

Affordable Housing Advisory Committee

2026

INCENTIVES STRATEGIES A through E
DISCUSSION PART 1

July 16, 2026



AHAC

Responsibilities

- Review existing plans, policies, procedures, and laws that impact affordable housing development.
- Recommend improvements to existing policies or create new incentives that encourage/facilitate affordable housing
- Produce a report that recommends and evaluates, at a minimum, the 11 incentives required by [S. 420.9076\(4\)](#)
- Approve and submit a final report by “affirmative vote of a majority of the membership of the AHAC taken at a public hearing” to the City Council, Florida Housing Financial Corporation, and Florida Housing Coalition by December 31st of each year.

Incentive Strategies

The AHAC Incentives [S. 420.9076\(4\)](#)

- **(a) Expedited Permitting ***
- **(b) Fee Waivers***
- (c) Flexibility in Density
- (d) Reservation of Infrastructure capacity
- (e) Affordable Accessory Residential Unit
- (f) Reduction of Parking and Setback Requirements
- (g) Flexible lot configurations
- (h) Modification of street requirements
- **(i) Housing Impact Statement***
- (j) Inventory of publicly owned lands suitable for affordable housing
- (k) Support of development near transportation hubs, major employment centers, and mixed-use development

*Required incentive to implement

Review of 2025 Incentive Strategies Report

A through E only

- On October 16, 2025, the Committee approved the proposed incentive.
- A Public Hearing took place on November 20, 2025, during which the committee voted in favor of the 2025 Incentive Strategies. These strategies were incorporated into the AHAC 2025 Incentive Report and approved by a majority vote.

City of Port St. Lucie AHAC Incentive Review Chart 2025				
Incentive	Definition Pursuant to F.S. 420.9076	Required Incentive to Receive SHIP Funding	Adopted Local Policy - Yes/No	Committee Recommendations
(a) Expedited Permitting	The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.	Yes	Yes (1994) - Policy 3.1.10.1	Policy text should be updated per new State Legislation, during upcoming Comprehensive Plan review and analysis.
(b) Modification of Impact Fees	All allowable fee waivers provided for the development or construction of affordable housing.	No	Yes (2009) - Policy 3.1.10.3	The committee continues to support the recommendation from 2018 to use the Affordable Housing SW Annexation Fee/Fund (a voluntary condition in three DRIs) to pay impact fees for approved affordable housing projects. The current Committee also recommends investigating strategies to make this funding more sustainable in the future as the City grows.
(c) Flexible Densities	The allowance of flexibility in densities for affordable housing.	No	No	Committee recommends allowing projects flexible densities as part of a workforce housing program, to incentivize the production of workforce housing units. A program should be developed with the analysis provided by the HNA.
(d) Reservation of Infrastructure Capacity	The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.	No	No	The committee recommends that this be reviewed in the upcoming Comprehensive Plan analysis and update. If there are areas in the City that can be reserved for the future development of workforce housing units it should be considered.
(e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADUs")	Affordable accessory residential units.	No	No	The committee recommends allowing ADUs as part of a workforce housing program and affordable housing incentivizing, with rules and regulations to prevent them from changing the character of the neighborhoods and without being a burden on the City's infrastructure development in particular culverts and the water systems. A program could be developed with the analysis provided by the HNA.

The background features decorative curved lines in shades of blue and green, positioned in the top right and bottom left corners.

AHAC 2026 Discussion of Incentives Strategies

A through E only

A close-up photograph of an hourglass with red sand. The sand is flowing from the top bulb to the bottom bulb. The top bulb is mostly full, while the bottom bulb has a smaller amount of sand at the bottom. The background is a soft, out-of-focus blue and white.

Expedited Permitting

(a) Expedited Permitting Strategy: “The processing of approvals of development orders or permits for **affordable housing projects** is expedited to a **greater degree** than other projects.” This is a required incentive.

- The time it takes to review development approvals is a factor in the overall cost of a project.

2025 Committee Recommendation was:

Policy text should be updated per new State Legislation during the upcoming Comprehensive Plan review and analysis.

Fee Waivers

(b) Fee Waivers for Affordable Housing: “All allowable fee waivers provided for the development or construction of affordable housing.”

- The AHAC can make recommendations on how to structure fees to reduce the cost of affordable housing development.

2025 Committee Recommendation was:

The Committee continues to support the recommendation from 2018 to use the Affordable Housing SW Annexation Fee/Fund (a voluntary condition in three DRIs) to pay impact fees for approved affordable housing projects. The current Committee also recommends investigating strategies to make this funding more sustainable in the future as the City grows.



Flexibility in Densities

(c) Flexibility in Densities Strategy: “The allowance of flexibility in densities for affordable housing.”

- Allows more homes to be built in a given area.

2025 Committee Recommendation was:

The committee recommended allowing projects flexible densities as part of a workforce housing program to incentivize the production of workforce housing units. A program should be developed with the analysis provided by the Housing Needs Assessment.



Infrastructure Capacity

(d) Infrastructure Capacity Strategy: “The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.”

- Strategize how to pair infrastructure investments with housing development and smart growth

2025 Committee Recommendation was:

The committee recommended that this be reviewed in the upcoming Comprehensive Plan analysis and update. If there are areas in the City that can be reserved for the future development of workforce housing units it should be considered.



Affordable Accessory Residential Units



(e) Affordable Accessory Residential Units Strategy: “Affordable accessory residential units”.

- An ADU is an accessory dwelling unit with a separate kitchen, bathroom, and sleeping area on the same lot as a primary unit.”

2025 Committee Recommendation was:

The committee recommended allowing ADUs as part of a workforce housing program and affordable housing incentives, with rules and regulations to prevent them from changing the character of the neighborhoods and without being a burden on the City’s infrastructure development, particularly culverts and water systems. A program could be developed with the analysis of the Housing Needs Assessment.

AHAC Incentive Discussion & Recommendations:

We are requesting the following action:

1. Committee's Recommendation to remain the same;
2. Amend and include changes to Committee's current Recommendation;
3. Add/Delete Committee Recommendation.

Upcoming:

The Committee will discuss the remaining Incentive Strategies F through K, Part 2, at the next AHAC Meeting scheduled for September 17, 2026, at 2 PM.