

2024 Incentive Strategies Report



Affordable Housing Advisory Committee

Report to City Commissioner
SHIP Affordable Housing Incentive Strategies

SUBMITTED TO: _____
FORT PIERCE CITY COMMISSION

SUBMITTED TO: _____
FLORIDA HOUSING FINANCE CORPORATION

DATE SUBMITTED: December 23rd, 2024

PREPARED BY: Donnella Clarke

BACKGROUND

As a recipient of State Housing Initiative Partnership funds, the City of Fort Pierce established an Affordable Housing Advisory Committee on March 12th, 2008, as required by the Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City of Fort Pierce housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the City Commissioners, the recommendations are used to amend the Local Housing Assistance Plan (LHAP), the local Comprehensive Plan, land development regulations, and other policies affecting affordable housing.

COMMITTEE COMPOSITION

The City Commission appointed or re-appointed members to the Committee on January 3rd, 2023. Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The locally elected official must be a City or County Commissioner. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members, but not more than eleven, with representation from at least six of the following categories:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed AHAC Committee members are included here, along with their category affiliation.

Name	Category Represented	Date Appointed
1. Arnold Gaines	Elected Official	1-3-2023
2. KeAndrea Davis	City Resident	1-3-2023
3. Chad Ingram	Low-Income Advocate/Resident	1-3-2023
4. Vernea Jones	Real Estate Professional	1-3-2023
5. Leslie Olson	City Resident	1-3-2023
6. William Talley, Jr.	Banking/Mortgage Industry	1-3-2023
7. Phil Thompson	Residential Home Builder	1-3-2023
8. Erin O'Brien	Essential Services Personnel	4-1-2024
9. Trevor Banks Jr	Low Income Advocate	4-1-2024

AFFORDABLE HOUSING RECOMMENDATIONS

The AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations

to the City Commission to incorporate into its housing strategy that are designed to encourage and facilitate the production of affordable housing.

The City of Fort Pierce’s AHAC, from its review, consideration, evaluation, and recommendations, and submits this report, detailing the scope of its work and the resulting recommendation to the City Commission and to the Florida Housing Finance Corporation, and the Florida Housing Coalition, as the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program, which details the scope of its work and the resulting recommendations.

From the review and evaluation of the local government documents listed here, the AHAC makes this recommendation to the City Commission that it incorporate into its housing strategy. The AHAC has reviewed, considered, and evaluated the following the strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4):

- (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.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (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.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

EXPEDITED PERMITTING

Meeting Synopsis: No comment.
Existing Strategy: None
AHAC Recommendation: No recommendation at this time.
Schedule for Implementation:

FEE WAIVERS FOR AFFORDABLE HOUSING

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation:

FLEXIBLE DENSITIES

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation:

RESERVATION OF INFRASTRUCTURE CAPACITY

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation:

PARKING AND SETBACK REQUIREMENTS

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation: No recommendation at this time.

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Meeting Synopsis:

Existing Strategy: Currently not permitted in any zoning category.

AHAC Recommendation: Due to the affordable housing crisis, the Committee has discussed and ultimately recommended that the city adopt an ordinance permitting affordable accessory residential units in certain zoning districts. Under the following circumstances, the inclusion of pending public engagement and staff analysis; this recommendation allows for infill redevelopment on individual lots and promotes affordable housing opportunities for lower income families. This recommendation allows qualifying families to build generational wealth by adding affordable accessory units on their existing properties, enabling semi-independent family members or a separate family unit to occupy. Public engagement is recommended ahead of the development of the ordinance supporting this initiative.

Schedule for Implementation: Staff has collaborated with the Planning Department to update and change zoning to proceed with this initiative. This initiative was advanced at the August 12th, 2024, Planning Board meeting. The ordinance number 24-032 was adopted on September 3rd, 2024.

FLEXIBLE LOT CONFIGURATIONS

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation:

Schedule for Implementation:

MODIFICATION OF STREET REQUIREMENTS

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation:

PROCESS OF ONGOING REVIEW

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation:

PUBLIC LAND INVENTORY

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation:

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Meeting Synopsis: No comment.

Existing Strategy: None

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: