

City of Port St. Lucie AHAC Committee Incentive Review - 2024

Incentive	Required	Adopted Incentive	Current Incentive	Committee Recommended Action
Expedited process of development approvals	Yes	Yes	<p>Incentive: 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.</p> <p>Existing Strategy: Policy 3.1.10.1 The City shall continue to provide expedited permitting procedures for affordable housing projects developed with state and federal funds.</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: (2021) The Committee recommends removal of the verbiage "state and federal funds" from the application process. In addition, the Building Department, Planning & Zoning Department, City Attorney's Office, the Neighborhood Services Department (NSD) as well as the Communications Department should work together to better define the ability to confirm whether or not a project can be classified as affordable housing. The definitions and obligations should be published and advertised. A regular review of inquiries and submissions should be maintained by NSD. Definition of the regularity of the review needs to be established.</p> <p>Schedule for Implementation: 1 year, after the City conducts a Housing Needs Assessment (HNA).</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
The allowance of flexibility in densities	No	No	<p>Incentive: Flexible in Densities: The allowance of flexibility in densities for affordable housing</p> <p>Existing Strategy: Policy 3.1.10.6 (updated 2020); Densities are established by the property's future land use designation.</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: No changes recommended by the Committee. Flexible densities do not need to be addressed by the City this upcoming year.</p> <p>Schedule for Implementation: N/A</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
The reservation of infrastructure capacity	No	Yes	<p>Incentive: The reservation of infrastructure capacity: Housing for very-low-income persons, low income persons, and moderate-income persons</p> <p>Existing Strategy: N/A</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: The Committee recommends selecting a large piece of land for donation for housing and builder incentives.</p> <p>Schedule for Implementation: The recommendation can be reviewed after the Housing Needs Assessment is approved and adopted as part of the recommendation for creating a Workforce Housing Program.</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
The allowance of affordable accessory residential units	No	No	<p>Incentive: The allowance of affordable accessory residential units</p> <p>Existing Strategy: The Planned Unit Development (PUD) and the Master Planned Unit Development (MPUD) zoning districts allow accessory dwelling units</p> <p>2023 AHAC Recommendation: Consider allowing Accessory Dwelling Residential Units on single-family lots.</p> <p>Schedule for Implementation: 2024</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
The allowance of flexible lot configurations	No	No	<p>Incentive: The allowance of flexible lot configurations - including zero-lot-line configurations for affordable housing.</p> <p>Existing Strategy: Policy 3.1.10.8 The Planned Unit Development (PUD) and Master Plan Unit Development (MPUD) allow for flexibility in lot considerations and setback requirements.</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: No changes recommended by the Committee. Flexible lot configurations do not need to be addressed by the City this upcoming year.</p> <p>Schedule for Implementation: N/A</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
Modification of Street Requirements	No	No	<p>Incentive: The modification of street requirements for affordable housing</p> <p>Existing Strategy: N/A</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: No changes recommended by the Committee. Modification of Street Requirements do not need to be address by the City this upcoming year (2024).</p> <p>Schedule for Implementation: N/A</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.

The reduction of parking and setback requirements	No	No	<p>Incentive : The reduction of parking and setback requirements for affordable housing.</p> <p>Existing Strategy: Policy 3.1.10.4 The City shall establish guidelines that allow parking and setback reductions for affordable housing projects where it can be shown that such reduction will be compatible with the surrounding neighborhood and will not cause an adverse impact to the neighborhood by 2013.</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: Will continue with 2021 recommendation, which is City staff should comply with Policy 3.1.10.4 and establish guidelines to amend the Code to allow for the reduction of parking and setback requirements for affordable housing. The language should be revised and more detail on the implementation of this incentive should be included in the Housing Element. In addition, Parking and Setback Requirements do not need to be addressed by the City this upcoming year (2024).</p> <p>Schedule for Implementation: To be reviewed once the Housing Needs Assessment (HNA) is available.</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
Local Government/Regulatory Review Process	Yes	No	<p>Incentive : The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.</p> <p>Existing Strategy: Policy 3.1.1.3: Continue to review ordinances, codes, regulations, and the permitting process for the purpose of eliminating excessive requirements, streamlining, and amending/ adding other requirements in order to maintain or increase private sector participation in meeting the housing needs of all residents, especially those with special housing needs, while continuing to insure the health, welfare, and resident safety. Policy 3.1.10.2: Coordinate with the Treasure Coast Builders Association (TCBA) to review any increases in building fees. Policy 3.1.10.7: The City may establish a requirement that new residential or mixed use development provide either affordable housing or contributions to an Affordable Housing Trust Fund.</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: Keep to the current strategy of supporting the amendments to Policy 3.1.10 that were adopted in 2020. In addition, policies and ordinances that will impact affordable housing are subject to a public hearing process, discussed with staff from the community development departments and presented to the Treasure Coast Builders Association.</p> <p>Schedule for Implementation: N/A</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
The support of development near transportation hubs	No	Yes	<p>Incentive : The support of development near transportation hubs and major employment centers and mixed-use developments.</p> <p>Existing Strategy: Policy 3.1.10.5: The City shall encourage development of affordable housing and/or workforce housing near (within ½ mile) a transportation hub, major employment center, and mixed-use development.</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: The Committee supports this policy to the fullest and states that it is a great benchmarking tool to use in future analysis in the Housing Needs Assessment study. In addition, the committee suggests having a 2023 workshop with St Lucie County AHAC to further develop this incentive.</p> <p>Schedule for Implementation: 2023</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
Modification of impact fee requirements	No	Yes	<p>Incentive : All allowable fee waivers provided for the development or construction of affordable housing.</p> <p>Existing Strategy: Comprehensive Plan policy 3.1.10.3 The City shall reduce, waive, or support alternative methods of the impact fee payment for affordable housing.</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: The Committee continues to support the recommendation from 2018 to use the Affordable Housing Assistance Fee (a condition in several DRIs) to pay impact fees for affordable housing. The current Committee also recommends using the funds to their fullest capabilities. Staff should study all potential programs and bring forth comprehensive information on all possibilities and implement as many as possible. The Committee recommends that the Building Department, Planning & Zoning Department, City Attorney's Office, the Neighborhood Services Department (NSD) as well as the Communications Department work together to better define programs, have them approved by City Council as an overall strategy and budget in line with the City's Strategic Plan and subsequently advertised to the public. A regular review of the programs and staffing necessary to run them should be managed by NSD. Innovative options like land trusts, non-forgivable loans, and flexible zoning changes should be considered when developing the programs.</p> <p>Schedule for Implementation: 2 years, after the City conducts a Comprehensive Housing Study</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
Public Land Inventory	No	Yes	<p>Incentive : The preparation of a printed inventory of locally owned public lands suitable for affordable housing.</p> <p>Existing Strategy: Policy for Disposition of City owned land was approved by the City Council on June 16, 2003 and revised in 2018 and in 2020. City Council Directed Policy 20-02ccd is attached as Exhibit B.</p> <p>2023 AHAC Recommendation: Keep existing recommendation as is, until the committee has an opportunity to review the completed Housing Needs Assessment, which is awaiting acceptance by City Council.</p> <p>Existing Recommendation: The Committee recommends that the City continue to allocate as much surplus land as possible to affordable housing projects, support the acquisition of land for such projects, when possible, and allocate funds received from the sale of surplus vacant lots to be used for affordable housing projects.</p> <p>Schedule for Implementation: The City Council Directed Policy 18.01 should be updated with the consideration of HB 1339 and the New Live Local Act (2023). Legal analysis is required.</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.

2023 Other Recommendations of the Committee	No	No	<p>2023 AHAC Recommendation: Implement Workforce Housing: City of Port St. Lucie staff will collaborate with the City Attorney's Office, the Planning and Zoning Department as well as any other departments needed to draft and put forward for adoption a custom Workforce Housing Program in 2024. The program should also include a future staffing needs analysis and implementation plan in order to start and maintain a dedicated workforce housing program.</p>	2024 AHAC Recommendation: Approve the current recommendation as it stands, with the possibility of further discussion and modification at a later date.
Other Recommendations of the Committee				2024 AHAC Recommendation: To Be Determined.