

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

Thursday, February 20, 2025

2:00 PM

City Hall, Third Floor, Room 366

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.

Stefan Obel, Chair

Jasmin De Freese, Deputy City Clerk