



HOUSING

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DRAFT GOALS, OBJECTIVES, & POLICIES

March 2026

GOAL 3.1. HOUSING

The City shall promote the provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port St. Lucie residents.

OBJECTIVE 3.1.1.

HIGH QUALITY AND DIVERSE HOUSING SUPPLY

The City shall support the provision of high quality ~~Assist the private sector in providing dwelling units housing~~ of various types, sizes, and costs to meet the needs of current and future residents.

Policy 3.1.1.1. ~~Through the housing data base t~~The City will shall provide information, technical assistance, and incentives to the private and non-profit sectors to maintain a housing production capacity sufficient to meet the required demand.

Policy 3.1.1.2. ~~The City shall D~~develop and maintain local government partnerships with the private and non-profit sectors to improve ~~the efficiency and in~~expanding the capacity of the housing delivery system.

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 or 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 ensure~~ the health, welfare, and safety of the residents.

Policy 3.1.1.4. ~~RESERVED Incorporate Communities of a Lifetime principles into neighborhood planning programs such as walkability and programming for seniors.~~

Policy 3.1.1.5. ~~The City may consider amending ordinances and codes to allow a range of housing types in appropriate zoning districts with standards to complement existing housing.~~

Policy 3.1.1.6. ~~The City shall encourage the production of housing units to be for sale or rent at prices attainable to essential workers.~~

Policy 3.1.1.7. ~~The City may consider adopting incentives to encourage the development of workforce housing.~~

Policy 3.1.1.8. ~~The City shall encourage attainable housing unit production for homeownership opportunities that would target households earning between 80% to 120% of AMI.~~

Policy 3.1.1.9. ~~The City shall encourage attainable housing rental opportunities that will target households earning at or below 80% of AMI.~~

OBJECTIVE 3.1.2.

NEIGHBORHOOD PRESERVATION AND ENHANCEMENT

The City ~~may shall promote the~~ preservation ~~the value and character of existing affordable housing neighborhoods and enhancement of established neighborhoods~~ through neighborhood ~~planning~~ programs and minimum housing standards.

Policy 3.1.2.1. The City shall ~~U~~update on an annual basis the Consolidated Plan for the CDBG program, which identifies substandard housing.

Policy 3.1.2.2. The City shall enforce the property maintenance code and amend this code when necessary to ~~i~~improve the structural and aesthetic quality of the housing stock, ~~through enforcement of the property maintenance code.~~

Policy 3.1.2.3. The City shall ~~C~~continue ~~participation to participate~~ in the CDBG, NSP and SHIP programs to obtain funds for the rehabilitation of substandard housing when funds are available.

Policy 3.1.2.4. ~~RESERVED Neighborhood plans should be developed to encourage neighborhood self-help, removing blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods through a public process.~~

Policy 3.1.2.5. The City shall educate residents on the property maintenance code and provide assistance to homeowners who do not meet code requirements.

OBJECTIVE 3.1.3.

PROVISION OF AFFORDABLE HOUSING SITES

The City shall support the ~~Make~~ availability ~~of adequate sites for housing of for~~ very-low, low and moderate-income residents ~~persons to meet their particular housing needs.~~

Policy 3.1.3.1. ~~RESERVED Continue to support efforts of the Housing Authority of Fort Pierce.~~

Policy 3.1.3.2. The City may ~~P~~pursue other federal sources of funding earmarked for very-low, low- and moderate-~~income~~ housing for residents as applicable.

Policy 3.1.3.3. The City shall ~~C~~continue to review the land development regulations to consider the need for criteria for the location of very-low, low-, and moderate-income housing.

Policy 3.1.3.4. The City shall continue to partner with Habitat for Humanity to provide homeownership opportunities in the City.

Policy 3.1.3.5. The City shall pursue workforce housing opportunities to promote working in the city.

Policy 3.1.3.6. The City shall consider establishing a system of development bonuses and incentives to encourage the provision of affordable housing in conjunction with multifamily and mixed-use developments, especially along key commercial corridors such as US 1.

OBJECTIVE 3.1.4.

RESERVED

OBJECTIVE 3.1.5.

PRESERVATION OF HISTORIC AND ARCHITECTURAL HOUSING AND NEIGHBORHOODS

The City shall ~~P~~reserve and protect significant housing and neighborhoods in terms of history and architecture and encourage reuse of such housing to meet residential needs.

Policy 3.1.5.1. The City shall identify strategies and provide technical assistance to property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

Policy 3.1.5.2. The City may support the identification and improvement of historically significant housing.

OBJECTIVE 3.1.6.

PROPERTY MAINTENANCE CODE

The City shall ~~E~~nforce the property maintenance code.

Policy 3.1.6.1. The City shall ~~C~~ontinue to review and amend where necessary the ~~City~~ housing and health codes and standards relating to the care and maintenance of residential and neighborhood environment and facilities.

Policy 3.1.6.2. The City shall ~~S~~chedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods as possible.

Policy 3.1.6.3. The City shall ~~E~~ncourage individual homeowners to increase private reinvestment in housing by providing information, technical assistance programs, financial assistance, and incentives as possible.

OBJECTIVE 3.1.7.

RELOCATION ASSISTANCE REQUIREMENTS

The City shall provide at least the amount of assistance required under the Federal Uniform Relocation Act to any resident displaced by the City.

Policy 3.1.7.1. The City shall ~~A~~ssist households in obtaining reasonably located, standard housing at affordable costs prior to displacement through public action.

OBJECTIVE 3.1.8.

MOBILE AND MANUFACTURED HOMES REQUIREMENTS

The City shall continue to provide regulations that permit mobile and manufactured homes.

Policy 3.1.8.1. ~~The City shall ensure that the~~ land development regulations shall continue to be consistent with ~~Section 553.38(2), F.S.state statutes;~~ regarding manufactured homes and ~~Section 320.8285(5) F.S. regarding~~ mobile homes.

Policy 3.1.8.2. ~~The City shall ensure that S~~sites for mobile home parks shall be~~are~~ adequately served by water and sewer service.

Policy 3.1.8.3. ~~RESERVED Continue to allow manufactured homes in appropriate residential areas.~~

OBJECTIVE 3.1.9.

RESERVED

~~Objective 3.1.9: Continue to implement and refine housing policies and programs as documented in this element.~~

~~Policy 3.1.9.1: Policies 3.1.1.1, 3.1.1.2, 3.1.2.3, 3.1.2.4, 3.1.5.1 and 3.1.6.3 will constitute the housing implementation programs.~~

OBJECTIVE 3.1.10.

IMPLEMENTATION OF HOUSING ELEMENT POLICIES

~~The City shall C~~continue to support the implementation of the adopted recommendations of the Affordable Housing ~~Advisory~~ Committee ~~as possible.~~

Policy 3.1.10.1. The City shall continue to provide expedited permitting procedures for affordable housing projects developed with state or federal funds.

Policy 3.1.10.2. ~~The City shall continue to C~~coordinate with the Treasure Coast Builders Association (TCBA) to review any increases in building fees.

Policy 3.1.10.3. The City shall ~~consider adopting a policy or regulations to~~ reduce, waive or support alternative methods of impact fee payment for affordable housing.

Policy 3.1.10.4. The City shall ~~consider~~ establishing guidelines ~~and amending land development regulations that allow parking and setback reductions~~ for affordable housing projects where it can be shown that such ~~changes~~reduction will be compatible with the surrounding neighborhood, ~~and will not cause an adverse impact to the neighborhood by 2013.~~

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, ~~opportunity zones, or the jobs corridor.~~

Policy 3.1.10.6. The City may allow flexibility in densities to facilitate affordable housing.

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.

Policy 3.1.10.8. The City may update its Land Development Regulations to allow flexibility in lot configurations for affordable housing.

Policy 3.1.10.9. As the City approves policies, procedures, ordinances regulations or plans, the City it should shall include an analysis of any potential ~~effect~~effect they may have on the cost of housing.

Policy 3.1.10.10. The City shall continue to facilitate economic development activities to improve job opportunities and incomes, particularly for the very-low, low-, and moderate-income brackets.

OBJECTIVE 3.1.11.

ENERGY EFFICIENCY

The City may encourage energy efficiency in new and existing housing to reduce the production of greenhouse gas emissions.

Policy 3.1.11.1. The City may encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or the Florida Green Building Coalition standards.

Policy 3.1.11.2. The City may educate residents on home energy reduction strategies and on the strategic placement of landscape materials to reduce energy consumption.

Policy 3.1.11.3. The City may continue to enforce land development regulations for the appropriate placement of photovoltaic panels.

Policy 3.1.11.4. The City may provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 3.1.11.5. The City may include in affordable housing projects use of renewable energy resources to the fullest extent possible.

Policy 3.1.11.6. ~~Policy 3.1.11.6.~~ The City may encourage water reuse including use of rain barrels by residents to reduce overall water usage.