

AHAC Meeting, August 7, 2025

Time: 5:30 PM – 7:14 PM

1. Call to Order

The meeting was called to order at 5:43 PM by Keandra Davis

2. Approval of Minutes (June 5th Meeting)

A motion to approve the previous meeting minutes was made by Keandra Davis, seconded Arnold Gaines. The motion passed unanimously.

3. Public Comments

No public comments were available.

4. Old Business

- Committee discussed timeframe process and workload of building department for affordable housing, contingent on scope of work and adherence to code standards. Members discussed planning operations to complete building process. The city affirmed that it will enforce contracts with builders. Suggestion to host seminar or workshop for affordable housing through Florida Housing Coalition.
- Grants corresponded with Port St Lucie municipalities but received no response. Eight down payment assistance were approved with two able to close so far. Downpayment assistance was approved at \$225,000.00. Income being a dominant factor.

5. New Business

(A) 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.

- A question to ask building for clarification of applicants to AHAC and timeframe. No determination was made.

(B) All allowable fee waivers provided for the development or construction of affordable housing.

- Determination that the city code reflects changes made.

(C) The allowance of flexibility in densities for affordable housing.

(D) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

(E) Affordable accessory residential units.

(F) The reduction of parking and setback requirements for affordable housing.

- A motion was Erin and seconded by Arnold Gaines, made to not make any recommendations as they adhere to city code. The motion passed unanimously, with all members voting in favor.

7. Staff and Council Member Comments

Request to call a special meeting for September 4, 2025 – Discussion of Incentive Strategies G-K.

- Arnold requested table issue (I) as ordinances and codes were addressed, suggesting feedback for planning department based on current projects. New ordinance was noted as more expensive due to engineering building and commissioner Johnson.
- Trevor requested clarification on support in regards to transportation hubs, which was limited to nonfinancial. Freebie's expansion of public transport is contingent on expansion by St Lucie County's funding.
- A motion to affirm G H J K and to rediscuss I by Arnold, Seconded by Trevor. The motion passed unanimously.
- A motion to no motion on G H J K while I is addressed by Arnold, with no recommendations, seconded by Erin. The motion passed unanimously.
- Special meeting in September was declined.

8. Adjournment

A motion to adjourn the meeting was made by KeAndrea and seconded by Erin. The meeting was adjourned at 6:58 PM