

AHAC Recommendation

As Fort Pierce continues to grow, it is critical that our city's development strategy keeps housing affordability at the center of our long-term vision. I'd like to recommend that we implement a **builder/development fee** structure tied specifically to **mixed-income housing development**.

Proposal

A fee would be applied to all housing applications submitted that do not include a **mixed-income affordability set-aside component**. Proceeds from this fee would go into a dedicated **Affordable & Workforce Housing Trust Fund**.

Purpose of the Fund

1. **Dedicated Staffing:** Establish and fund a permanent **mixed income/affordable housing coordinator position** within the city. This role would focus on finding, structuring, and securing **federal, state, and local resources** to strengthen housing development in Fort Pierce.
2. **Local Subsidy Pool:** Build a sustainable city-managed fund that can provide **gap financing or additional subsidies** to encourage mixed-income projects and offset the lack of subsidy in our housing programs because of population size. This would help Fort Pierce leverage outside capital and ensure we attract developers committed to strategic affordability.

Impact

- Incentivizes developers to integrate affordability into projects upfront to avoid the fee.
- Creates a **dedicated funding mechanism** to support mixed-income housing at scale.
- Strengthens Fort Pierce's ability to win larger grants, tax credits, and bond allocations by demonstrating **local commitment and skin in the game**.
- Builds a pipeline of developments that serve **teachers, first responders, workforce families, and long-term residents**, while balancing overall market growth.

By linking the fee structure to mixed-income projects with affordability set-asides, Fort Pierce can ensure that as our city expands, we grow **with equity, inclusion, and long-term sustainability at the core.**

I look forward to discussing this further with the committee.

Sincerely,

Trevor Banks Jr.