

HOUSING

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CHARTING
PORT ST. LUCIE

GOALS, OBJECTIVES, & POLICIES

September 28, 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 housing of various types, sizes, and costs to meet the needs of current and future residents.

Policy 3.1.1.1. The City 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 develop and maintain local government partnerships with the private and non-profit sectors to improve efficiency 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 ensure the health, welfare, and safety of the residents.

Policy 3.1.1.4. RESERVED

Policy 3.1.1.5. The City shall encourage the production of housing units to be for sale or rent at prices attainable to essential workers.

Policy 3.1.1.6. The City may consider adopting incentives to encourage the development of workforce housing.

Policy 3.1.1.7. The City shall encourage attainable housing unit production for homeownership opportunities that would target households earning between 80% to 120% of AMI.

Policy 3.1.1.8. 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 shall promote the preservation and enhancement of established neighborhoods through neighborhood programs and minimum housing standards.

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

Policy 3.1.2.2. Improve the structural and aesthetic quality of the housing stock, through enforcement of the property maintenance code as stated in the City's Code of Ordinances.

Policy 3.1.2.3. The City shall continue 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

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 availability of housing for very-low, low and moderate-income residents.

Policy 3.1.3.1. RESERVED

Policy 3.1.3.2. The City may 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 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 consider establishing a system of development bonuses and incentives to encourage the provision of work force and affordable housing in conjunction with multifamily and mixed-use developments, especially along key commercial corridors such as US 1.

Policy 3.1.3.5. The City shall continue to partner with Habitat for Humanity to provide homeownership opportunities in the City.

Policy 3.1.3.6. The City shall pursue workforce housing opportunities to promote working in the city.

OBJECTIVE 3.1.4.	**RESERVED**

OBJECTIVE 3.1.5.	**PRESERVATION OF HISTORIC AND ARCHITECTURAL HOUSING AND NEIGHBORHOODS** The City shall preserve 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 enforce the property maintenance code.

Policy 3.1.6.1. The City shall continue to review and amend where necessary the 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 schedule 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 encourage 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 assist 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 land development regulations continue to be consistent with state statutes regarding manufactured homes and mobile homes.

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

Policy 3.1.8.3. RESERVED

OBJECTIVE 3.1.9.	RESERVED

OBJECTIVE 3.1.10.	IMPLEMENTATION OF HOUSING ELEMENT POLICIES
	The City shall 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 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 for affordable housing projects where it can be shown that such changes will be compatible with the surrounding neighborhood.

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, mixed-use development, opportunity zones, and 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 should include an analysis of any potential 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. The City may encourage water reuse, including use of rain barrels by residents to reduce overall water usage.