistance for up to 20 low-income households with an estimated cost of \$8-\$10k per culvert.• Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, and 5: High-Quality Infrastructure and Facilities.





New Project Proposal

Activity	Draft Proposals
<p>Lyngate Park Security Lighting Project:</p> <p>Up to \$150,000 (Total project cost \$325,00)</p>	<ul style="list-style-type: none">• Interior sidewalk lighting materials• Currently this project is proposed to be funded in the 2025-26 CIP.• Allocating up to \$150,000 from CDBG funds, will create a potential savings in CIP .• Project to serve a low- and moderate-income <u>CDBG area</u>.• Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, 5: High-Quality Infrastructure and Facilities and 6: Culture, Nature & Fun Activities.





New Project Proposal

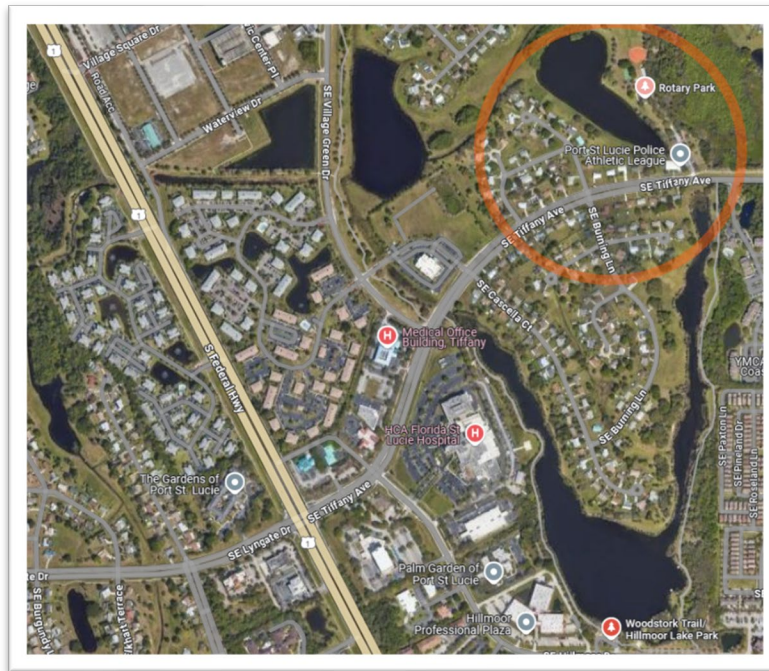
Activity	Draft Proposals
Phase 5 of the Whispering Pines Neighborhood Culvert Replacement \$251,000	<ul style="list-style-type: none">Construction to replace failed City-owned culvert pipes in 19 new locations:<ul style="list-style-type: none">Kimball Cir. at Kentwood Rd. and at Hillsboro Cir. and at College Park Rd. and at Varsity Ln. and at Skyline St. & Sandbar St.; 3 locations at Hillsboro Cir. & College Park Rd.; Kentwood Rd. & Winter Ln.; Cross St.; Stillman Ave. & Pierson Rd.; Suffolk Ln. at Varsity Rd. and at Hillsboro Cir.; Cherry Hill Rd. at Souris Ave and at Ukana Ct. and at Saturn Ct.; 2 additional locations on Cherry Hill Rd.Project to serve a low- and moderate-income <u>CDBG area</u>.Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, and 5: High-Quality Infrastructure and Facilities.

Fiscal Year	CDBG Funding	# of culverts replaced
2019-20	\$62,300	4
2020-21	\$171,000	5
2021-22	\$154,000	7
2023-24	\$345,500	10
Current Ask 2025-26	\$251,000	19



New Project Proposal

Activity	Draft Proposals
Rotary Park Lighting and Security Camera Improvements \$325,000	<ul style="list-style-type: none">• Install energy efficient LED parking lot lighting to improve visibility and security cameras to monitor high traffic and vulnerable areas at Rotary Park.• Addresses lack of adequate lighting and surveillance infrastructure which has contributed to elevated concerns regarding safety.• Project to serve a low- and moderate-income <u>CDBG area</u>.• Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, 5: High-Quality Infrastructure and Facilities and 6: Culture, Nature & Fun Activities.

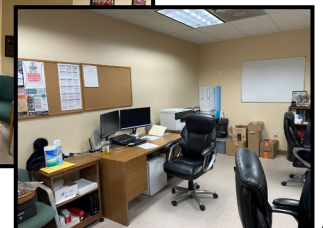
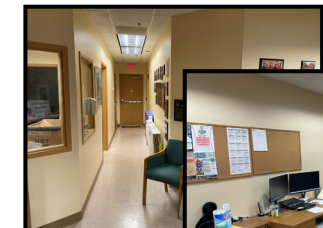
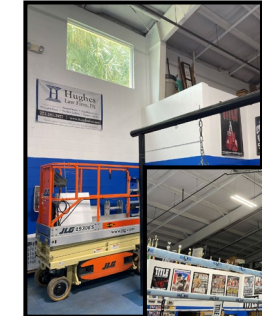
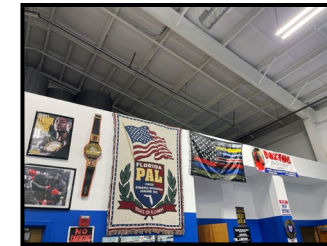


New Project Proposal

Activity	Draft Proposals
Police Athletic League (PAL) gym building renovations at Rotary Park \$350k - \$850k	<ul style="list-style-type: none"> • Renovations can include (projects components will vary based on funding): <ul style="list-style-type: none"> ○ Reconfiguring first-floor office space to create more areas for program use like educational center for Explorers, camps, etc. ○ Relocate first floor offices to upper level to create more usable gym space, adding stairs or elevator, and redoing the flooring. • Project to serve a low- and moderate-income <u>CDBG area</u>. • Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, 5: High-Quality Infrastructure and Facilities, and 6: Culture, Nature & Fun Activities.

CDBG has supported previous PAL building improvements:

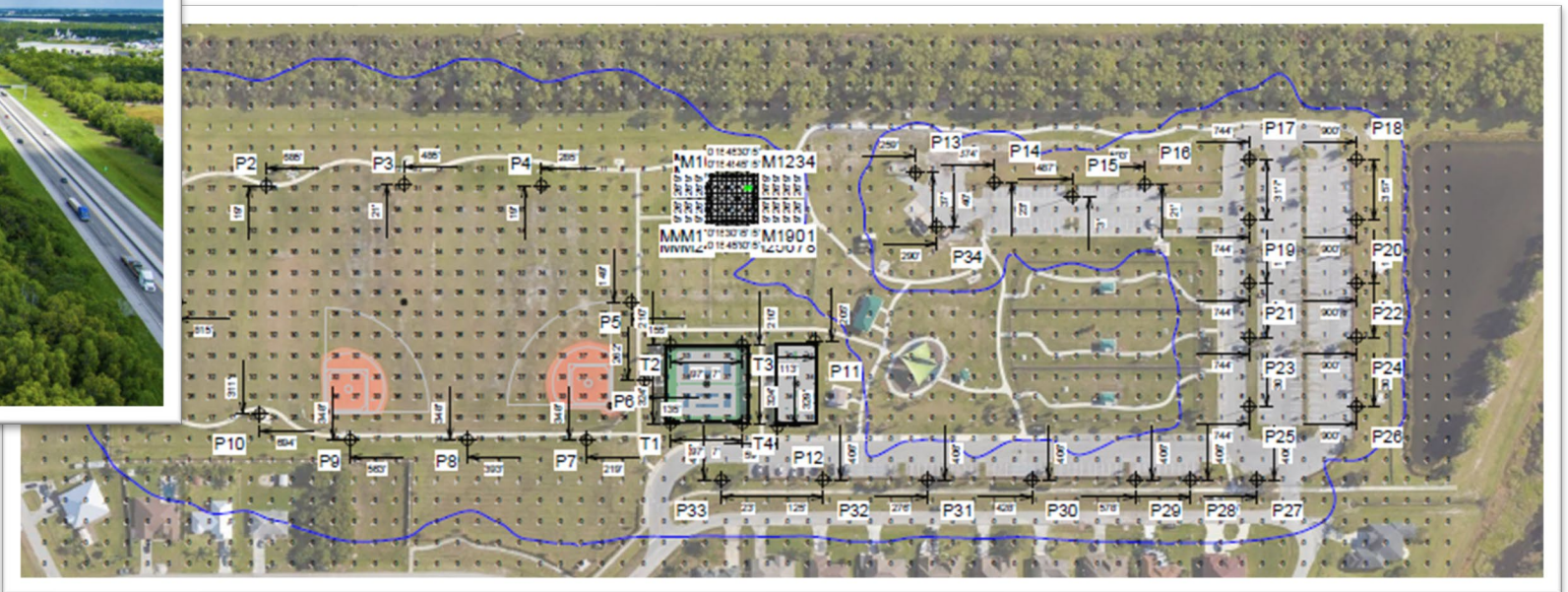
Fiscal Year	Project Description	Final Cost
2012-13	Flooring	\$17,700
2015-16	Roof Replacement & Building Improvements (including doors and bathrooms)	\$177,000
2018-19	Shed	\$4,900





New Project Proposal

Activity	Draft Proposals
<p>Winterlakes Park Facility and Sports Lighting materials</p> <p>Up to \$500,000 (Total project cost \$1.9M)</p>	<ul style="list-style-type: none">• New sports LED lighting, parking lot lights, and interior walkway lights will extend the usable hours of the park.• Currently this project is proposed to be funded in the 2025-26 CIP.• Allocating up to \$500,000 from CDBG funds, will create a potential savings in CIP .• Project to serve a low- and moderate-income <u>CDBG area</u>.• Serves the City's Strategic Plan Goals 1: Safe, Clean & Beautiful, 2: Planning for a Thriving Future, 5: High-Quality Infrastructure and Facilities, and 6: Culture, Nature & Fun Activities.



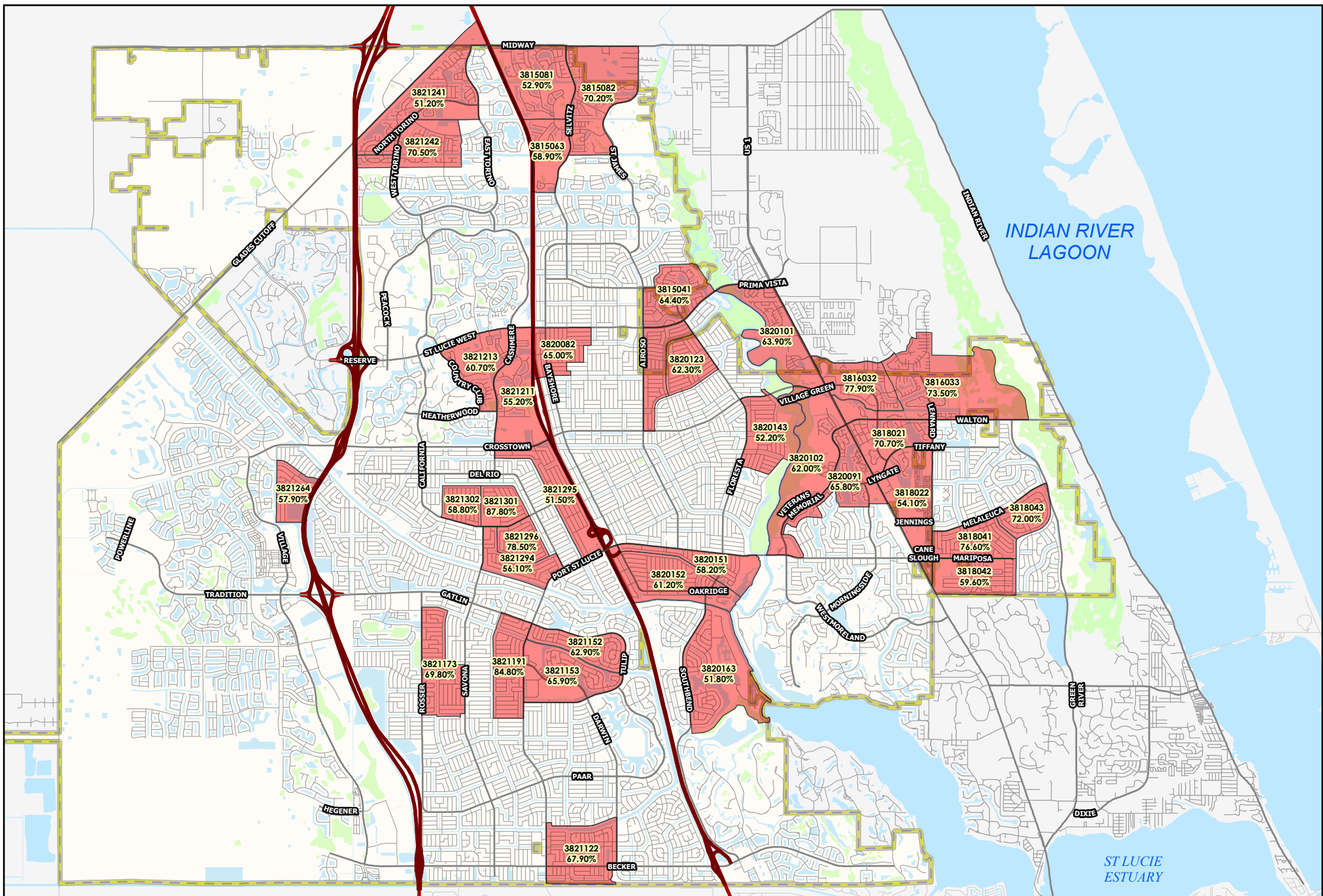
Draft 2025-26 CDBG Allocation Recommendation

Remaining project requests can be included in the Annual Action Plan as Alternates

Activity	Proposed Budget
CRA Rivergate Parkway sharrows (Bike Route)	\$4,000
Minority Business Development Assistance program funding reallocation to WeVenture (reallocation of surplus funding from previous program)	\$17,000
Continuation of Business Accelerator Program funding	\$25,000
Continuation of Boys & Girls "Mobile" Club program funding	\$75,000
Continuation of homeowner septic-to-sewer conversion funding	\$75,000
Continuation of homeowner culvert assistance funding	\$75,000
Continuation of Commercial Façade Improvement Grant funding	\$50,000
OPTION #1 Police Athletic League (PAL) gym building renovations at Rotary Park OR OPTION #2 Phase 5 Whispering Pines Neighborhood Culverts & Lyngate Park sidewalk lighting OPTION #3 Any other combination of activities i.e., reduction of some above proposed projects/programs to potentially fund the Winterlakes Park project.	\$385,000
Total	\$706,000
Tentative Alternates: Options not selected from above and...	
SE Veteran's Memorial Parkway Sidewalk connection at Post Office	\$60,000
Rotary Park lighting and security cameras	\$325,000

Action Items

- Direction on prioritization of final and alternate projects for the 2025-26 funding allocation to be assigned in the 2025-26 CDBG Annual Action Plan (AAP).
- The draft AAP with the recommendations discussed 6/9/2025 & 6/16/2025 will be presented for formal approval on 6/23/2025. the Public Hearing and a 30-day public comment period will be launched 6/23/2025.
- The plan with any comments received during the planning period will be submitted to Department of Housing and Urban Development (HUD) for approval by 8/15/2025.



2016-2020 Data: Low-Mod Block Groups (Based on 51% or Greater)



Agenda Summary

2025-476

Agenda Date: 6/16/2025

Agenda Item No.: 5.b

Placement: New Business

Action Requested: Discussion

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

Submitted By: Alessandra "Alex" Tasca, Deputy Director, Neighborhood Services

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

Executive Summary (General Business): Staff seeks to engage the City Council 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 Council at a future meeting.

Presentation Information: Carmen Capezzuto, Neighborhood Services Director, will present an overview to guide the City Council discussion followed by a Q&A session with staff.

Staff Recommendation: Request that the Council Request that the Council **A.** Approve the draft title, vision, mission, & policy guidelines for further development, or provide comments and direction for the amendment of the proposal. **B.** 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.

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 authorization to develop a custom program for the City of Port St. Lucie that can be presented for review and brought back 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 City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review: Reviewed by Russell Ward, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.



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

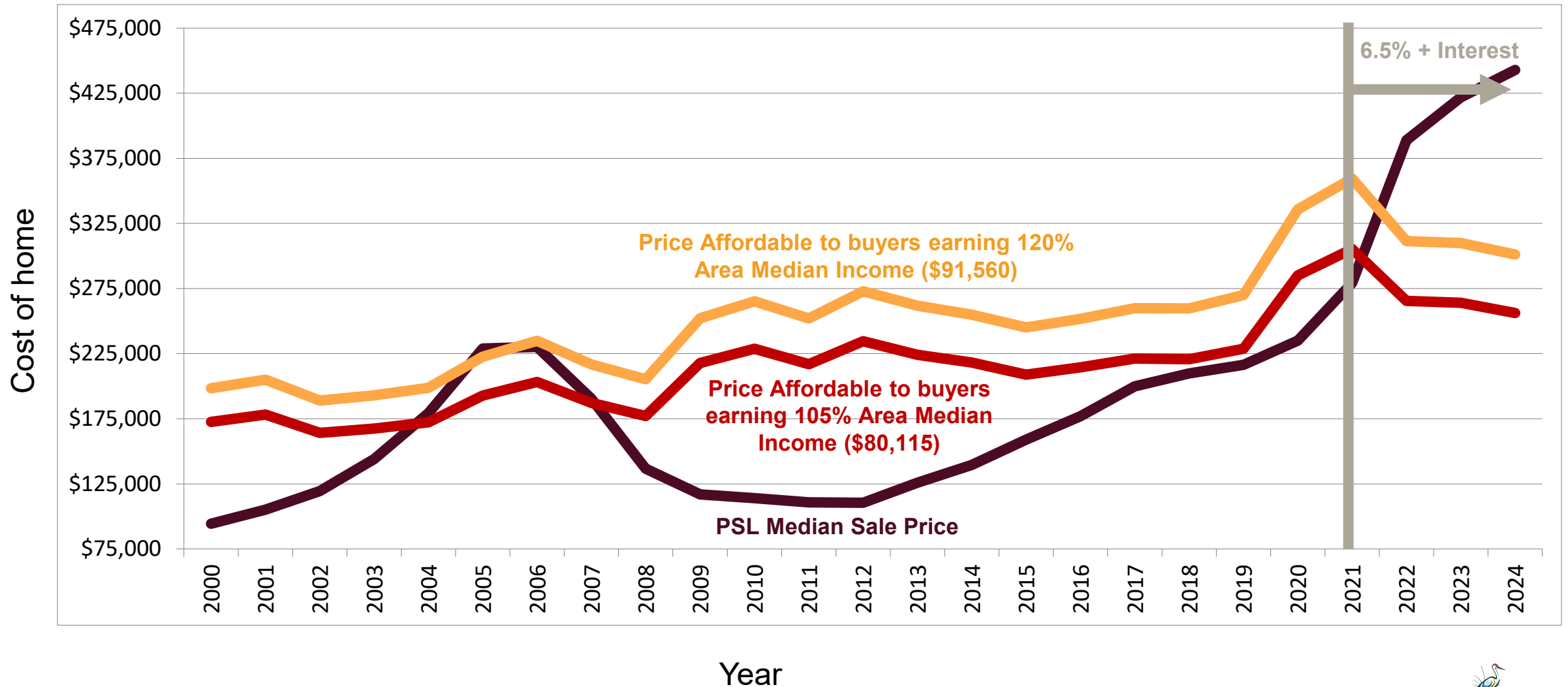
Overview of Legislation:

- ❑ 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

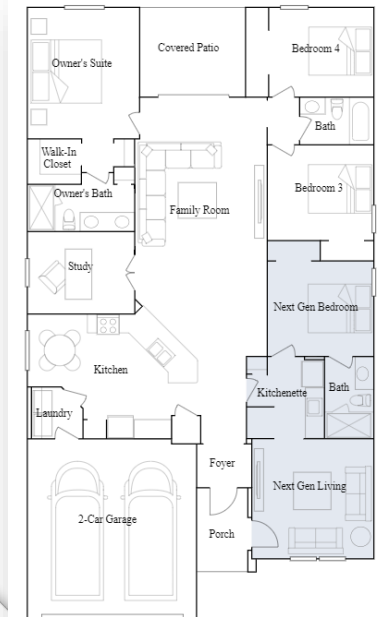
Innovative duplex structures that maintain neighborhood characteristics.



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://cltofabc.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

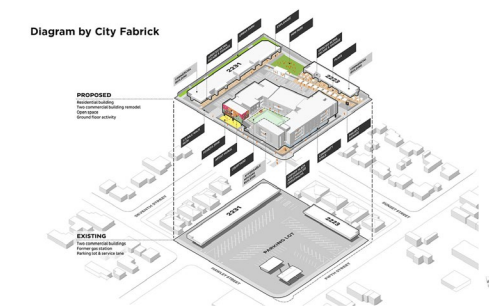
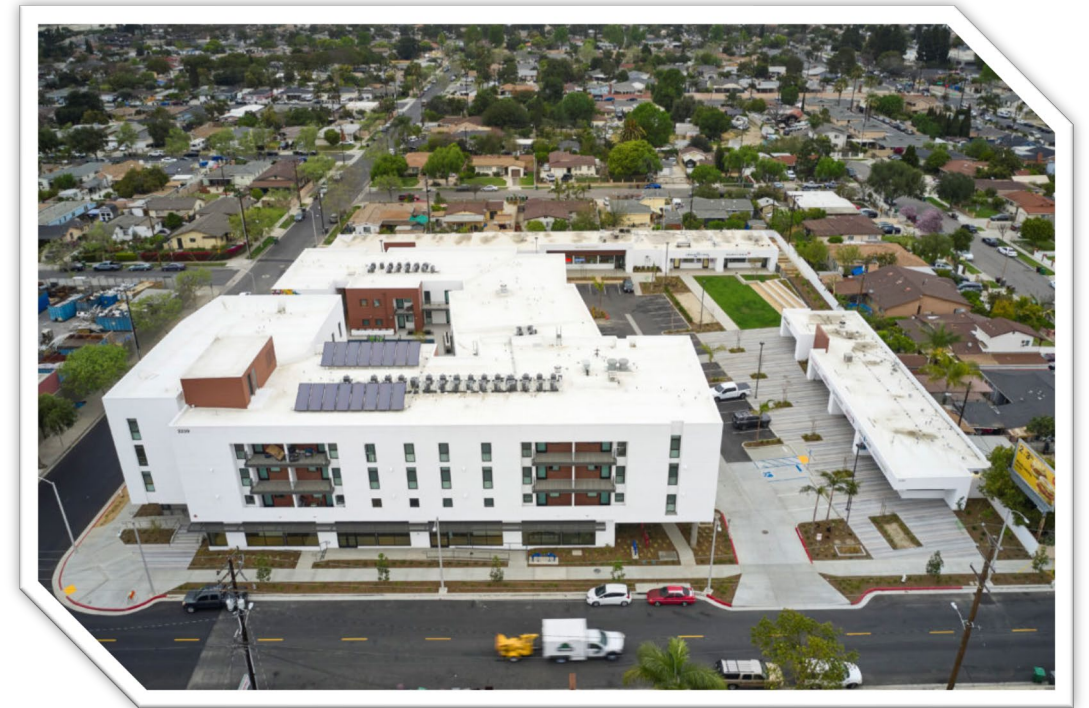
Public/Private Partnership Example: The Housing Alliance – Collier County, FL

- 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.

Feedback Data

Exhibit A

Citizen Summit - February 2025

Dot Exercise



Goal 4

#IamPSL
CITIZEN SUMMIT
2025

Diverse Economy & Employment Opportunities

We need your feedback!

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

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

YES	NO	MAYBE	YES	NO	MAYBE

Do you believe more affordable housing options would attract more young professionals to the community?	If workforce housing units were available do you think you, one of your children, or a family member would be interested
YES NO MAYBE	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

Goal 4 Diverse Economy & Employment Opportunities

#IamPSL CITIZEN SUMMIT 2025

PORT ST. LUCIE

We need your feedback!

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

NO	MAYBE	YES	NO	MAYBE
[Red and Purple Dots]	[Red and Purple Dots]	[Red and Purple Dots]	[Red and Purple Dots]	[Red and Purple Dots]

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

NO	MAYBE
[Red and Purple Dots]	[Red and Purple Dots]

Port St. Lucie   **Goal 4**  **CITIZEN SUMMIT 2025**

#iamPSL **Diverse Economy & Employment Opportunities**

We need your feedback!

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

NO	MAYBE	YES
		

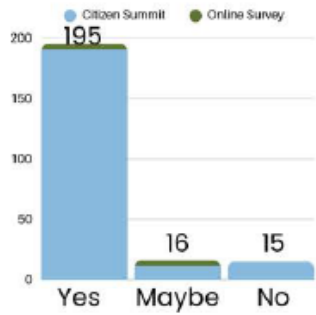
Do you know anyone who works in the community but struggles to find **affordable housing** nearby?

NO	MAYBE	YES
		

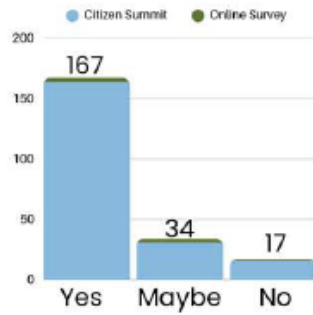
Citizen Summit - February 2025 Results Dot Activity

GOAL 4: DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

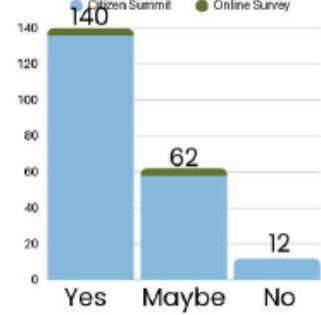
Do you believe there is a need for more affordable housing options for middle-income earners in this community?



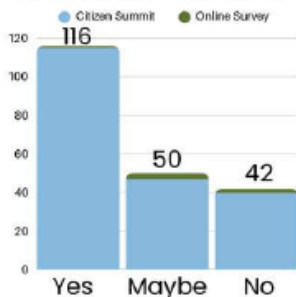
Do you believe more affordable housing options would attract more young professionals to the community?



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



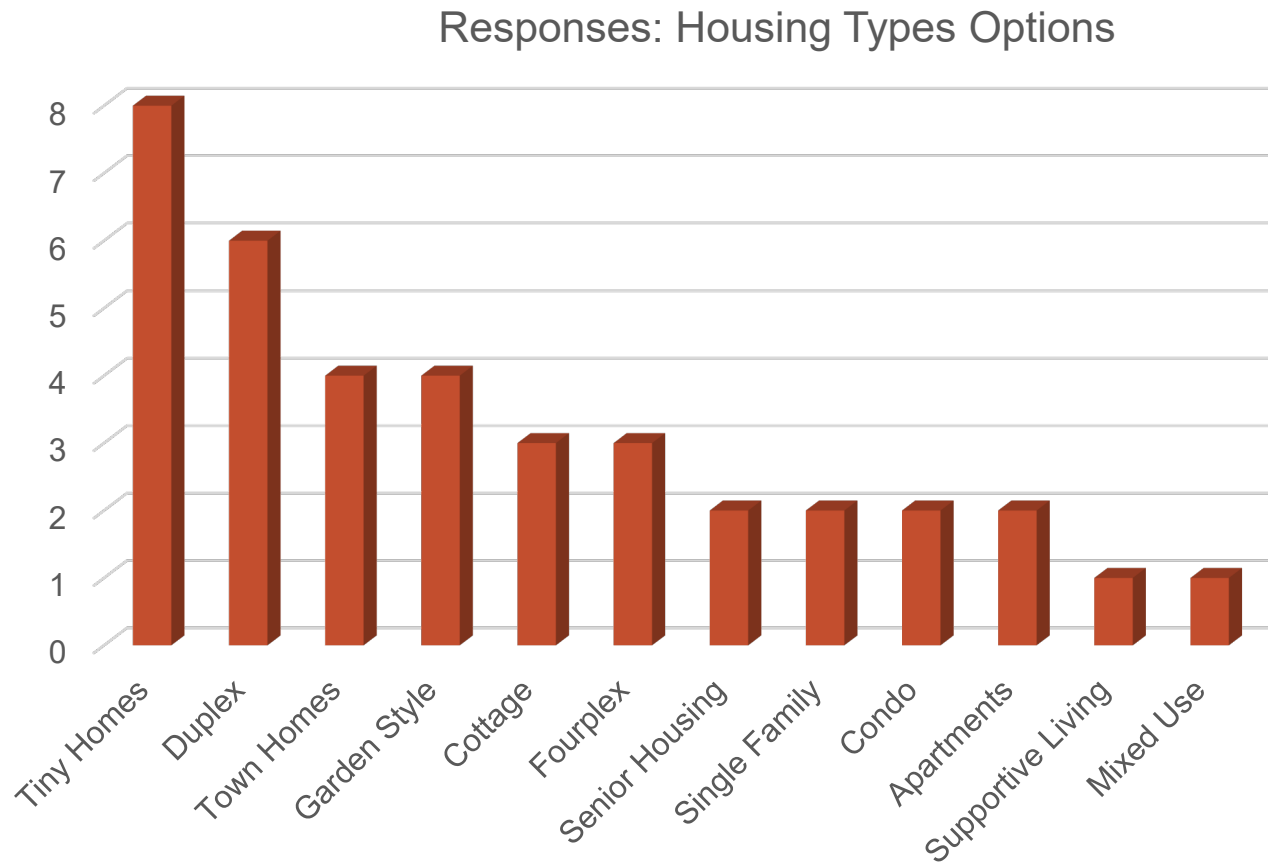
If workforce housing units were available, do you think you, one of your children or a family member or would be interested in them?



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"> Like our community the way it is. Less growth Stop building, so many houses
Affordable housing / Cost of living	55	0	6	130	<ul style="list-style-type: none"> 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
Job / Employment Opportunities	80	0	5	68	<ul style="list-style-type: none"> Let more company expand so that people in PSL have more job opportunities
Business / Economic Development	25	0	6	96	<ul style="list-style-type: none"> Great job to build more businesses to work in the community you live in

Citizen Summit - February 2025 Results Prototyping Activity

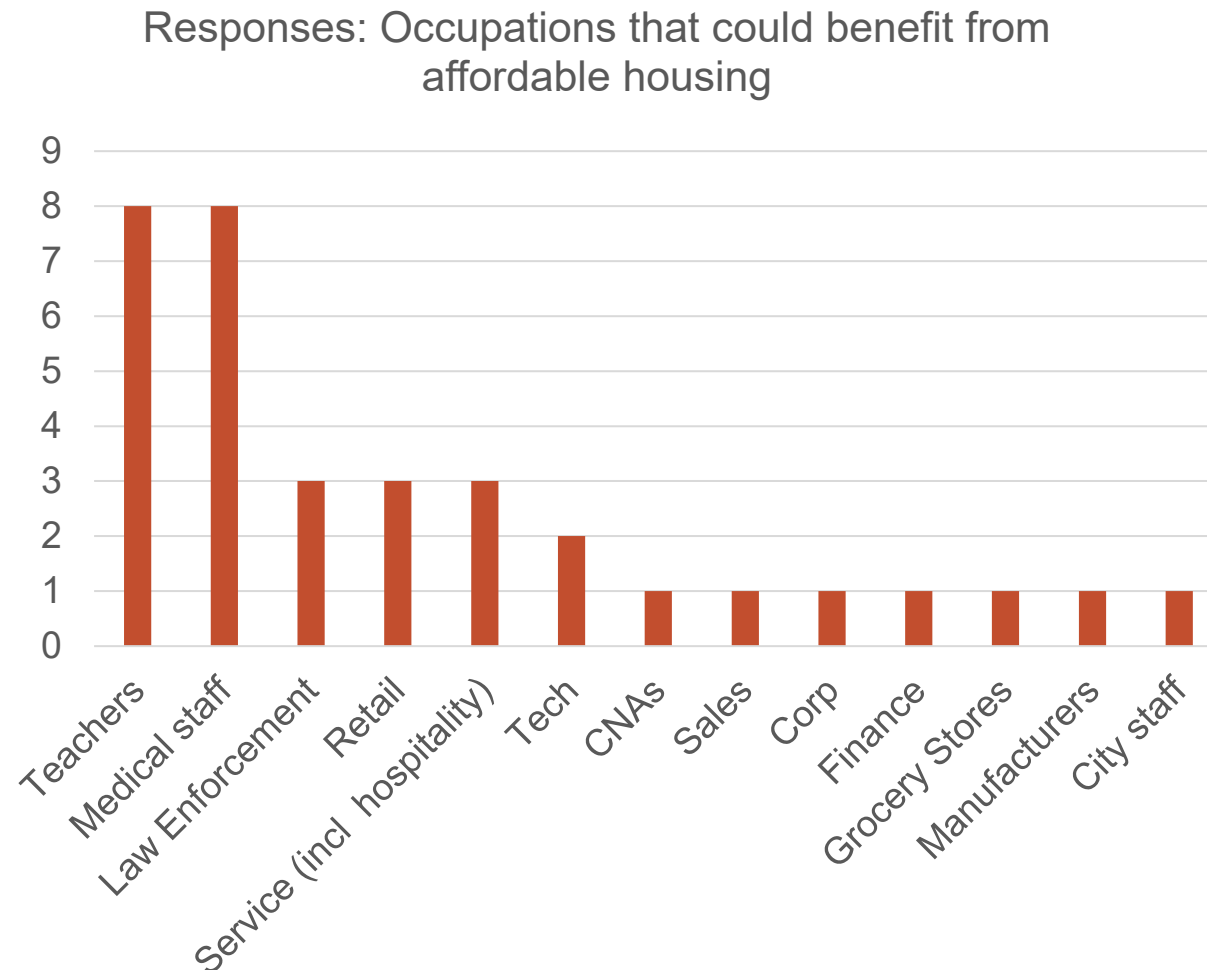


Sources: Citizen's Summit 2025 prototyping exercise (N=26)

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.**

Citizen Summit - February 2025 Results Prototyping Activity



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

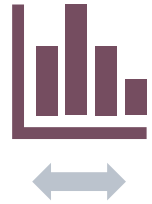
During the Citizen Summit in February 2025, residents were asked to write or sketch their answers to questions including

- 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**.

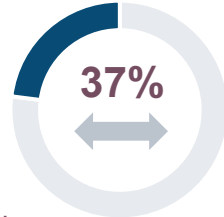
Workforce Housing Initiatives

Partner with housing developers to support the City's workforce

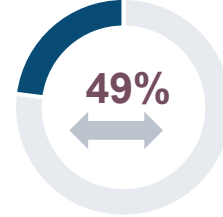
UNDERSTANDING THE PROBLEM



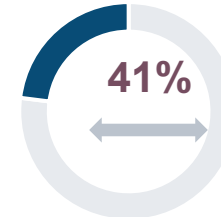
similar to the national benchmark



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



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

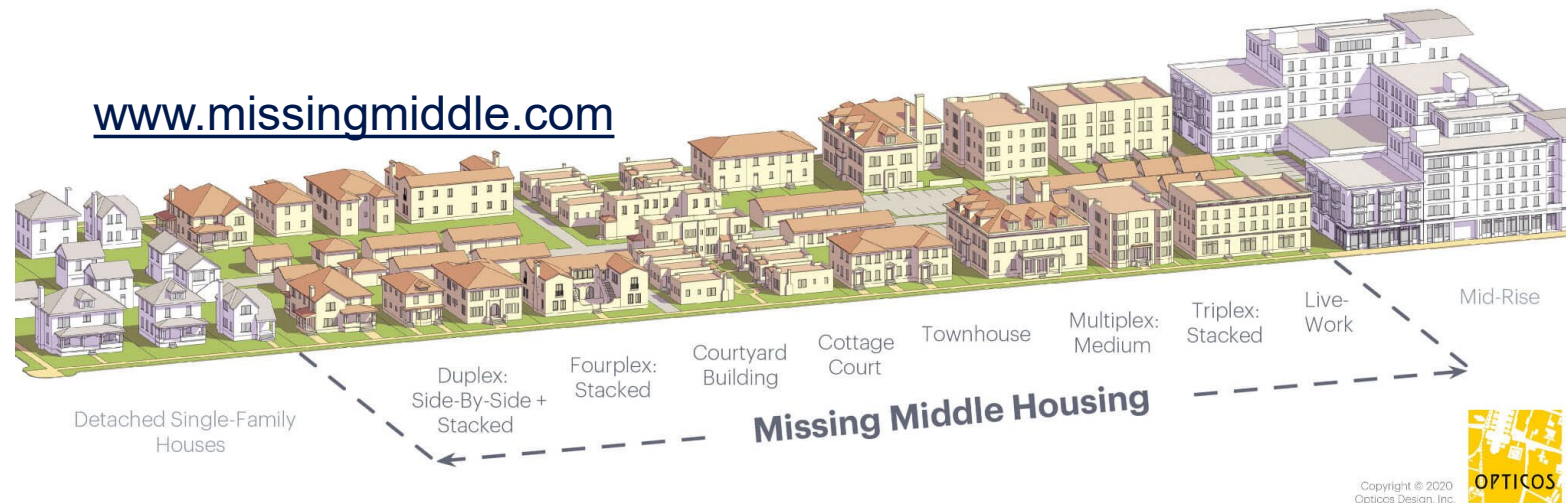


of residents rated the **variety of housing options** positively.



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

www.missingmiddle.com



- 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