



CITY OF FORT PIERCE Affordable Housing Advisory Committee

Affordable Housing Advisory Committee Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE AFFORDABLE HOUSING ADVISORY COMMITTEE HELD ON THURSDAY, **JUNE 5, 2025**, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

Present: Trevor Banks; Jennifer Picardi; Aundrea Hair; KeAndrea Davis; Erin O'Brien; Vernea Jones; Leslie Olson

Absent: Arnold Gaines; Kerri-Ann Brown

Staff Present: Kimberlee Henton
Donnella Clarke
Covasky Brutus
Angelo Morace

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
- a. **APPROVAL OF MINUTES**
[April 3, 2025](#)

Motion was made by Erin O'Brien, **and seconded by** Vernea Jones

AYE: Aundrea Hair, Erin O'Brien, Jennifer Picardi, KeAndrea Davis, Leslie Olson, Trevor Banks, Vernea Jones

Passed

5. **PUBLIC COMMENT**

Any person who wishes to comment on any subject on this Agenda may be heard at this time. Please limit your comments to no more than five (5) minutes, as this section of the Agenda is limited to thirty minutes. The Affordable Housing Advisory Committee will not take any official action under Comments from the Public. Speakers will address the Chairperson and the Public with respect. Inappropriate language will not be tolerated.

No public comments.

a. OLD BUSINESS

Approval of 2024 AHAC Incentive Strategies Report
[DRAFT - 2024 AHAC Incentive Strategies Report](#)

Motion was made by Erin O'Brien, and seconded by Vernea Jones

AYE: Aundrea Hair, Erin O'Brien, Jennifer Picardi, KeAndrea Davis, Leslie Olson, Trevor Banks, Vernea Jones

Passed

Approval of 2024 AHAC Incentive Strategies Report

- A brief discussion was held regarding the report and the updates made from the previous version.
- Motion: Erin
- Second: Vernea
- Approved
- *Note: Leslie Olson joined the meeting at 5:44 PM, let record reflect.*

7. NEW BUSINESS

- The Committee welcomed new members with a brief introduction.

8. STAFF AND COMMITTEE MEMBER COMMENTS

The Grants Manager has noted no updates yet on expected affordable housing funding.

A committee member reached out to the Planning Department to inquire about affordable housing permits. Due to the high workload, the department shared that a tracking system will be implemented later this year.

Request for Data:

The Committee requested data on:

- The number of building permits issued or expedited under affordable housing provisions.
- Usage of the new affordable housing ordinance and how Fort Pierce compares to similar municipalities.

Discussion Topics:

Planning, Zoning, and City Mandates:

- A committee member requested that the City consider establishing an affordable housing mandate.
- The group expressed interest in gaining clarity on the City's internal process for affordable housing development, including planning, zoning, and approval mechanisms.

Affordable Housing Incentives and Ordinance Use:

- Discussion on fee waivers, expedited permitting, and whether these processes are clearly defined or effectively used.
- It was recommended that representatives from Planning and Building departments attend a future meeting to explain the expedited permitting process, as existing policies are unclear.

Flexible Densities and Transit Proximity:

- Questions raised regarding density bonuses, specifically requirements that affordable housing must be located within ¼ mile of a transit station. Clarification requested on what qualifies as a transit stop (e.g., traditional bus stops vs. micro-transit like ART).
- An update was mentioned regarding an ongoing planning effort along King's Highway Corridor to enhance accessibility and development.

Area Median Income (AMI) Standards:

- A discussion was held on AMI definitions and sources, questioning whether the city uses its own figures or follows the County or HUD standards.
- Clarification was requested to align with legal and HUD compliance standards, especially since Fort Pierce's 60–80% AMI bracket mirrors St. Lucie County's metrics.

Minimum Affordability Requirements:

The Committee discussed current thresholds that require at least 50% of units in a project to be affordable. There was a request to adjust this requirement for more flexibility while still promoting affordability.

Public Education and Outreach:

- Concerns were raised about how the city promotes affordable housing incentives and how information is disseminated to developers.
- Members brainstormed creative ways to better communicate available tools and encourage development.

Permit Processes and Barriers:

Stormwater and water permit issues were briefly mentioned as obstacles that may delay development.

DPA and Voucher Limitations:

- Committee members reported that clients are struggling to find housing within Down

Payment Assistance (DPA) and voucher limits.

- The maximum home purchase approval is currently \$215,000, with vouchers expiring after 6 months, often before buyers can secure housing.

9. ADJOURNMENT

Meeting adjourned at 6:45 PM.